

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
November 8, 2017

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

MINUTES:

**Motion by Jim Hampton, second by Jay Wittman to approve the minutes of the October 25, 2017 Plan Commission meeting, as presented. Motion carried 4-0. Harlan Hebbe abstained.**

NEW BUSINESS:

- a. *Shane VanderWaal, agent, requests conditional use modification for Docket #2013-07 – Kocoureck Air Strip, to reduce the amount of land associated with the air strip. Parcel #34.192807.003.002.00.00*

Community Development Director, Steve Kunst, stated the applicant seeks Plan Commission approval for a modification of a conditional use for an approved a private airstrip on the property addressed 6510 Red Bud Road. The original approval included all of the land highlighted in the attached zoning overview map. Since that time, the original applicant decided to build a new single-family residence on a neighboring property, but in order to do so needed some additional land. The proposal calls for removing land from the property originally approved for the private air strip and adding it to the proposed single-family parcel as represented in the attached Certified Survey Map. The result would be the previous approval being amended to only apply to Lot 1 of the attached CSM. Lot 2 is the lot intended for a single-family residence. No other changes are proposed for the air strip property and each proposed parcel meets the Town's minimum zoning standards.

Laura McGucken questioned whether the lots met the zoning requirements, to which Kunst indicated both lots are larger than the 35-acre minimum lot size. Burnett asked for clarification on the zoning of a neighboring parcel, and Commissioner Hampton asked if the parcels could be subdivided, potentially creating issues with new residents. Kunst noted the neighboring parcel was zoned CR-5 and the current zoning would not allow for any additional subdivision of lots until the parcels would be rezoned.

**Motion by Laura McGucken, second by Ryan Burnett to recommend approval of the conditional use modification request for Docket #2013-07, Kocoureck Air Strip, to reduce the amount of land associated with the air strip, as presented.**

**Motion carried 5-0**

- b. *Pinnacle Engineering Group, agent, requests site plan approval for a building addition for Aldi Inc. at the property addressed 4401 Rib Mountain Drive. Parcel #34.112807.011.005.00.00. Docket #2017-39*

Kunst noted Aldi Grocery seeks Site Plan approval for a building expansion. The proposal calls for a 2,470-square foot addition to the north, resulting in a 19,266-square foot facility. In an effort to maintain a safe intersection of the two private drives at the northeast corner of the subject property, the proposed expansion was reduced to 15 feet as opposed to the 18 feet proposed for the rest of the expansion. The applicant made this concession based on Town staff feedback. In addition, staff recommends removing multiple climax trees from the northeast corner currently inhibiting a safe viewing corridor for drivers. Mark Seidl, agent, noted the building addition would increase the sales floor area allowing Aldi to offer more selections to their customers. He also noted that this Aldi is one of the busiest in Wisconsin.

Harlan Hebbe asked the applicant when they anticipate starting the project. Tom Howland, Aldi representative, indicated a February 2018 start time and a May completion. Howland noted the majority of construction will be done after store hours, allowing the store to remain open during the majority of the construction process. Ryan Burnett asked the applicant if the buildings appearance and profile would remain the same. Howland noted the same finishes and building profile will be used. He stated this addition would increase backroom storage and sales floor space and is consistent with what they have planned for most Aldi locations.

Commissioners briefly discussed the setback requirements from private roads and Hampton asked if there was a chance those roads would become public right-of-way. Kunst noted it was very unlikely the current private roads would become public, because of their construction and intersection alignment.

**Motion by Jay Wittman, second by Laura McGucken to approve the site plan for a building addition for Aldi Inc, at the property addressed 4401 Rib Mountain Drive, as presented.**

**Motion Carried 5-0**

OLD BUSINESS:

- a. *Discussion on the Rib Mountain Comprehensive Plan project: specifically, land use. Docket #2017-05*

Kunst noted the intent of this meeting is to begin discussion on the Land Use element of the Town's Comprehensive Plan. Just as with the most recent meeting with the Regional Planning Commission, the initial discussion Land Use will focus on the goals and objectives from the previous plan. Daryl Landau, of the Regional Planning Commission, will then amend the goals and objectives, and incorporate important discussion items into a draft chapter. After these initial discussion items are drafted, the Plan Commission will meet to review the full chapter.

A primary goal is for the Land Use chapter to contain more specific goals, objectives, and/or statements pertaining to regular and potential future development patterns. The original plan lacks this specificity;

and thus, it is difficult to use the Comprehensive Plan as justification in many land use decisions. This is the time for the Plan Commission to identify important topics and take stances to guide decision makers moving forward.

The following statements, objectives and concerns were discussed.

- Concerned about Ski Hill expansion and its impact on residents.
  - o Decisions should be made based on the Town's mission statement (Where Nature, Family and Sport come together)
  - o Noise disturbances during construction
  - o Increased light pollution due to additional runs being created
  - o Stormwater/Water Runoff concerns due to decreased vegetation and increased snow making capabilities
  - o Preserving the natural integrity of the State Park because it adds to the livability of Rib Mountain
  - o Impact on additional withdrawal of water from the Rib River
  - o Impact of decreased tree cover
  - o Minimize or not allow any complimentary commercial expansion
- Decide on direction on future of a residential area surrounded by commercial and highway (Leslie Jones Plat Subdivision).
  - o Potential for all commercial development
  - o Multifamily transitional area near Commercial District
  - o Does it make sense for the Town to acquire properties
- Where do we want to see additional Commercial Development
  - o Personal and Professional Services along Hummingbird
  - o Keep Commercial areas limited and mainly on the East side of the highway to increase their value and minimize land use conflicts with existing residential developments
  - o Redevelop block around Briq's Ice Cream
  - o Identify other select areas in future discussion
- Where is Multifamily acceptable
  - o Identify transitional areas from traditional residential to commercial
  - o East of the Highway near services
  - o Target areas which may be acceptable for senior housing
  - o Provide images of housing styles and identify where they may or may not be acceptable.
- Consider potential mixed use buildings in the Nice as New/Gulliver's area.
- Correct current in the draft Future Land Use Map provided
  - o Hall Farm
  - o Tanglewood Property
  - o Rib Mountain Greenhouse (Commercial or Agricultural)

- Existing open pit mining sites
- Discuss long term development plans for existing open pit mining sites
  - Recreational
  - Residential
- Differentiate land use regulations based on small or large lot residential properties
  - In or out of subdivision
  - Set acreage limits
  - Small scale farms on rural large acreage
  - Larger accessory structures

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kunst noted Town Board approved the Plan Commission recommendations for the Alexejun display and the Rib Mountain Metropolitan Sewerage District building addition from the previous meeting, as presented. He also gave the Plan Commission an update on the Countywide Addressing appeal and injunction hearing process.

Commissioner Hampton asked about the scheduling and progress for the Town's Property Reassessment. Kunst noted it is a three-year process and the Assessor is scheduling in neighborhood groups. All property owners will be notified by mail when their area is being reassessed to schedule appointments.

Kunst stated the December 13<sup>th</sup> meeting will include a proposal for a new Gustave A Larsen building.

PUBLIC COMMENT: None Received

ADJOURN:

**Motion by Jim Hampton, second by Jay Wittman to adjourn the Plan Commission Meeting.**

**Motion carried 5-0. Meeting adjourned at 8:26pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator