

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, JULY 24, 2012  
7:00 P.M.  
GIBRALTAR TOWN CENTER**

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:04 p.m. by Linda Merline, chairman.

**Roll Call/Quorum:** Merline stated that a quorum of the Commission was present.

Members present: Linda Merline, Brian Hackbarth and Tom Blackwood

Absent: Britt Unkefer

**Proper Notice/Adopt Agenda:** Merline confirmed the agenda had been properly noticed.

*Motion: (Hackbarth/Blackwood) to adopt the agenda as posted. Carried.*

**Approve minutes of last meeting:** *Motion: (Hackbarth/Blackwood) approve minutes of May 22, 2012 as presented. Carried.*

**Application for Conditional Use Permit: Michael Servais #014-02-32312711B:**

Merline opened the public hearing regarding a conditional use permit.

Mr. Servais has requested to build a duplex on the lot at 4019 Evergreen Rd. Duplexes are a conditional use in the Village Commercial district. Servais described his request to build a new 6 bedroom home/duplex for vacation rentals with parking in front.

- In favor: None
- Opposition:
  - o Tim Morgan (4009 Evergreen Rd.) - Single family neighborhood, doesn't agree with the addition of a non-single family residence. Disagrees with the comparables that Servais presented. The proposed unit could accommodate 20 people, very different from a single family residence. Will create an eye sore, noise and exceeds capacity of the lot. Proposal was made to mislead the application process. Vegetation will be harmed and thinks Servais is over building for the size of the property.
  - o Mr. Conner (3989 Evergreen Rd) - Questioned that someone else in Town was denied ability to add a bedroom in an existing house.
  - o Patricia Conner (3989 Evergreen Rd) - Disagrees with the comparables.
  - o Lynn Morgan (4009 Evergreen Rd) - Concerned with the size of the house, number of bedrooms and parking. The street parking in that neighborhood is already dangerous. Also question the amount of green space available.
- Rebuttal: Mr. Servais – The area is zoned village commercial. Feels the building will attract people to Fish Creek and give tourists more options to stay. It is meant to accommodate larger families. The parking will accommodate at least 4 vehicles. Was not aware of the impervious surface/ green space required. The lot is 67 feet.
- Opposition Rebuttal:
  - o Tim Morgan - Current existing properties predate conditional use permit requirement. Strongly opposed.
  - o Patricia Conner - Stated they were required to purchase additional land for the use of their silo as a rental unit.
  - o Lynn Morgan - Reiterated the danger to public safety and parking concerns.

Merline closed the public hearing.

Merline explained the use of a Village Commercial zoned district.

Hackbarth questioned the buildable lot area regarding a single family home and a duplex. Lot is 67 feet, zoning requires 90 feet. Also questioned why County didn't address impervious surface with Mr. Servais. Discussed the requirement for parking since off street is not allowed in that area.

Merline reiterated the definition of a conditional use and the responsibility of the Commission, is it appropriate to allow a duplex in that area? It is up to County zoning to enforce the issues of parking, setbacks and green space. She also explained the definition of a village commercial district. Discussion ensued whether the duplex is good for the surrounding area.

*Motion: (Hackbarth/ Blackwood) to deny conditional use permit. Carried.*

*Grounds for denial:*

- *Affect on neighboring property values*
- *Noise*
- *Vehicular access/congestion*
- *Impact on neighborhood traffic flow*
- *Removal of natural vegetation*
- *Size of the structure in relation to lot size*

#### **Petition for Zoning Amendment – Text: SAPC-DC LLC:**

This text amendment was requested by the new owners of the private park at Horseshoe Bay Farms. The original text amendment was written to accommodate this park. Town of Gibraltar does not currently have a private park. The request is unclear, more information is requested.

*Motion: (Hackbarth/ ) to deny. Motion fails for lack of a second.*

*Motion: (Blackwood/Merline ) to table for more information. Carried.*

#### **Petition for Zoning Amendment – Text: Resource Planning Committee:**

11.06(2)(b)1 - A formality to mirror the County's by-laws to include an expiration date on a variance request. The County is being prompted by the State to include.

*Motion: (Blackwood/Merline) to approve text amendment in section 11.06(2)(b)1. Carried.*

2.05(3)(a) - Home business principle use table will include a "C" for conditional use in the ES (estate) zoning district. Town of Gibraltar does not have an "estate" zoned area. Discussion ensued about whether home businesses should be allowed in ES.

*Motion: (Blackwood/Merline) to approve. Carried, Hackbarth opposed.*

#### **Committee Reports:**

Chair: Merline – Andy chose not to reapply, actively looking for a new member.

Maps: Nothing to report

Updates on Parks & Lands and Bike Path: Merline attended a Parks & Land meeting to discuss the Fish Creek creek management. Currently working with Carol Olson and Marne Kaeske to research grants and plan of action.

Surface & Groundwater Protection: The sign up for the UW-Stevens Point water test is currently at 37 people, the goal is to reach at least 40 people. People are confusing this with the public water feasibility survey.

Public Parking: received revised parking plan from Baudhin. Waiting on cost proposal. Coulson will attend the August meeting to discuss further.

Attainable Housing: Hackbarth joined the board for a non-profit group on attainable housing. They haven't met yet but will keep the Commission informed.

**Public Comment:** None

**Set the Next Meeting Date:** The next regular meeting is scheduled for Tuesday, Aug 28, 2012 at 7:00 pm.

**Adjourn:** *Motion: (Hackbarth/Blackwood) to adjourn at 9:15pm. Carried.*

Respectfully Submitted,

Kelly Murre  
Administrative Assistant

Approved: September 11, 2012