

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 10th, 2015

Chairman Kevin Mataczynski called the meeting of the Planning Commission to order at 7:00 P.M. Other Plan Commission members present included Harlan Hebbe, Ryan Burnett, Tom Steele, Jim Hampton, and Laura McGucken. Christine Nykiel was excused. Also present were Zoning Administrator Dan Dziadosz and Community Development Director Steve Kunst.

MINUTES:

Harlan Hebbe asked that a sentence be added to second paragraph of page '3a-2' of Commissioners packets (page 2 of the draft minutes) to reflect the intention of Kwik Trip Inc. of having their proposal be open 24 hours.

Motion by Harlan Hebbe, seconded by Tom Steele to approve the minutes of the May 27th, 2015 Plan Commission meeting, as amended. Motion carried 6-0.

PUBLIC HEARING

- a. *Town of Rib Mountain (State of Wisconsin, Owner), requesting an amendment to the Town of Rib Mountain Future Land Use Map and Zoning Map to change the future land use designation from 'Transportation' to 'Multi-Family Residential' and rezoning the property from 'Right-of-Way' to 'Mixed Residential' (MR-4) at the property addressed: 411 Rainbow Lane; parcel # 34.232807.005.001.00.00; legally described as Pt. of the NE ¼ of the NW ¼, CSM # 16671, Vol 78 Pg. 20; Doc # 1658672, located in Section 23, T28N, R7E. Docket #2015-06*

Kunst introduced the item and mentioned the Plan Commission had discussed it at their March 11, 2015 meeting. Kunst noted at that meeting it was recommended to rezone the property to Mixed Residential (MR-4). Kunst noted in order to rezone the property the Plan Commission had to hold a public hearing as well as amend the Town's Future Land Use Map from Transportation to Multi-Family Residential. Laura McGucken asked if the property was considered to have street frontage of two or three sides. Dan Dziadosz noted the property would be considered to have two street frontage setback requirements, but would likely still be able to fit a nice duplex or single family home. McGucken noted she felt it best to handle this item with two separate motions. Chairman Mataczynski asked for any public comment to be brought forward. No public comment was made.

Motion by Laura McGucken, seconded by Jim Hampton to recommend approval for amending the Town of Rib Mountain Future Land Use Map from Transportation to Multi-Family Residential for the property addressed 411 Rainbow Lane. Motion carried 6-0.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval for amending the Town of Rib Mountain Zoning Map from Right-of-Way to Mixed Residential (MR-4) for the property addressed 411 Rainbow Lane. Motion carried 6-0.

NEW BUSINESS:

- a. *The Morgan Partners LLC. Pre-Application discussion for proposed development at the properties addressed 4600, 4610, and 4650 Rib Mountain Drive; parcel(s) #34.152807.001.013.00.00 and 34.152807.001.014.00.00. Docket #2015-13*

Kunst introduced the item and described the purpose of a pre-application discussion as being an informal conversation between a developer/landowner and the Plan Commission intended to be general in nature. Ed Bowen, Morgan Partners LLC representative, provided an overview of the proposed project to redevelop the Rib Mountain Travel Center property. Bowen noted a new retail structure is being proposed to the west side of the property with a smaller restaurant building on the east, adjacent to Rib Mountain Drive.

Plan Commissioners asked questions related to stormwater management, greenspace, landscaping points, traffic counts, truck turning movements, signage, types of uses, hours of operation, and parking. Bowen noted many of those details are still being worked out. Bowen mentioned they are working with REI Engineering on the stormwater. Steele noted some discrepancies between the plan sets presented by Morgan Partners and the upcoming Rib Mountain Drive project plans. McGucken noted overall, the retail and restaurant uses are appropriate, but will come with more traffic. Dziadosz noted some of the public benefits of the project include a trail connection from the existing trail along HWY 51 down to the new controlled intersection on Rib Mountain Drive as well as the elimination of the existing 80 foot tall sign.

- b. *Gene Davis Pre-Application discussion for potential development of property addressed as 2902 South Mountain Road; parcel #34.162807.016.000.00.00. Docket #2015-12*

Kunst introduced the item, noting the discussion would be for the Hall Farm property. Gene Davis presented the proposal on behalf of the Hall Family. Davis noted it has been a struggle to attract single family residential development to the front 40 acre parcel adjacent to South Mountain Road. Davis introduced two potential multi-family apartment layouts ranging from 8-10 buildings containing 12 units each. Davis mentioned he has witnessed an increase in demand for apartments in both younger and older generations as well as the need to house workers for Rib Mountain's retail sector.

Jim Hampton asked what the plan would be for the remainder of the farm. Davis noted he was only presenting on a portion of the property. Chairman Mataczynski noted concerns of this being a small project without considering the rest of the property as well as the proposal being uncreative. McGucken pointed out the challenge in predicting what is going to happen in the future. McGucken noted the Town's Future Land Use Map identifies this area as single family residential and what is being proposed is far from the density of single family development. Additional concerns mentioned by the Plan Commission included traffic, bicycle and pedestrian safety, safety of children attending the school and visiting the nearby park, and future road access. Davis asked if Rib Mountain simply doesn't want to see multi-family development. McGucken noted other areas of the Town have been considered for mixed use developments, including the area near the Nice As New property.

OLD BUSINESS:

Kunst noted he felt it would be best if the Commission were to select a Vice-Chairperson in the event Chairman Mataczynski was not able to attend a meeting. It was noted that this has previously been discussed by the Commission, but was not acted upon due to lack of member interest in the role. Hebbe noted he would volunteer for the position.

Motion by Laura McGucken, Seconded by Jim Hampton to nominate Harlan Hebbe for Vice-Chair of the Rib Mountain Plan Commission. Vote carried 6-0.

Steele asked for an update regarding the status of the Bone & Joint Clinic landscaping. Dziadosz noted he had not heard from their representative yet this year, but would get in contact with them in the coming months.

CORRESPONDENCE/ QUESTIONS:

Kunst noted he had been contacted by a number of residents and Town Board Supervisors who asked whether the public would be able to speak on the pre-application discussion items. Kunst asked the Commission if they would like to see a standing "Public Comment" agenda item on regular Plan Commission meeting agendas. Overall, the Commission sounded supportive of the idea, but noted there should be some form of documented procedures. The Plan Commission asked that this idea be placed on a future agenda for formal action.

Hebbe noted he was contacted by a resident who complemented the Plan Commission on their handling of the Kwik Trip proposal and review process.

ADJOURN:

Motion by Tom Steele, seconded by Harlan Hebbe to Adjourn. Motion Carried 6-0. Meeting Adjourned at 8:27 p.m.

Respectfully Submitted,
Steve Kunst, Community Development Director