

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
September 13, 2017

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

MINUTES:

**Motion by Tom Steele, second by Laura McGucken to approve the minutes of the August 23, 2017 Plan Commission meeting as presented. Motion carried 4-0.**

CERTIFIED SURVEY MAPS:

- a. *Eric Sneider, owner, requests certified survey map approval for the property addressed 2706 Chickadee Lane, Parcel #34.102807.007.036.00.00. Docket #2017-31.*

Steve Kunst, Community Development Director, opened with an image of the current lot layout and a presentation of the requested Certified Survey Map. Kunst noted the application is to create a lot with the existing home and two undevelopable outlots. The intent is for the applicant to sell the home to a family member and retain the remaining land for future development opportunities, should they be combined with an adjacent parcel to the east which would have access from Bobolink Ave.

Commissioners questioned the need for road frontage and the difference between a lot and an outlot. Kunst noted road frontage and minimum lot widths apply to developable parcels, but because the proposed parcels are created as outlots, they are not required to meet those same requirements.

Ryan Burnett asked what the ideal lot layout would have been to create a conforming developable lot. Kunst indicated from the Town's requirements, Outlot 1 could have been 10' wider and combined with Outlot 2 to allow for a narrow driveway and provided the new lot frontage. Kunst also noted, a 20' frontage width would not meet Marathon County's standards; thus, the applicant and surveyor chose to create the outlots. The County required an Outlot Restriction note be placed on the CSM indicating neither lot can be improved until they come into conformance.

Eric Sneider, applicant, noted he understands the development restrictions which would be created with this request. Commissioners discussed the idea of requiring a similar Outlot Restriction note on the CSM and agreeing the note is a good idea to inform any potential owner.

**Motion by Laura McGucken, second by Tom Steele to recommend approval of the certified survey map for the property addressed 2706 Chickadee Lane conditioned upon the addition of a Town note on the face of the CSM indicating the outlots do not meet Town standards and cannot be improved until they come into compliance. Motion Carried 4-0**

OLD BUSINESS:

- a. *Discussion on the Rib Mountain Comprehensive Plan Update Project; specifically, Transportation, Economic Development, and Intergovernmental Cooperation. Docket #2017-05.*

Darryl Landeau, Senior Planner for the Regional Planning Commission, gave a brief recap of items discussed in the previous Comprehensive Plan meetings and noted he would like to address the Goals, Objectives and Issues related to Transportation, Economic Development and Intergovernmental Cooperation in this meeting. The items discussed for each of those topics are as follows:

*Transportation*

- Make a statement about local bus service and the resident survey indicating the lack of interest in providing it.
- Concerns about transportation funding
- Consider a southern connection to Rothschild or Kronenwetter, potentially at Foxglove and Military
- Consider the possibility to provide Park & Ride facilities near the County Rd N and NN exits from Hwy 39/51.
- Maximize parking opportunities for users of local recreational facilities
- Address concerns about traffic and pedestrian safety on County Road KK
- Highlight the desire for increased bike transportation opportunities throughout Town
- Address trail connection and traffic interactions with future commercial development near Rib Mountain Drive
- Work on trail connectivity to provide additional safety and functionality
- Continue working with Marathon County and other local agencies to provide for local law enforcement
- Consider maximizing current Town equipment and land for road projects (plow trucks for hauling base/gravel for road projects, or a Town non-metallic mine)

*Economic Development*

- Promote redevelopment of properties east of Kwik Trip
- Consider increased aesthetic requirements for buildings which have multiple road frontages (Improvements to the rear of such buildings)
- Remove statement related to proactively zoning properties for commercial use.
- Bring vitality to lakeshore areas by providing boat access to commercial uses
- Specify the appropriate use of TIF districts

- Consider long term retail trends and potential uses for larger commercial spaces when reviewing the land use chapters.
- Identify areas for commercial development to maintain a balance between residential, recreational and commercial activities

*Intergovernmental Cooperation*

- Continue to work with Marathon County and adjacent municipalities to provide and improve law enforcement services
- Work with Marathon County and other agencies to help resolve N. Lakeshore Drive floodplain concerns
- Address Economic Development agreement with adjacent communities

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Non-Metallic Mining Approvals – Kunst noted the Town Board approved both of the non-metallic mines as recommended at the previous Plan Commission Meeting, with additional conditions related to dust and soil tracking.

Countywide Addressing – Kunst informed Plan Commission members the Town’s lawsuit regarding the Countywide Addressing project was denied by the Circuit Court Judge and the Town Board has not yet made a decision about appealing the decision.

Hilton Garden Inn – Kufahl indicated the State’s Commercial Building Inspector made his final inspections and is waiting for additional documentation from the designer, and the Town will be conducting its Zoning inspection this coming Friday in anticipation of a Thursday, September 21<sup>st</sup> opening.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 8:36 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator