

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 14th, 2013

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:00 p.m. Members present included Tom Steele, Laura McGucken, Christine Nykiel, Lee Benes and Jim Hampton. Kevin Mataczynski was absent. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow.

MINUTES:

Motion by Tom Steele to approve the July 10, 2013 regular planning commission meeting minutes. Seconded by Jim Hampton. Motion carried.

PUBLIC HEARINGS:

- a) *Central WI Box, LLC (1101 MG LLC, property owner) requesting Conditional use approval for a fitness center on the property addressed 1101 Morning Glory Lane, per Rib Mountain Municipal Code Section 17.056(4)(h) – Indoor Commercial Entertainment. Legally described as part of NW ¼ NW ¼ Section 14 T28N R7E – Lot 2 CSM Vol. 67 Pg. 1 (#14919); also known as 1101 Morning Glory Lane; Parcel # 34.142807.006.028; PC Docket # 2013-23*

Leah Alters and Andrew Zortman, representing Central WI Box LLC, explained the function of the proposed fitness center and that it is a “cross-fit box” as opposed to a traditional gym. Ms. Alters went on to explain that there will be multiple workouts throughout the day, with a maximum of twelve (12) individuals working out at one time. She explained that it is a group workout program with different workouts every session. Ms. Alters stated that there is a pull-up rig that will be moved indoors and outdoors.

Laura McGucken questioned if there was adequate parking. Jeff Kussow stated that there is adequate parking. Ms. Alters stated that they are currently working with Goodwill across the street for additional parking area if needed. Ms. Alters stated that the workouts last approximately one (1) hour.

Tom Steele questioned if the pull-up rig would be an issue if it was moved outside during workouts. Dan Dziadosz and Jeff Kussow stated that there shouldn't be any issues.

Chairman Muellner questioned if there would be excessively loud music at the fitness center.

Ms. Alters stated that they do have a Bose speaker system, but they do have a limit to the volume of music allowed.

Mr. Steele questioned if the bathroom situation will need to be addressed. Mr. Dziadosz stated that as long as they keep the occupancy at 15 individuals or less, there shouldn't be a problem.

Christine Nykiel questioned signage. Ms. Alters stated that there will be a very simplistic sign.

Motion by Laura McGucken to approve the conditional use approval for a fitness center as indoor commercial entertainment on the property addressed 1101 Morning Glory Lane. Seconded by Lee Benes. Motion carried.

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 14th, 2013

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS:

b) Tappe Preliminary Plat Discussion

Mark Thompson (consultant) and Heath Tappe (developer) were present at the meeting. Mark Thompson presented a poster of the preliminary plat and explained the project location south of Chick-A-Dee Lane & west of Kingfisher Lane. He stated that the proposed preliminary plat is part of the original Ambrose Groshek condominium development. Mr. Thomson explained the topography of the property with the slope of the property being from Southwest to Northeast. He stated that there is existing water main on the site, in which the exact location is unknown. Mr. Thompson stated that they are working on locating the streets where the water main is located. He stated that there are wetlands on the northeast corner of the site and are currently being delineated. A triangle parcel northeast of the wetlands is proposed to be used for stormwater management. Mark Thompson stated that some rezoning may need to be done to rezone a portion of the plat from Unified Development District (UDD) to single family residential. The Commission questioned and commented on lot sizes, stormwater management, and curb & gutter vs. ditches. The Commission expressed that stormwater management needs to be a major consideration. Mr. Tappe stated that there will be a total of approximately 24-26 lots.

a) Little Free Library Discussion

Dan Dziadosz presented a “mailbox size” structure in which the purpose is for residents to share books by constructing one of these structures to hold “community shared” books. Mr. Dziadosz explained that he foresees these structures being put into the Public Right of Way similar to a mailbox. The Commission commented and questioned. Jeff Kussow stated that if one of these structures was placed on private property, it would be permitted as a decoration or art. The Commission expressed that this would clutter up the streets if put in Public Right of Way adjacent to group mailbox stops with parking and were not in favor of allowing these structures.

OLD BUSINESS: None

CORRESPONDENCE / QUESTIONS:

a) New State Tower Siting Rules

Jeff Kussow explained that there are new State rules in effect for mobile cell phone towers, which limit the restrictive power that the Town holds. He stated that the Town currently has two mobile cell phone towers near Redwing Dr. which are seeking to place emergency back-up generators near the towers. Mr. Kussow stated that under the current zoning code, all detached

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 14th, 2013

energy systems are a conditional use. Mr. Kussow stated that he has consulted with the Town attorney a conditional use hearing is still necessary, but the Plan Commission will be superseded by the new State Tower Siting Rules.

The Commission expressed that the applications for mobile cell phone towers will need to be governed by this new rule and the Town's ordinance will need to be revised to coincide with the new rule. Towers other than mobile cell towers will still be governed by the Town's ordinance. Mr. Kussow stated that he will revise the ordinances and consult with the attorney to make sure the ordinances abide by the new rules.

b) Rib Mountain Secure Storage Site Plan Modification Discussion; Docket #2013-26

Mr. Dziadosz explained that Rib Mountain Secure Storage was previously approved for a rezoning to Unified Development District (UDD) and the first phase of construction was to build three buildings. The general development plan included 8 buildings. He explained that Rib Mountain Secure Storage is requesting to build a fourth structure that is 45 ft. x 122 ½ ft. as compared to the originally approved 40 ft. x 120 ft. structure. He stated that they would most likely still build four buildings on the back side of the property, but one building would be a smaller size building. Mr. Dziadosz explained that there is no change in the site square footage, minimal change in the overall square footage, and minimal change in the soil erosion control issues. He stated that the site will be paved since the crushed rock failed with the heavy rains earlier in the year.

The Commission expressed that this is a minor change to the site plan and no Precise Implementation Plan (PIP) modification is needed. The Commission agreed that this change can be approved at staff level.

Tom Steele stated that he is pleased with the landscaping upgrades to the property. Mr. Dziadosz stated that the stormwater detention issues and landscaping issues have been resolved.

ADJOURN:

Motion by Tom Steele and seconded by Laura McGucken to adjourn. Motion Carried.

Meeting Adjourned 8:15 p.m.

Respectfully Submitted,

Jeff Kussow, Assistant Zoning Administrator