

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
September 26, 2018

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

MINUTES:

**Motion by Tom Steele, second by Ryan Burnett to approve the minutes of the September 12, 2018 Plan Commission meeting, as presented. Motion carried 4-0**

PUBLIC HEARINGS:

- a. *Joe and Kacia Steiner, owners, request conditional use approval for a five-foot privacy fence within the required street yard setback area at the property addressed 2906 Partridge Avenue. Parcel #34.755.000.001.00.00. Docket #2018-46.*

Community Development Director, Steve Kunst, noted the applicant requests to install a five (5)-foot, composite/wood privacy fence within the required street yard setback of Robin Lane. He indicated the Town's street yard setback is 35 feet for fences greater than four (4) feet in height and the proposal calls for a street yard privacy fence with a setback of approximately two (2) feet from the right-of-way of Robin Lane.

Kunst stated the primary rationale behind limiting taller, privacy style fencing within the first 35 feet of a property is to preserve site lines for vehicle traffic on roads and driveways and pedestrians. He noted the proposed fence location falls within an area of Robin Lane with increased right-of-way width to accommodate larger ditches for the stormwater ponds on the State Park land. Kunst then stated the proposed fence would be setback approximately 30 feet from the edge of pavement of Robin Lane and over 20 feet from the typical stop bar of the intersection of Partridge Avenue and Robin Lane, which should not create any visual barriers from staff's perspective.

Kunst also indicated the Plan Commission may consider requiring additional plantings to the street side of the fence to enhance the aesthetics of the fence. He asked the applicant if the current trees near the property line would be on the interior or exterior side of the fence, to which the applicant indicated the existing trees would likely be on the interior side of the fence.

Laura McGucken noted she is not concerned about the plantings on the exterior side of the fence because of the level of aesthetic current fences have and asked the applicant what the proposed fence would look like. Kacia Steiner, applicant, noted the fence is an open picket western red cedar fence and displayed an image on her phone to the Commissioners for reference.

Jim Hampton questioned why the applicant needed a five (5) foot fence instead of the permitted four (4) foot. She noted they have two young children who are tall and a four (4) foot fence would be too easy for them to climb over.

McGucken asked if there are any plans to widen the Robin Lane right of way and if the ditching is a concern based on the proposed location of the fence. Hampton then asked whether the evergreen trees in the agenda packet images were on the subject property or within the right of way. Kunst noted there is no plan to widen the road because of the current drainage structure in the ditch and that the proposed fence is outside of the ditch area on the street side of the evergreens.

McGucken opened the meeting for public comment at 6:36 pm.

Mike Tomsyck, 2906 Partridge Ave and current occupant of the home, noted the five (5) foot high fence would be preferred to help keep deer out of the yard as well.

McGucken closed the Public Comment period at 6:37 pm.

Ryan Burnett questioned whether the existing trees would need to be removed in order to place the fence at the desired location. The applicant noted they intent to keep the trees and will move the fence location as necessary to keep them and remain compliant with the two (2) setback requirement.

Commissioners reviewed the three (3) conditions as noted in the fencing standards, indicating the fence does not appear to create a visual obstruction and that additional plantings will not be required because of the aesthetics of the proposed fence.

**Motion by Jim Hampton, second by Tom Steele to recommend approval of the Conditional Use request for a five-foot privacy fence within the required street yard setback area at the property addressed 2906 Partridge Avenue. Motion Carried 4-0.**

- b. Gary Hohn, owner, requests conditional use approval for a second driveway on the same frontage at the property addressed 2711 Rib Mountain Way. Parcel #34.042807.011.017.00.00. Docket #2018-47.*

Kunst indicated the applicant would like to install a second driveway along Rib Mountain Way for the property addressed 2711 and 2709 Rib Mountain Way to serve a new detached accessory building. He noted the proposal calls for the driveway to be located approximately 40 feet south of the existing driveway serving both residential units. Kunst stated one item to consider is the location of the proposed driveway and the proximity to the intersection of Rib Mountain Way and Canvasback Lane. He noted the Town's standard is to locate access points 100 feet or more from intersections; however, in this instance the current primary driveway is closer than 100 feet and the driveway under consideration is not the primary access point and should see limited use.

Hampton asked about the use of the adjacent property, if the housing unit was a duplex, and the number of current garage stalls.

Kunst noted the neighboring property is the Rib Mountain Golf Course and the applicant, Cindy Hohn, noted the property is a duplex with two, two-car garages.

Burnett asked about the size and capacity of the new detached garage, whether the detached garage would serve both tenants or just one, the number of bedrooms in the duplex units, and the intended use of the detached garage. Paul Kufahl, Building Inspector, noted the building is sized as a typical two stall garage and Hohn noted the detached building is for their use only and the dwelling units have two bedrooms with additional finished lower level space. Hohn then indicated they intent to store their lawn mower and snow removal equipment, as well as additional lawn maintenance equipment they use to help maintain other properties on Rib Mountain Way. Hohn also noted off-street parking is needed because of traffic concerns due to speed, congestion at common mail receptacle and Rib Mountain Inn.

Tom Steele asked if the applicant is considering connecting the two driveways. She indicated they may want to create a u-shaped connection so they don't have to back out onto Rib Mountain Way.

Kunst reviewed the setback and width considerations, noting the applicant's proposal meets both of those requirements. He also noted Streets and Parks Superintendent, Scott Turner, reviewed the request and approved the proposed location and will review the site for culvert requirements.

McGucken asked what the width of the existing primary drive access was. Staff noted it is likely the maximum allowed width of 25 feet.

McGucken opened the Public Hearing at 6:49 pm.

Mark Fehrman, 2707 Rib Mountain Way, questioned why he received notification of a second driveway request when the drive access is already installed. Kufahl indicated the current gravel driveway is a temporary access point to allow for construction traffic while the detached garage is being built. Kunst also noted that should the proposal be denied any existing access at that location would need to be permanently removed. Fehrman also indicated that additional off-street parking is a good idea because of the previously mentioned traffic concerns.

McGucken closed the Public Hearing at 6:52 pm.

Commissioners briefly discussed the benefits and disadvantages of the considered U-shaped driveway and the adjacent uses.

**Motion by Tom Steele, second by Ryan Burnett to recommend approval of the Conditional Use request for a second driveway on the same frontage at the property addressed 2711 Rib Mountain Way. Motion Carried 4-0.**

- c. *Jim VanderGeest, owner, requests conditional use approval for a new single-family residence with a roof pitch less than three inches in height for each foot of width at the property legally described as part of the SW ¼ of the NW ¼, Lot 1 of CSM Volume 69, Page 104 (#15362), Document #1525186. Parcel #34.262807.007. 003.00.00. Docket #2018-48.*

Kunst indicated the applicant seeks a waiver to the Town's minimum requirement of a three-inch pitch per foot of roof as part of a new single-family residence application. He stated the proposal calls for a roof pitch of ½ inch per foot, which is outside of the minimum standards for single-family detached dwellings and duplexes. He noted one or more of the minimum design standards may be waived through the conditional use process upon a finding that the architectural style of the proposed structure provides compensating design features and that the proposed dwelling will be compatible and harmonious with other dwellings in the vicinity.

Burnett noted the building does not look like a conventional dwelling. Kufahl indicated the structure has more than 2,000 square feet of living space in conjunction with a large garage space. Kufahl also noted the building is proposed to be frost protected and meets all of the other code and design standards.

Hampton asked the applicant why they chose a flat roof.

Keith Maahs, applicant representative, noted the building is a pre-engineered metal building which minimizes the height of the building and maximizes the insulation value making it energy efficient.

McGucken asked for the overall height and if it had a second floor.

Maahs noted the building is 24 feet tall and the large overhead doors are for the applicant/owner's bus and motor homes and the second floor is the living space over the smaller two overhead doors. Hampton verified with the applicant that the building was designed for the appropriate snow loads and was water tight. Maahs indicated the building was designed for the required 60-pound ground snow load and that the roof system and related technologies make the building water tight.

McGucken noted the ordinance identifies the conditional use request needs to protect or enhance the residential living environment through design comparability. Commissioners identified the area as a typical residential neighborhood and indicated some concerns about the building's overall appearance. Maahs indicated the owner is planning to install a wrap around patio on the second floor so that it doesn't look like a plain metal building.

McGucken opened the Public Hearing at 7:06 pm.

Jim Vandergeest, owner, noted the building will have some additional architectural features like a two-tone grey siding, cedar trim and the potential for stone. He noted he has seven (7) other similar commercial buildings.

Commissioners noted it may be best for the applicant to revise the plans to better describe some of the additional architectural features they indicated during the meeting that will make it look more like a traditional residential home. They also discussed with staff what the procedure would be for them to return at a later date and if any additional fees would be incurred. Kunst noted the item can be brought

back for additional consideration at a later meeting without additional charge, as has been done in the past.

Maahs asked the Commission if extending the wall panels beyond the roof to create the illusion of a three (3) in 12 pitch would help the appearance. It was noted by the Commission they would need to see new plans that would better describe the overall appearance.

**Motion by Jim Hampton, second by Tom Steele to table the Conditional Use request for a new single-family residence with a roof pitch less than three inches in height for each foot of width at the property addressed 8309 Wintergreen Rd and direct the applicant to modify their proposal and return for consideration at a future meeting. Motion Carried 4-0**

OLD BUSINESS:

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

Kunst indicated the attached is an updated draft Chapter 6 – Economic Development - of the comprehensive plan which was previously reviewed in September 2017. He noted the chapter details a number of important economic development items related to the Town, the Wausau metro region, and Marathon County, as well as specific trends related to jobs, employment, and economic outputs. Kunst noted staff is looking for Plan Commissions feedback and recommendations related to the statements provided within the chapter and specifically those identified as key areas of commercial development on page 5a-8.

Commissioners identified the following items for revision.

- Update pictures to better represent current commercial development
- Add notation to pictures
- Modify second paragraph of the Rib Mountain Drive section of 5a-8 to state that the Town “remains vigilant in monitoring” the effects of commercial trends instead of being “concerned about”.
- Identify “professional” office in the intended uses portion of the Highway R paragraph.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board Update – Kunst noted the Town Board approved the detached garage as recommended by the Plan Commission at their last meeting.

Culvers – Kunst indicated the proposed Culvers restaurant will likely be a winter submittal so they can start construction in Spring 2019.

Next Meeting – Kunst noted the Commission would likely see a CSM and rezone application from the local DNR office to clean up some existing lot irregularities and acquire a parking lot from an adjacent church.

He also indicated Faith Christian Academy is requesting a pre-application meeting to discuss the possible use of portable classrooms at Immanuel Baptist Church.

Marathon County Walking Audit – McGucken noted she would like the Plan Commission to have access to the information collected as part of Marathon County’s walking audit within the Town to help make more informed decisions in the future.

Countywide Addressing – Kunst indicated there is no timeline on a ruling.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 7:42 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator