

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
September 12, 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 Ryan Burnett. Also present was Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Jay Wittman and Community Development Director, Steve Kunst were excused.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the August 22, 2018 Plan Commission meeting, as presented. Motion carried 5-0**

PUBLIC HEARING:

- a. *Ben and Alyssa Schneeberger, owners, request conditional use approval for a private residential garage in excess of 1,000 square feet of gross floor area and a second driveway at the property addressed 2608 Sage Lane. Parcel #34.970.000.012.01.00. Docket #2018-45*

Building Inspector, Paul Kufahl noted the applicant is looking to construct of a 28 ft. x 40 ft. detached garage and add a second driveway at the west end of Sage Lane. He noted the main floor area of the building is 1,162 square feet and they would like to add storage on the second floor to maximize their 1,500 square foot limit. Kufahl noted the property is the result of a recent parcel combination and is approximately 1.8 acres in area, the proposal calls for 10-foot side walls and a nine (9) foot tall overhead door which are both permissible, and the exterior building materials are design to match the residence.

Kufahl also indicated that the proposed garage is located on what was once a separate parcel, therefore the second driveway in this scenario does not increase the total number of typically approved access points.

Tom Steele questioned the structures siting on the property and whether it would have electrical and plumbing utilities.

Ben Schneeberger, owner, indicated it would have electricity and that the builder suggested the additional of a utility sink, but that was not represented on the plan set provided. He also indicated that the area currently cleared on the property is its intended location with the help of some fill generated after a previous landscaping project.

Ryan Burnett, asked what the total square footage of the building would be. Kufahl noted it is the applicant's intent to maximize the 1500 square foot limit with the conditional use. This generated discussion about square footage calculations for accessory buildings. Kufahl noted that the footprint of the building is 1,162 square feet, but the addition of a useable storage/attic space is also included in the floor area calculations.

Laura McGucken asked the applicant how they plan to access the upper storage area. Schneeberger indicated they would be using a staircase to allow for ease of access instead of a pull-down stair.

Steele also asked the applicant if there are restrictive covenants in the neighborhood that may limit the size of the building. Schneeberger stated that the building does exceed the current square footage limitations of the covenants, however, he has spoken with the Home Owners Association and they have given him permission to build this larger structure. He explained that the covenants are intended to regulate the proportionality of the residence and detached buildings and because he owns the second lot and has a larger home, the size of the proposed structure still fits the intent of the covenants.

Harlan Hebbe asked if the access stair to the storage space would be internal or external. The applicant noted the stairway would be internal.

Commissioners verified the extent of the plumbing would be limited to a utility sink and they noted that the building cannot be used as living quarters. Schneeberger indicated he has no intent of adding a bathroom or plumbing fixtures.

Chairman Hebbe opened the hearing for public comment at 6:40 pm.

Ben Schneeberger, applicant, noted that he spoke with his neighbors about the project and received no opposition.

Hebbe closed the public hearing at 6:41pm

**Motion by Jim Hampton, second by Tom Steele to recommend approval of the Conditional Use request for a private residential garage in excess of 1,000 square feet of gross floor area and a second driveway at the property addressed 2608 Sage Lane, as presented.**

**Motion Carried 5-0**

OLD BUSINESS:

*a. Discussion on updates to the Town of Rib Mountain Comprehensive Plan. Docket #2017-05.*

Kufahl noted the discussion is related to the updated draft Chapter 1 – Background and Demographics - of the comprehensive plan. He stated the Plan Commission previously reviewed this chapter in 2017 and staff has recently revised this Chapter to better align with the comments, concerns and direction of the Plan Commission after that 2017 meeting. Kufahl indicated Chapter 1 is intended to simply provide Town leaders with background information of both the Town’s geography and socioeconomic indicators and information in this chapter is largely pulled from the US Census Bureau and the Wisconsin Department of Administration. He noted staff is looking for any final feedback on key statements or grammatical errors and is hoping to begin finalizing draft plan chapters in the coming months, allowing them to be shared with the Town Board prior to compiling a final draft plan, with the hope of having a largely finalized plan available for residents to review at the November election.

Commissioners immediately identified with the Vision Statement noting that it sums up many of the discussions from previous chapters. They reviewed a number of the tables provided, highlighting the difference in household income and poverty rates between Rib Mountain and the surrounding communities. They noted that future decisions should be made to maintain the current standard of living. Commissioners asked staff to provide the original notes and feedback for upcoming chapter and to review the job numbers provided because of the large variation over a relatively short period of time. Overall, Plan Commission members were accepting of this chapter's content and format.

**CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:**

Future Meeting – Kufahl indicated that the next meeting will likely include a public hearing for a fence taller than 4' within the required street yard setback and some additional comprehensive plan chapters for review.

Commercial Construction – Kufahl noted that it should be a busy fall for commercial construction. He indicated that Findorff will be renovating the interior of the old Wausau Health and Fitness building and Discount Tire along with the Five Guys buildings should be breaking ground before winter.

**PUBLIC COMMENT:**

None Received

**ADJOURN:**

**Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:05 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator