

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 11th, 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, Kevin Mataczynski and Jim Hampton. Lee Benes was absent. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow.

MINUTES:

Motion by Tom Steele to approve the August 14, 2013 regular planning commission meeting minutes. Seconded by Kevin Mataczynski. Motion carried.

PUBLIC HEARINGS:

- a) *AT&T requesting conditional use approval to allow a permanently placed generator for emergency power supplemental to the AT&T Mobile Cell Tower on the parcel addressed 3801 Wood Duck Lane, per RMMC Sec. 17.056(8) (x) – Detached Energy Systems. Legally described as part of W ½ NW ¼ SW ¼ of Section 11 T28N R7E – Parcel 1 of CSM Vol. 14 Pg. 140 (#3842) (Doc. #836112) including that part of vacated Starling Lane lying East of the East lane of Wood Duck Lane Described in Doc. #1090235; Parcel # 34.112807.010.012; PC Docket # 2013-29*

Jeff Kussow explained AT&T is proposing to add an emergency generator adjacent to the existing tower and accessory buildings. He explained that the Rib Mountain Municipal Code regulates visual screening of detached energy systems from residential districts. Mr. Kussow stated that the proposed location is approximately 400 feet away from the closest residential district. Laura McGucken questioned what the buildings were to the east on the property addressed 900 Redtail Lane. Dan Dziadosz explained that it is a residential residence and a truck garage zoned Unified Development District (UDD).

Mr. Kussow explained the new state tower siting rules that limit municipal control over mobile service towers, specifically restricting emergency power systems. He stated that the Town's ordinance also regulates noise levels at the property lines. He explained that the generator would produce 71 decibels at 23 feet and the maximum allowed noise level is 75 decibels at the property line. The commission questioned and commented on the noise regulations.

Gary Boldig of General Dynamic, representing AT&T, presented a revised site plan that places the generator north of the easterly accessory building. Mr. Kussow stated that the new site plan would make the generator location compliant in regards to the noise regulations.

Chairman Muellner questioned if screening is necessary due to the site characteristics and proximity to residentially zoned districts. The commission agreed that screening is not necessary.

Jim Hampton questioned if limiting time of operation should be part of the conditions for approval. Mr. Kussow stated that it is not necessary since it is part of the ordinance. Mr. Boldig stated that regular testing cycles are 20 minutes long on Tuesday mornings and can be set to any time. He stated that the testing periods are generally 10 am or 1 pm.

Motion by Tom Steele to approve the conditional use request to allow a permanently placed generator for emergency power supplemental to the AT&T Mobile Cell Tower on the parcel addressed 3801 Wood Duck Lane, Parcel #34.112807.010.012. Seconded by Kevin Mataczynski. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None

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NEW BUSINESS:

- a) *Abandonment of Magnolia Ave. Road Reservation; Parcel # 34.222807.006.020; Docket # 2013-30*

Dan Dziadosz explained the location of the proposed road reservation abandonment on a parcel located perpendicular to Magnolia Avenue. He explained that the owner of the property requested the removal of the road reservation to facilitate the sale of the property, which will then be combined with another adjacent property and resurveyed into multiple residential lots. He stated that the process of abandonment would be to get a recommendation from Plan Commission for Town Board, obtain approval from Town Board, and create a resolution to abandon the road reservation on the parcel. This would then be submitted to Marathon County with the correction CSM to record a new CSM without the reservation. Mr. Dziadosz explained that the reservation was originally put on that parcel with intentions of this general area developing differently with smaller lots. He explained the originally approved development plan for the area and proposed roads at that time of approval. The commission questioned and commented on the general development in the area.

Stan Zunker (property owner) stated that the road reservation makes the property less appealing to development and places additional development space constraints for the property.

Laura McGucken questioned if the lot to the south has a road reservation also. Mr. Dziadosz state that there is not. The commission questioned and commented.

Motion by Laura McGucken to approve recommendation of the abandonment of the thirty-three (33) foot road reservation along the south property line of parcel #34.222807.006.020. Seconded by Tom Steele. Motion Carried.

Mr. Dziadosz stated that staff will draft a resolution and pass it along to Town Board with the Plan Commission recommendation.

- b) *Mountain View Shoppes Precise Implementation Plan Modification Pre-Application regarding the addition of a restaurant building; 4500-4530 Rib Mountain Drive; Parcel # 34.152807.001.008; Docket # 2013-31*

Dan Dziadosz explained the proposal to add a restaurant building with a drive-thru and outdoor seating. Mr. Dziadosz stated that the site recently had the Hong Kong Buffet, which is moving out and will provide an open space for restaurant tenant and the additional proposed restaurant building

Jeff Kussow explained parking requirements on the property and the limited amount of available parking for the new proposed restaurant building. Mr. Kussow explained the parking requirements for the newly proposed use are one (1) space per three (3) patrons and one (1) space for each employee on the largest shift.

The applicant stated that hours of operation for busiest times will be morning hours, which they see not to conflict with the other uses on the site in regards to parking. The applicant stated that seating will be approximately 24 and 4 employees on the largest shift.

Victor Anderson of Lokre Companies stated that an additional 10 parking spaces could be potentially be added to the property.

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Laura McGucken questioned traffic flow with the drive-thru. Mr. Kussow stated that the Town engineer has some issues and that the drive-thru should be moved south to allow for a smooth flow from the aisle to the drive-thru. The commission questioned and commented on stacking of the drive-thru cars.

Mr. Kussow stated that there will be a reconstruction of the Rib Mountain Drive/Morning Glory Lane intersection and there may need to be some right of way acquisition (approximately 10 feet) from the northern property line to accommodate for bike lanes and a right turn lane.

Mr. Kussow stated that with the information provided at the meeting, the requirement would be 116 total parking spaces.

The commission discussed options for reconfiguring the drive-thru, building, and outdoor seating to accommodate the traffic and congestions issues. The commission also discussed additional parking requirements from what is on the proposed plan.

The applicants stated that they will provide a new plan to staff that accommodates those issues and would like to get on the September 25th meeting for a PIP modification public hearing.

OLD BUSINESS: None

CORRESPONDENCE / QUESTIONS:

- a) *Horse pasture fencing on the property addressed 2503 Foxglove Road*

Tom Steele mentioned the horse pasture fencing approved as part of a conditional use on the property addressed 2503 Foxglove Road. He stated that the current electric wire fencing does not match the approved fencing.

Mr. Dziadosz stated that after a site inspection, he concurs that the fencing looks like an above ground electric wire fence. He stated that this is not approved in residential districts. The commission questioned and commented. The commission recommended that staff send out a zoning enforcement letter to remove the wire fencing and install the fencing approved as part of the conditional use approval.

ADJOURN:

Motion by Tom Steele and seconded by Laura McGucken to adjourn. Motion Carried.
Meeting Adjourned 8:05 p.m.

Respectfully Submitted,
Jeff Kussow, Assistant Zoning Administrator