

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 22nd, 2014

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

MINUTES:

Motion by Tom Steele to approve the January 8th, 2014 regular planning commission meeting minutes. Seconded by Jim Hampton. Motion carried.

PUBLIC HEARINGS: **NONE**

CERTIFIED SURVEY MAP APPROVALS: **NONE**

NEW BUSINESS:

- a) *Highway Corridor Signage discussion regarding allowing taller signage along the Hwy 39/51 highway corridor; Docket # 2014-02*

Jeff Kussow explained two different options for creating a highway corridor overlay district for signage. He explained that the first option was to create an overlay district that consisted of a 300 foot buffer from all sides of I-39/USH-51 and STH-29 right-of-ways including exit and entrance ramps. He explained that the second option consisted of a 200 foot buffer from the east side of the I-39/USH-51 right-of-way, including exit and entrance ramps, from the northernmost boundary of the Town to the intersection of Lilac Ave. and Lakeshore Dr. He explained that the second option also included all properties east of County Road N (Hummingbird Road) to the West boundary of I-39/USH-51, from the intersection of County Rd. NN (North Mountain Road) and County Road N (Hummingbird Road) to the intersection of County Road N (Hummingbird Road) and Park Road. He explained that the proposed zoning code amendment would allow for a maximum of 35 foot tall signage through a conditional use approval process, subject to not allowing more than one pylon sign over 10 feet on any one property, a minimum 10 foot setback from all property lines, not obstructing vision triangles, not being located within residentially zoned districts, and obtaining all other state & federal DOT permits.

The commission questioned and commented on the two different options. The commission's consensus was to move forward with the second option for the overlay district. The commission discussed extents of the buffer overlay districts described. Tom Steele suggested that the extent boundaries for the west side of the highway should be from North Mountain Road to Oriole Lane, instead of to Park Road. The commission felt that the north extent on the east side of the highway should not extend to the north boundary of the Town. The commission discussed existing signage for the gas station, Burger King, and the future of the Town Public Works Building. The commission felt that the north extent of the buffer overlay on the east side of the highway should be the north property line of the Public Works building and Goose Lane, which includes the existing tall signage north of North Mountain Road and is a relatively simple legal description for municipal code purposes.

The commission suggested that an intent statement be included with this code section to give justification or grounds for denial/approval. They felt that an intent statement would assist the commission in making better and more uniform decisions within the town. Kevin Mataczynski

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questioned the overlay setback of 200 feet on the east side of the highway and stated that justification of why that number was used would be helpful. The commission suggested that the intent statement's basis for approval/denial should include items such as topography, site conditions in relation to the highway, speed of traffic, right-of-way width, line of site etc. Jim Hampton questioned and suggested a review of design, colors, and overall look to prevent obnoxious signage and color schemes within the Town.

Mr. Kussow suggested possibly increasing the maximum allowed sign height for the entire town from 10 feet to 15 feet. The commission very extensively questioned and commented increasing the general height allowance within the Town. Laura McGucken suggested allowing a 15 foot maximum height for group signs on multi-tenant properties, which the commission commented and discussed. The commission also discussed intent of the zoning code, economic development, aesthetic appeal, UDD rezoning for signage, and denying/approving various requests.

The commission directed staff to revise the ordinance and present another draft to the commission for discussion at the first meeting in February.

OLD BUSINESS: NONE

CORRESPONDENCE / QUESTIONS:

a) Doepke Farm Pond Modification

Mr. Kussow explained that he spoke with the owner of the Doepke farm parcel and that they were seeking to modify the existing pond on the parcel. He explained that the modifications would include increasing the size of the pond and "cleaning up" the area. Mr. Kussow stated that the owner has been in contact with the WDNR and County for other permitting requirements. Mr. Kussow explained that this would be a special use request.

ADJOURN:

Motion by Tom Steele and seconded by Kevin Mataczynski to adjourn. Motion Carried.
Meeting Adjourned 8:12 p.m.

Respectfully Submitted,

Jeff Kussow, Assistant Zoning Administrator