

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
October 25, 2017

Acting Chairperson Jay Wittman, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Ryan Burnett, Jim Hampton, and Tom Steele. Laura McGucken and Harlan Hebbe were excused. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the October 11, 2017 Plan Commission meeting, as presented. Motion carried 4-0.**

PUBLIC HEARINGS:

- a. Rib Mountain Metropolitan Sewerage District, owner, requests conditional use approval to construct a new operations building at the property addressed 2001 Aster Road. Parcel 34.342807.0GL.004.00.00. Docket #2017-38.*

Community Development Director, Steve Kunst, provided a project narrative, stating the Rib Mountain Metropolitan Sewerage is planning to make a number of upgrades to the existing waste water treatment plant at the end of Aster Road and construct a new Operations Building. The proposal calls for a 3,547-square foot building with a brick exterior and standing seam metal roof consistent with the existing structures on site. The new structure would house future laboratories, offices, restrooms, and a break room.

Eric Donaldson of the Rib Mountain Metropolitan Sewerage District noted the Wisconsin Department of Natural Resources has approved the project and they have been awarded a Clean Water Fund Loan to pay for the project. They have selected Miron Construction to complete the project.

Tom Steele asked if there would be any stormwater runoff issues created by the new building and parking lot. Donaldson also at one point in the planning process, the project was large enough to require a stormwater detention facility, but they chose to reduce the project scope to affect less than one acre of land area.

Ryan Burnett asked how many employees work there on an average day. Donaldson said there are seven (7) employees currently, but the new building is planning for future expansion and won't be a functioning laboratory space until necessary. Jay Wittman asked if the proposed addition of seven (7) parking stalls was sufficient, to which both staff and Donaldson indicated the current site has sufficient parking for the current employees and that the addition of parking spaces would accommodate future growth.

Acting Chairperson Wittman opened the Public Hearing was at 6:36pm.

Leroy Markowski, 2203 Aster Rd, asked the following questions.

- Will the new building be attached to an existing structure or be a separate structure?
- Where will the building be located on the site?
- How large is the building?
- What is the timeframe for the project completion?
- Are there plans to connect with Marathon City?

Donaldson noted the new building would be an approximately 3,500 square foot standalone structure and identified its location on the presented grading plan. Donaldson also indicated the project should be completed within one year and there are no current plans to connect with Marathon City, but that it is an option for future growth.

The Public Hearing was closed at 6:39pm

Kunst reviewed the Public Service and Utilities Standards of the Zoning Ordinance as they pertained to the proposal, noting the proposed development meets all applicable standards.

**Motion by Tom Steele, second by Jim Hampton to approve the conditional use request to construct a new operations building at the property addressed 2001 Aster Road, as presented.**

**Motion carried 4-0**

NEW BUSINESS:

- a. *Pre-application discussion regarding a potential Unified Development District project at the property addressed 1701 Oriole Lane. Docket #2017-39.*

Kunst stated the applicant seeks feedback from the Plan Commission on a potential UDD project for the development of six (6) four (4) unit buildings on 4.32 vacant acres of land off Oriole Lane behind the Barnes and Noble / JoAnn Fabrics site. The property is currently zoned MR-4, allowing for single family or duplex style development at a density of four (4) units per acre (17 total units rounded up). The combination of a navigable stream at the south of the property limiting the developable area and the applicant's desire for increased density necessitates a UDD conversation.

Faye Harder, of SC Swiderski, presented the company's history, construction background, and identified similar projects in Weston, Wausau and Merrill. She presented a preliminary site layout including three buildings with driveway access to Oriole Lane with three additional buildings accessed by a private road with two connections to Oriole Lane. Other site features included stormwater retention ponds, a garbage enclosure and a mail collection building/structure. Harder noted all buildings have attached garages and feature exterior materials that will fit well in the neighborhood. She indicated anticipated rent rates will be \$1,025 to \$1,150 per month and typical applicants at their other facilities are a

combination of 55 and older and young professionals. Harder briefly walked through some of the features of the floor plan, highlighting its storage space and a layout. She noted occupancy rates are 94% or better in their existing units, with typical lease durations of two (2) years.

Plan Commissioners had the following comments and/or questions.

- Are the stormwater ponds, as indicated on the site plan, sized appropriately and correctly located?
- How are the ponds to be landscaped?
- Do you allow pets?
- Is there any available basement storage?
- Does your lease agreement address storage of additional equipment (e.g. boats, recreational vehicles)?
- What is the anticipated build timeframe?
- Concerns about construction noise and road usage
- Buffer between the proposed private road and the residents to the west or modify the road location
- How are the sites landscaped?
- Concerns about outdoor storage of recreational equipment and additional vehicles
- Would like to see an attractive and efficient garbage collection area
- Concerns about the overall density of the development, indicating a preference for the currently zoned MR-4 density
- Encouraged the applicant to seek neighborhood feedback

Harder addressed the questions as follows;

- The stormwater ponds are conceptual in size based on previous experiences and are subject to changed based on final site analysis.
- The ponds are typically seeded and maintained above the current water level
- Children are allowed and they do allow small pets in most situations, typically less than 35 pounds
- There are no basements storage opportunities planned
- They require completion of a non-standard lease agreement which addresses storage of recreational equipment. She noted they monitor these things closely to create a neighborly environment for all residents. Harder indicated large recreational vehicles are encouraged to be stored off-site.
- Each building takes about 5 months to complete with staggered starts creating a build time up to 18 months for the six units.
- Buildings are landscaped with a 2'-3' wide mulch or landscape rock and a poured curb border which allows for easier maintenance of the site. They incorporate tree and shrub plantings and sprinkler systems. Harder noted the properties are considered assets to the company and they are well maintained.

Plan Commissioners noted the applicant should consider the previously noted items if they chose to move forward with their project, and strongly encouraged having a neighborhood meeting with current residents.

OLD BUSINESS:

- a. *Robert Alexejun, applicant, requests conditional use modification for the outdoor display of product for sale at the property addressed 3404 Eagle Avenue. Per RMMC Section 17.056(4)(d) – Outdoor Display. Parcel 34.102807.008.002.00.00. Docket #2017-30.*

Kunst indicated the conditional use modification is to allow for additional height of the product display due to the grade change and fence between the subject property and the Hwy 51/39 corridor.

Robert Alexejun, applicant, noted without an elevated location to display the product it would not be visible to its intended audience. He indicated the platform is currently seven (7) feet above the ground and that the hunting blind is approximately 6'-8" in height. Alexejun presented an image to the Plan Commission noting the signage would be about 3" above the fence line and the hunting blind positioned directly above that.

Tom Steele asked the applicant if he intends to have the product displayed year-round, and Alexejun indicated it was his intent. Alexejun also noted the property owner has the right to pull the plug at any point on the display and as payment for the space; he is to maintain the grounds around the building.

Commissioners discussed if there was any concern about the total height of the display agreeing the maximum allowable should be 15 feet. The applicant was asked if the product is in its desired location. Alexejun noted he would prefer it on the south side of the building but was told it needed to be on the north based on the previous conditions. Commissioners briefly discussed a modification to the location requirement and agreed either side of the building was acceptable.

**Motion by Jim Hampton, second by Tom Steele to approve the conditional use modification request for the outdoor display of product for sale at the property addressed 3404 Eagle Ave, to allow for a 15 foot maximum height of the display and placement on either side of the current building.**

**Motion carried 4-0**

- b. Discussion on the Rib Mountain Comprehensive Plan project, including transportation, economic development, and intergovernmental cooperation. Docket #2017-05.*

Kunst noted the Commission held initial discussions on the transportation, economic development, and intergovernmental cooperation elements of the Comprehensive Plan at the September 13th meeting. Kunst indicated the draft chapters were generated by the Regional Planning Commission staff based on those initial discussions for review and comment.

Commissioners agreed not to spend too much time discussing the presented chapters given the absent members and current meeting duration. They identified a number of grammatical errors and suggested the plan address trail maintenance and funding, incorporate more detail when referencing other plans and agencies, and take a stance on Rib Mountain State Park and Lake Wausau Development.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kunst noted that the Town Board has decided to appeal the latest ruling regarding Marathon County's Uniform Addressing Project.

PUBLIC COMMENT: None Received

ADJOURN:

**Motion by Jim Hampton, second by Tom Steele to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 8:17pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator