

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 8, 2018

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Laura McGucken, Tom Steele, and Jay Wittman. Ryan Burnett was excused. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the July 25, 2018 Plan Commission meeting, as presented. Motion carried 4-0. Harlan Hebbe abstained.**

PUBLIC HEARINGS:

- a. *Town of Rib Mountain, applicant, requests an amendment to the Town of Rib Mountain Zoning Map from Mixed Residential – 4 to Suburban Residential – 2 for a portion of the property addressed 2804 South Mountain Road, legally described as Lot 32 of Royal View Estates. Parcel #34.762.000.032.00.00. Docket #2018-38.*

Community Development Director, Steve Kunst noted the request for the rezone was directed by the Town Board as a condition of a previous certified survey map approval where both the applicant and Plan Commission expressed the desire to have the zoning for those new lots single family to match the remaining lots to the north.

Jay Wittman asked if written acknowledgment from the land owner is necessary for the rezone. Kunst indicated that the applicant is aware of the rezone request and has verbally noted he is ok with it, however he does still have the right to object within a prescribed timeframe under State Statute.

Plan Commissioners acknowledged they were happy about the request, noting it was consistent with what they discussed in the previous meeting related to the CSM.

Public Comment was opened at 6:33pm

Verlyn Oelke, 5905 Bittersweet Rd, indicated he was ok with the rezoning to single family residential, but expressed concern of the maintenance of the property, specifically the length of grass near the home and barn on the corner of South Mountain Rd and Bittersweet Rd. He also noted an ongoing issue with feral cats that inhabit the old farm buildings and roam the neighborhood. Additionally, he asked if any plans have been presented for Lot 32 and when the remaining portion of the Bittersweet Trail would be completed.

Public Comment was closed at 6:39pm

Plan Commission had no further discussions about the rezoning application.

**Motion by Jim Hampton, second by Laura McGucken to recommend approval of the request to amend the Town of Rib Mountain Zoning Map from Mixed Residential – 4 to Suburban Residential – 2 for a portion of the property addressed 2804 South Mountain Road, legally described as Lot 32 of Royal View Estates.**

**Motion Carried 5-0**

NEW BUSINESS:

- a. *Joe Schuchart, agent, request Site Plan review for a new office use at the property addressed 3300 Eagle Ave. Parcel #34.102807.008.011.00.00. Docket #2018-39*

Kunst indicated the request is for some minor site plan alterations for a new construction office use at the old Wausau Health and Fitness site including additional landscaping, a new trash enclosure, updated lighting and the elimination of the non-conforming building on the north side of the property. Kunst also noted that the office use is permitted by right and their hours of operation and anticipated traffic levels should be less than the previous use. Additionally, he indicated all presented site updates meet our code minimum standards. Finally, Kunst noted that if the existing house were to change ownership there would need to be an easement agreement or lot line adjustment to ensure the parking lot remains with the commercial property.

Jim Hampton and Jay Wittman asked the applicant about plans for the single-family residence and if there would be equipment or material storage or maintenance on site.

Denise Krueger, applicant representative, noted they plan to use the existing house as corporate housing for out of town associates and guests and that there will be no storage or maintenance of construction equipment on site.

Tom Steele verified the parking area was fully blacktopped.

Commissioners noted they felt the new office use will be a nice update to commercial property in a tough location.

**Motion by Tom Steele, second by Laura McGucken to approve the Site Plan for a new office use at the property addressed 3300 Eagle Ave, as presented.**

**Motion Carried 5-0**

- b. *Discussion on potential action on amendments to the Town's Official Map. Docket #2018-41.*

Kunst noted the discussion is intended to clean up the Town's Official Map specifically related to Planned Roads and how recent developments and proposals have changed their locations. He noted that the Planned Roads in the area of the Hall Farm development and the recently presented Stone Horizon Subdivision should be modified to better resemble the roads presented with those developments. Additionally, Kunst indicated that the future roads on the map help staff apply setbacks to future structures so they do not hinder the expansion of roads and future development.

Commissioners agreed to the depiction of the Planned Roads as presented in the Stone Horizon and Hall Farm areas with the addition of Strawberry Lane and Iris Lane extensions to be indicated as well.

Modification of those Planned Roads led to discussion of other future road locations in Town and the implications they have on future development. Some Commissioners felt it was unnecessary to show future roads in some areas of Town because they felt it placed unnecessary influence on development in those areas. Others felt that the indication of future roads was necessary to help facilitate planning. The Commissioners also discussed the idea of changing terminology to potential or proposed versus planned to eliminate the predetermined nature of planned roads. Ultimately, Plan Commission requested that staff review all Planned Roads, as depicted on the current Official Map, for viability and necessity and to bring it back to them for additional discussion and action.

#### CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board – Kunst noted that the Town Board approved all of Plan Commissions recommendations from the last meeting. He also indicated that Streets and Parks Superintendent Scott Turner wanted an immediate connection to Lilac Ave to relieve some traffic on the unnamed road, no truck traffic signage will be implemented when the private road becomes public, and they are working through traffic impact analysis options as part of this development and future development of the TRS property.

Rib Mountain Taphouse – Kunst indicated that the Taphouse property has been cleaned up and the patio area cannot be used until they return with a formal plan. He also noted that they are planning to have a fundraiser later in the month that will include a large tent and outdoor use, but they have received a picnic license from the Town Board for that activity.

SC Swiderski – Kunst noted that staff has received a new conceptual plan for the property on Oriole Ln and that staff has provided initial comments and are waiting on a response.

#### PUBLIC COMMENT:

Tom Steele asked if anything can be done about the thistles and other noxious weeds along Tulip Lane.

Jay Wittman noted he is concerned about the pace of development on the Hall Farm property.

#### ADJOURN:

**Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting.**

**Motion carried 5-0. Meeting adjourned at 7:32 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator