

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
December 14, 2011

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:03 p.m. Members present included, James Hampton, Tom Steele, Kevin Mataczynski, Laura McGucken and Lee Benes. Also present Zoning Administrator Dan Dziadosz, Administrator Gaylene Rhoden and Town Engineer Bruce Gerland. Excused members include: Christine Nykiel.

**MINUTES: Motion by Mr. Steele and seconded by, Mr. Hampton to approve the October 26, 2011 minutes. Motion carried 6-0.**

PUBLIC HEARINGS:

- A. The UW System Board of Regents, represented by Randy Simms of CCI Systems, requesting conditional use approval for an outdoor generator installation in accordance with Rib Mountain Municipal Code, Section 17.056 (3)(e) – Public Service related utilities & 17.056 (8)(x) – Detached energy systems. PC Docket # 2011-24, Azalea Road.**

Brian Remer representing UW System Board of Regents gave a brief description of the project. The request is for approval of an outdoor generator/small building. The project is part of an overall telecommunications system and expansion of a fiber optic line from Madison to Wausau to Wittenberg. The unit would be in a steel sided cabinet. It would be similar in size to three lockers. The building for the generator has an overhang roof. The generator would run on natural gas. There are no lights and noise would only occur during test periods or when there is a power outage. The nearest house is 300 feet. There is already freeway noise in the area.

No one spoke for or against the request.

**Motion by Ms. McGucken and seconded by Mr. Steele to approve the conditional use as presented. Motion carried 6-0.**

- B. RBMTN LLC & N-Sight Tower, requesting conditional use approval for an outdoor generator installation in accordance with RMMC Sec 17.056(8)(x) – detached energy systems. Located adjacent to vacated Starling Lane, being pt W ½ NW SW, Sec 11, T28N, R7E. Parcel # 34.112807.010.012; PC Docket # 2011-20.**

Bill DeGroot representing N-Sight Tower was present. This would be another backup generator. This is part of the AT & T Tower. The generator runs on diesel.

The project is located in a Suburban Industrial zoned area. The closest house is off of Redtail Lane. It is an emergency service generator. It will cycle once a week and run during an emergency. The tower is an existing structure and this is just for the generator. It will be three feet away from the existing AT&T building.

No one spoke for or against the request.

**Motion by Mr. Steele and seconded by Mr. Hampton to approve the conditional use as requested, subject to. Motion carried 6-0.**

- C. Modification of the Comprehensive plan and future land use map, from residential use to commercial use, on the following parcels: 1301 and 1305 Parrot Lane; PC Docket # 2011-23.**

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Dan provided background information in the packet regarding the Town's comprehensive plan. There are three related items on the agenda surrounding this agenda item. The request is to change the land use boundaries.

Robert Tollefson from Harris & Associates, inc. was present. This is an expansion of the existing development, otherwise known as the Old Navy mall project. The developer would like to extend the development to Parrot Lane. The project would add 58 new jobs to the area and add to the tax base. Lastly, the developer said it would help clean-up the corner of Parrot Lane/Rib Mountain Drive.

The developer bought 1305 Parrot Lane and the remaining two parcels are under contract contingent upon approval. The other house was purchased prior to approval due to contractual obligations by the homeowner.

1203 Parrot Lane – Ms. Nielson expressed her dissatisfaction with the garbage issues and water runoff. She stated that garbage gets pushed under the fence and there is additional runoff when the snow is stock piled. She also said there are trees dying and the green space drying out. The developers are absentee landlords in Rib Mountain.

The developer responded that they had issues with their landscapers over the last year. They will also be improving the north façade. The developer offered his card with cellular number indicating they can call anytime.

1203 Parrot Lane – Mr. Neilson distributed pictures of the fence showing the poor condition. He also wanted restrictions on when garbage can be picked up.

It was noted by the developer and staff that Veolia, who currently holds the refuse/recycling contract, is working on adjusting their schedule.

1308 Parrot Lane – Mrs. Cherek discussed how the property was originally zoned and how the remainder property was denied for commercial zoning. As a result, Mrs. Cherek had the property sold for residential development. If this project is approved, she would like her property rezoned for commercial. She also brought up the snow removal and the concern for snow melts running onto Parrot Lane.

1300 Parrot Lane – Mr. Knoeck is concerned about the quality of the fence. He would rather see a similar fence that is along CTH R. Residents will see the fence on a daily basis.

1203 Parrot Lane – Mr. Nielson said the two houses are being notched out for zoning and the residents would be on an island. Mr. Nielson also showed a rock that was thrown in his yard when the original stores were built, due to blasting for foundations.

The developer explained that the proposed tenant is not open on Sundays. They are looking for a spring startup date for construction.

Commissioner McGucken would not like to see the line for commercial extended.

Commissioner Mataczynski expressed his storm water concerns and access concerns.

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Paul Schwantes, an area developer and a realtor with Realty Executives, gave his support for not only the project but also the developer. Mr. Schwantes has worked with the developer in the past and has seen the quality of his projects. Mr. Schwantes is concerned about projects that get squished onto small parcels (i.e. HP Mall). He believes it has failed because it is not very traffic conducive and will not allow best use for that type of project, due to the shallow depth of the parcel.

1105 Parrot Lane – Deacon Anderson stated he did not want the amendment for two parcels because changes will continue and put pressure on the residential properties.

Chairman Mueller said there is always a challenge with interface with residential and commercial. He recognizes the “chipping” away at the residential. However, from the financial standpoint it would benefit a large area (i.e. jobs).

The developer explained that the numbers (financial feasibility) worked for a single development when originally proposed several years ago, but not today.

**Motion by Mr. Mataczynski and seconded by Ms. McGucken to deny the modification to the Comprehensive plan and future land use map as presented. Motion failed 2 (Mataczynski/McGucken) to 4 (Mueller/Benes/Hampton/Steele).**

**Motion by Mr. Steele and seconded by Mr. Hampton to approve the modification to the Comprehensive plan and future land use map as presented. Motion carried 4 (Mueller/Benes/Hampton/Steele) to 2 (Mataczynski/McGucken).**

- D. **Bob Tollefson of Harris & Associates, Inc., representing Sunset Investors, LLC., requesting a rezoning from Suburban Commercial and Suburban Residential to Unified Development district, with both General Development Plan and Precise Implementation Plan approval on the premises legally as:** All of Lot One (1), Certified Survey Map No. 13677, and Lot Two (2), C.S.M. No. 15025, and part of the Southeast ¼ of the Northeast ¼, Section 10, T28N, R7E, Town of Rib Mountain, described as follows: Commencing at the East ¼ corner of said Section 10; thence N00°50'28"W, 658.12 feet; S89°45'17"W, 219.76 feet to the Southwest corner of Lot One (1), Certified Survey Map V.16 P.112 and the point of beginning; thence; continuing S89°45'17"W, 190.00 feet; thence N00°54'29"W, 190.00 feet; thence N89°49'21"E, 190.00 feet; thence S00°54'29"E, 190.00 feet to the point of beginning. **Also known as:** 3505 & 3551 Rib Mountain Drive & 1301 & 1305 Parrot Lane. PC Docket # 2011-21.

Commission agreed to approve the Precise Implementation Plan (PIP) separately. Commissioners used the memo from Zoning Administrator Dan Dziadosz as guide for discussion.

- Commission agreed the UDD/GSP was the proper vehicle to respect the physical attributes of the site.
- The development will produce an aesthetic and ecological development in the area.
- The Commission agreed that buffer needs improvement. This would be addressed in the PIP.
- The Commission briefly discussed the public protection (fire) for the proposed buildings. The Fire Chief reviewed the plans and concluded that between a sprinkler system and the aerial truck there should be no issues for fire protection. The Town Engineer also believes that the plan meets all Town ordinances. This would include review of the traffic signals and road construction. Future traffic consideration may

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need to take place. A sidewalk should also be extended from Rib Mountain Drive to the development site.

- Commission concluded that the developer was addressing all the potential adverse impacts of the development. The developer would need to take into consideration the residents' comments when selecting their buffer (i.e. fence).

The Commission discussed the signage and snow removal. These items would be handled by the PIP.

**Motion by Mr. Steele and seconded Mr. Benes to approve the rezone from Suburban Commercial and Suburban Residential to a Unified Development district and approve the General Development Plan. Motion carried 6-0.**

The Plan Commission handled the PIP has a separate item. The following items were addressed: landscaping, sidewalk, storm water, snow removal and signage. It was agreed that a developer's agreement would help address these items.

- Commission agreed to leave the landscaping alone as presented. The developer did not meet the ratio required, but additional landscaping needed would serve the eastern side of the building and would not benefit the abutting residents.
- Commission concluded that snow removal is a problem presently. Landscaping should not be impacted by the snow removal. If necessary, snow will need to be hauled off-site.
- Based on input by staff, a sidewalk was recommended as part of the PIP and should be addressed in the developer's agreement. A resident suggested left turn lanes sometime in the near future. He also agreed that sidewalk installation should be added.
- Commission discussed the signage issue at great length. Staff recommendation was to lower the sign height and use the "empty" space for the new tenants. The developer stated that this was not feasible based on feedback from the new retailers. The developer would like to avoid a second sign. Commission agreed to keep the signage size as presented by the developer.
- Commission agreed that the fencing needs to be improved and moved closer to the ground so garbage does not get caught underneath. The final fence plan should be approved by staff.
- The lighting plan presented was acceptable to Plan Commissioners.
- Commission concurred with staff on the storm water plan. This would also be addressed in a developer's agreement.
- Commission did not agree with staff that the developer be responsible for the replacement of pavement. The Commission believed this is the Town's responsibility.

**Motion by Ms. McGucken and seconded by Mr. Mataczynski to approve the Precise Implementation Plan subject to a Developer's Agreement that identifies snow removal, proper fencing, sidewalk installation and storm water improvements recommended by the Town Engineer and landscaping, lighting and signage as proposed by the developer. Motion carried 6-0.**

**CERTIFIED SURVEY MAP APPROVALS: Harris & Associates Inc. requesting CSM approval for the combination of parcels at 3505 & 3551 Rib Mountain Drive, as well as 1301 & 1305 Parrot Lane. PC Docket #2011-22.**

This would be part of the overall project as described above.

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**Motion by Mr. Steele and seconded by Mr. Mataczynski to approve the Certified Survey Map as submitted subject to the necessary easements for sanitary sewer and water. Motion carried 6-0.**

**OLD BUSINESS (Tabled)**

- A. State Park Speedway site plan modification; PC Docket # 2011-13
  - B. Bone & Joint Clinic Landscaping Review; PC Docket # 2011-16
- The above items referenced were tabled until next meeting.

Dan did report that there is an upcoming plan commission workshop. For further information, please see Dan Dziadosz.

Dan also reported the new Becca's signage on the Mid-Wisconsin Bank Building. This was approved by staff due to the minor scope of the project. There is thirty day period to if there is an issue.

**NEW BUSINESS: None**

**CORRESPONDENCE/QUESTIONS:**

**ADJOURN:**

**Motion by Mr. Steele and seconded by Ms. McGucken to adjourn. Motion carried 6-0.**

Meeting Adjourned 9:55 pm.

*Respectfully Submitted,  
Gaylene Rhoden*