

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
July 27, 2016

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

MINUTES:

Chairman Hebbe noted he would like to add language to the minutes related to the Town dog park discussion. Hebbe noted he would like to see something indicating the cost of the project should not be the responsibility of Town residents.

**Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the July 13, 2016 Plan Commission meeting, with as amended. Motion carried 6-0.**

Public Hearings:

- a. *Flipside Graphics, tenant, requests conditional use approval for Indoor Maintenance at the property addressed 4703 Lilac Ave, Parcel #34.142807.006.007.00.00, per RMMC Section 17.056(4)(e) – Indoor Maintenance. Docket #2016-34.*

Community Development Director Kunst began the discussion with a description of Flipside Graphics' use of the property and the zoning regulating that use. Russ Voigt, applicant, indicated the intent is to apply vinyl graphics, vehicle wraps, window tinting on larger vehicle which they currently cannot accommodate at existing business locations. He noted all work is completed within the building; however, some of the finished vehicles will be parked outside as they wait for customer to pick them up.

Laura McGucken questioned whether the current parking lot surface would be required to be paved as part of this proposal. Kunst noted because they are not proposing any alterations to the site, it can be used in its current state. Kunst also stated that this application is similar to the previously approved Central Welding application, in that the use is intended to be temporary as the property owner and their agents attempt to market the entire area for redevelopment.

Commissioners Wittman and Burnett questioned the anticipated duration of the use and if they plan to have signage. The applicant indicated they plan to stay at this location until the area reaches redevelopment and they will likely have some signage to help customers find their location. Bill Scholfield, leasing agent, and Kunst both noted the proposed use is similar to previous uses on the subject property.

Chairman Hebbe opened the public hearing, to which no comment was received.

**Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the Conditional Use application for Indoor Maintenance at the property addressed 4703 Lilac Ave; with the conditions that all work shall be completed within the confines of the building, outside vehicle storage shall be restricted to licensed vehicles of employees or those waiting to be repaired or picked up, and junk or vehicles used for parts shall not be permitted to be store outside. Motion Carried 6-0**

New Business:

- a. TRS Development LLC, agent, requests special use approval for an Off-Site Parking Lot on Parcel #34.142807.006.034.00.00, per RMMC Section 17.056(6)(a) – Off-Site Parking Lot. Docket #2016-32.*

Kunst opened the presentation by clarifying the location and intent of the request for special use approval. Kunst noted the proposed site plan adequately addresses the landscaping and lighting standards required for parking lots and that access to the off-site parking lot would be from the existing Ryder Truck property. Kunst also noted completion of this proposed parking area, would allow for a land swap between Ryder Truck and TRS Development resulting in a clean 12-acre parcel to market for redevelopment.

Bill Scholfield, applicant's agent, presented their plan for the parking area and the redevelopment potential that would be created on adjacent parcels, should the special use be approved. Scholfield noted some challenges at the site due to an undocumented storm water drainage way, elevation changes, and lighting concerns, but believed all areas of concern noted by Town staff have been addressed. Scholfield also indicated they would be supplying a Landscaping Bond in order to push off landscaping the parcel until the spring of 2017, so that they can assure the vegetation has a better chance of survival.

Ryan Burnett questioned the intended length of stay for the Ryder Truck company, to which Mr. Scholfield indicated the Ryder is happy with their location and has no intention of moving. Commissioners Steele and Wittman questioned the plans for Sunflower Lane, to which Kunst noted it would likely be vacated and become part of the adjacent parcel for redevelopment and that it should cause no concerns moving forward.

Wittman also questioned the need for the Landscape Bond and if an imposed June 30, 2017 deadline would cause issues with the development. Scholfield indicated they intend to complete the parking area this year, but do not want to plant the trees and shrubs late in the year and have to replace them next year if they do not survive. Schofield noted the land swap would occur on or before June 30, 2017 and the proposed deadline would be acceptable.

McGucken asked if there would be any adverse impact on residents on Swan Ave. Schofield noted because of the change in elevation, neighbors would likely not notice the vehicles in the area; however, he noted he is concerned about the height of the light poles and the potential nuisance to neighbors and drivers along Swan Ave.

**Motion by Jay Wittman, seconded by Tom Steele to approve the Special Use request for on Off-Site Parking Lot at parcel #34.142807.006.034.00.00, conditioned upon final approval of the stormwater pipe crossing by the Street and Parks Superintendent and a Landscaping Bond with a June 30, 2017 completion deadline.**

*b. Pre-application discussion regarding potential rezoning of the property addressed 7408 Bittersweet Road, Parcel #34.212807.016.000.00.00. Docket #2016-35.*

Kunst noted the applicants are seeking feedback from the Plan Commission on potentially rezoning the property addressed 7408 Bittersweet Road for the purpose of an extraction use and future pond development. Chuck Janssen, applicant, presented his plan to purchase the property and live there while they dig a 5-acre pond and sell the extracted sand. They also plan to rebuild the home and retire there. Tom Meier, agent, noted the Jarvis property pond on Partridge Ave is similar in use and project scope.

Plan Commission members asked the following questions of the proposal. Are there any current buyers for the sand? What is the anticipated duration of the extraction? Are there any plans for expansion of the proposed area? What are the potential nuisances to neighboring properties created by this use? Have there been any boring samples done? What is the anticipated market for the sand? What kind of volume do you anticipate extracting? What additional permitted rights are associated with a rezone to RA-1 or 2?

The applicant responded with the following. There are no current buyers for the sand. They wanted to have this discussion with Plan Commission before pursuing additional contacts. They are planning for a 2-10 year extraction process, depending on the market for the sand. They do not plan to expand the pond/extraction use outside of the proposed area. They noted that nuisances like noise and vehicle traffic should be minimal given the low density of houses and tree buffers between neighboring properties and that their access to HWY KK is in a visible location and the road is designed to handle the equipment necessary for the operation. The agent indicated they have not done any borings yet, because they wanted Plan Commission feedback before continuing. They have used a backhoe to dig a 15-foot-deep hole to get a general idea of quantity and quality of the sand, and estimate there is about 130,000 yards of sand to be marketed for construction backfill and other general sand uses. Kunst noted no additional permitted rights would cause concern over rezoning the property to RA-1 or RA-2.

Commission members were concerned about the traffic impact on HW KK and the total timeframe of the extraction use. They would prefer to have a one-year move potential, where a buyer would be able to store the sand off site to minimize prolonged truck access. They also noted some concern about the impact to the neighbors to the north from a visual and audible nuisance.

*c. Pre-application discussion regarding potential rezoning of Parcel #34.032807.014.025.00.00. Docket #2016-36.*

The applicant removed this item from the agenda.

*d. Pre-application discussion regarding potential rezoning of the property addressed 5908 South Mountain Rd. Parcel #34.172807.011.001.00.00. Docket #2016-37.*

Kunst noted the applicant would like to discuss potential development on a different property than what is noted and turned over the presentation to the applicants. Korey Stern and Owen Jones presented a plan to renovate the vacant Dollar Mountain building to create a fitness facility, construct a series of personal storage facilities on the eastern properties along Dove Ave, and construct a multi-tenant building on the northern parcel for businesses which supplement the fitness facility (chiropractor, yoga studio and bike shop). Stern also noted they operate a number of personal storage facilities in Wisconsin and have experience in the redevelopment of vacant properties, citing their current project to renovate a 55-unit hotel into a 25-unit apartment facility in Antigo, WI.

Plan Commission questioned the aesthetics of the buildings, hours of operation for the fitness facility and expressed their concern for the impact on the residents along Dove with the proposed storage units, which are considered an industrial use in the Town's Zoning Ordinance. Commission members noted they would prefer to see commercial development.

The applicants stated they plan for a very modern looking fitness facility and multi-tenant building. The fitness facility is by membership only and is open 4am to 11pm. The storage facility would have a stone and natural exterior and would be gated to restrict access to the hours of 6am to 10pm. They noted traffic within storage unit facilities is minimal, and that it is very rare to see two people there at the same time. The applicants indicated that they would consider multi-family for the eastern parcels as well, if the storage facilities were too much of a concern.

Final comments from Plan Commission were to make sure the applicants consider the impact on the residents and that future development of the property would likely require a rezoning to UDD.

**CORRESPONDENCE/QUESTIONS:**

*a. Upcoming Plan Commission Items*

Steve Kunst indicated they will likely see a rezoning application for a number of properties along Kingfisher at some point in the near future, as well as continued discussion on solar energy system and electronic message center ordinance updates.

**PUBLIC COMMENT:** No Comments were stated.

**ADJOURN:**

**Motion by Tom Steele, seconded by Ryan Burnett to Adjourn. Motion carried 6-0. Meeting adjourned at 7:58 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator