

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 28, 2015

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

MINUTES:

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the September 23rd, 2015 Plan Commission meeting, as presented. Motion carried 5-0.

PUBLIC HEARING

- a. *Fastsigns, conditional use request for installation of a changeable message sign at the property addressed 1101 Morning Glory Lane, parcel #34.142807.006.028.00.00, Docket #2015-29*

Steve Kunst opened discussion with a review of Fastsigns' proposal for a "Changeable Message Sign" which would replace the existing pylon sign face at the former Crossfit Themis site. He also noted that the total signage proposed meets the allowable limits for the Urban Commercial zoning district. Kunst also noted the Zoning Ordinance regulates this type of signage by limiting changes in the signs appearance to no more than once every 30 seconds and future alterations to the sign would require modification to the proposed conditional use (i.e. public hearing).

Joe Mulanowski, representative for Fastsigns, presented a brief description of the business and, at the request of Chairman Mataczynski, noted that their proposed changeable message sign is intended to display examples of their companies product offerings. Kunst noted messages need to be related to the particular business in question, or the sign would be considered an off-premise sign, which are not permitted.

Commission members had general discussion relating to changeable message signs, color usage and consideration of brightness levels for future ordinance updates. Fastsigns representation noted the proposal is for a full color sign.

Chairman Mataczynski opened the public hearing. No public comment was made. Chairman Mataczynski closed the public hearing.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval of conditional use request. Motion carried 5-0.

NEW BUSINESS:

- a. *Pre-application discussion regarding a Comprehensive Plan Future Land Use Map amendment and rezoning of the property located at the intersection of Rib Mountain Dr. and Goose Lane, parcel #34.032807.014.025.00.00. Docket #2015-30*

Kunst introduced the request from U-Haul representatives for a pre-application conference as it relates to possible development on the parcel located at the intersection of Rib Mountain Drive and Goose Lane. Kunst noted rezoning and conditional use requirements would be part of future discussions and considerations given U-Haul's "Personal Storage Facility" and "Outdoor Display" uses as defined by the Rib Mountain Municipal Code (RMMC).

Justin Kaminski, President of U-Haul Company of Northern Wisconsin and the Upper Peninsula, presented the proposed development as a 3 story, 100,000 to 120,000 square foot facility that would house a corporate office, retail store, and 800-1,100 climate controlled storage facilities. Kaminski mentioned the purpose of building a new facility here would help U-Haul rebuild its brand image in our area.

Plan Commission members asked a variety of questions and expressed a number of concerns that would need to be addressed as the potential project progressed. Items of concern included; the building's proposed location on the parcel, its visual impact to motorists entering Rib Mountain, usage of interior spaces, the potential for onsite vehicle maintenance, the number of vehicles displayed outdoors, potential traffic ingress and egress challenges from the property, floodplain and wetland issues, property theft, future building use if they were to leave, and hours of operation.

Kaminski addressed those concerns as follows: He preferred to set the building off of Rib Mountain Drive as much as possible, and he understands the Commission's concern of visual impact upon entering the Town and is willing to work with the Town to do what's best for both parties. Projected interior space usage would consist of retail and storage on the ground level of the building, all storage on the second level and mix of storage and office space on the third floor. Kaminski assured the Commission no vehicle maintenance would occur on-site and his intent would be to display 20-25 of their newest rental fleet within street visibility. It was noted in U-Haul's long history, they have never abandoned a corporate facility. He also stated no property thefts have occurred since he has become President. Current hours of operation are 7 am to 7 pm M-Sa and 8 am – 5 pm on Sunday with storage facility access variable dependent on rental agreements.

Plan Commission recommended to move forward working with Town Staff to develop a plan concept that could further discussion.

- b. *Tim Vreeland, agent, preliminary plat review for Woodlawn Pines Plantation 1st Addition, for the property addressed 2101 Snowflake Lane, parcel #34.940.000.026.02.00. Docket #2015-31*

Tim Vreeland, surveyor for Woodlawn Pines Plantation LLC, presented a preliminary plat for the creation of 11 new single family lots as extension of Deertail Lane.

Kunst stated original preliminary plat approval for Woodlawn Pines Plantation was completed in 2001; however, that approval expires after two years, creating the need for this preliminary approval. Kunst noted the current proposal is a small deviation from the original (larger lots, eliminating one lot) and that all proposed lots meet the town's zoning requirements. Kunst mentioned Tim Vreeland and others were working through stormwater management items as noted by Scott Turner and the Town's consultant. It was also identified there would need to be action from Marathon County on the preliminary plat as well.

Christine Nykiel questioned the content of a Developer's Agreement. Kunst noted that a Developer's Agreement could be concurrent with the final plat.

Jim Hampton expressed fire and safety concerns with the orientation of the road extension. It was noted that this had been brought up in previous approvals and that fire and safety officials were not concerned at that time. Kunst stated he would verify approval with SAFER contact, Marty Christiansen.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the preliminary plat conditioned upon approval by Fire and Safety (SAFER) personnel. Motion carried 5-0.

CORRESPONDENCE/QUESTIONS:

a. Supreme Court Ruling on Signage content - Reed vs. Town of Gilbert, AZ

Kunst and McGucken initiated a general discussion based on a Supreme Court ruling as it relates to the regulation of signage content. The basics of the ruling state that municipalities cannot treat similar sign types differently based on the content of the sign. Signage Ordinances must remain "content-neutral". Plan Commissioner's agreed to further research the decision and discuss implications to the current RMMC at a later date.

b. Accessory Structures and Residences without an Attached Garage

Paul Kufahl noted a potential buyer of a residential property prompted the discussion. The property contains a residence without an attached garage, a single stall detached garage near the residence, and multiple outbuildings. The potential buyer sought to demolish all detached buildings and construct a new, larger detached garage for the residence and a 1,500 square foot accessory building. Staff was seeking the Commission's opinion (based on historical precedent) on whether the single stall garage was considered an 'accessory building' or part of the principle residence, because the zoning ordinance requires a garage to accompany any residence. The general suggestion was for staff to complete additional research and maintain consistency with past situations.

c. Question of Modification of Conditional Use 3003 N. Mountain Rd

Kufahl began discussion by recapping a conversation had with the property owner. The owner is looking to build a detached storage building on this property; however, there are current conditional uses attached to the property's approved use within the Neighborhood Commercial zoning district. Plan

Commissioner's were in agreement that any changes to the property would require a modification to the approved conditional use (i.e. public hearing).

PUBLIC COMMENT: None

ADJOURN:

Motion by Christine Nykiel, seconded by Jim Hampton to Adjourn. Motion carried 5-0. Meeting adjourned at 7:54 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator