

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 14, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Jim Hampton, Jay Wittman, Tom Steele, Tonia Speener and Steve Plunkett. Also present were Building Inspector / Assistant Zoning Administrator, Paul Kufahl and Community Development Director, Steve Kunst. Ryan Burnett was excused.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the July 24, 2019 Plan Commission meeting, as presented. Motion carried 6-0

Commissioners postponed discussion of the Certified Survey Map, until after the public hearing item, to allow the applicant additional time to attend the meeting.

CERTIFIED SURVEY MAP(S):

- a. Dan Higgenbotham, agent, requests Certified Survey Map approval for a land division at the property addressed 202 Sunrise Drive. Parcel #34.232807.013.010.00.00. Docket #2019-25*

Kunst indicated the applicant was not present, however, the request is relatively straightforward and is similar to a Certified Survey Map (CSM) to create one new single-family residential lot on the property addressed 206 Sunrise Drive. He asked Commissioners if they would like to continue discussion or postpone to a future meeting. Commissioners decided to discuss and take action.

Kunst noted the subject property is currently 36,427 square feet (0.84 acres) in area and includes one single-family residence. The proposal calls for splitting off an 18,297 square foot (0.42 acre) lot, with the remaining 18,130 square feet staying with the existing residence. Kunst noted the proposal, as presented, is compliant with the Town's zoning and subdivision ordinances.

Tom Steele asked if the proposed lot has existing sewer and water laterals and confirmed the minimum lot width is met. Kunst believed the proposed lot currently contains sewer and water lateral stubs and noted the proposal meets the minimum lot width of 100 feet.

Motion by Tonia Speener, second by Steve Plunkett to recommend approval of the Certified Survey Map (CSM) for a land division at the property addressed 202 Sunrise Drive, as presented.

Motion carried 6-0

PUBLIC HEARING(S):

- a. *John Fink, owner, requests conditional use approval for construction of a detached accessory building in excess of 1,000 square feet of gross floor area, side wall height greater than 12 feet, and a door opening greater than 10 feet in height at the property addressed 10408 Bittersweet Road. Parcel #34.332807.013.001.00.00. Docket #2019-26*

Community Development Director, Steve Kunst noted the applicant is seeking Conditional Use approval for construction of a 24 ft. x 24 ft. detached garage (576 ft²) with a side wall height of 14 feet and an overhead door height of 12' which will result in three (3) total detached buildings and 1,500 ft² of detached building area, both of which represent Town maximums. Kunst indicated the subject property is approximately 19.5 acres and located near the southern end of the Town.

Additionally, Kunst indicated the plans presented show a 24-foot by 32-foot building which cannot be considered at this meeting; however, the applicant has expressed interest in building a larger structure should the Town ordinances be amended to allow it. In addition to the presented plans, the applicant has also submitted a list of signatures from neighbors who are in favor of his proposed structure.

Harlan Hebbe questioned the location of the garage on the property. Kunst indicated it would be placed adjacent to the existing garage south of their home and remain largely hidden from the road.

John Fink, owner, indicated he would ideally like a 32'x40' detached building to be able to house his tractors, implements and recreational equipment, but is interested in getting the largest square footage he can from the request. He expressed concern about the flexibility of the current accessory building ordinance; noting property owners with larger parcels should be allowed more accessory structure size than a small subdivision lot.

The applicant and Commissioners discussed options, like adding onto their existing attached or detached garage or removing an existing shed, to accommodate the building length needed for his recreational vehicle. The applicant identified these options as "unrealistic", noting septic and pond concerns related to the house connection and the difference in building heights would create additional cost and work associated with the detached building.

Commissioners and Staff had a brief discussion about potential conditions that could be applied to the accessory structure's ordinance to allow for larger structures.

Hebbe opened the Public Hearing at 6:16pm.

Dennis Wisniewski, 2700 Stone Crop Rd, noted he was accepting of the larger sized building as were the other residents who signed the petition. He indicated the applicant has always maintained a well-kept residence and property and showed agreement for an ordinance change that would allow for larger structures on larger pieces of property.

The Public Hearing was closed at 6:20pm.

Steve Plunkett confirmed the Plan Commission is ruling upon the size of the building and are not concerned with the building's use. Kunst indicated this was correct, noting the use is limited to residential storage regardless of the size proposed.

Commissioners generally agreed that changes to the Accessory Structure ordinance should be considered and they were accepting of the current proposal.

Motion by Tom Steele, second by Tonia Speener to recommend approval of the Conditional Use Request for construction of a detached accessory building in excess of 1,000 square feet of gross floor area, side wall height greater than 12 feet, and a door opening greater than 10 feet in height at the property addressed 10408 Bittersweet Road, as presented. Motion carried 6-0

OLD BUSINESS:

- a. *Discussion and possible action on potential amendments to the RMMC Section 17.214(3) – Electronic Message Sign Requirements. Docket #2019-24*

Kunst indicated staff has recently received input from sign companies and prospective businesses interested in installing electronic messaging signs in the Suburban Office (SO) zoning district. Currently, the code does not allow consideration of a conditional use application for an electronic message sign in the SO zoning district. And, after discussion at the July 24th Plan Commission meeting in which Commissioners felt it appropriate to include the SO zoned properties, staff is proposing an amendment to the Electronic Message Sign Requirements. Kunst noted the amendment would simply allow properties zoned SO to apply for a conditional use permit subject to the current Electronic Message signage conditions, as well as Plan Commission considerations.

Jay Wittman questioned why the Suburban Office zoning district was not included previously. Kunst noted previous Commissioners discussed outlawing all Electronic Message signs and being concerned with the Town looking like a “Las Vegas Strip”, so the current ordinance likely included those zoning districts which currently had Electronic Message Signs.

Jim Hampton asked for clarification on the inclusion of a residential district. Kunst stated it was intended to allow churches and schools the ability to apply for Electronic Message Signs.

Motion by Jim Hampton, second by Jay Wittman to recommend approval of the amendments to the RMMC Section 17.214(3) – Electronic Message Sign Requirements, as presented. Motion carried 6-0

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board – Kunst indicated all items previously recommended to the Town Board were approved at the last meeting.

Next Meeting – Kunst noted the next Plan Commission meeting will be busy, and will include a site plan review, public hearings and a Certified Survey Map.

Readdressing – Kunst noted Marathon County is intending to send address notification mailings this week and will be starting implementation in alphabetical order of street names.

Development Activity – Kufahl stated Five Guys Burgers and Fries has opened and Discount Tire is starting construction of their new facility next to Carbuffs.

Parks – Commissioners inquired about the South Mountain tennis courts and suggested that any improvements may include a pickleball court.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Tonia Speener to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 6:40 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator