

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
December 13, 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, Laura McGucken, Tom Steele and Jay Wittman. Jim Hampton was excused. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Ryan Burnett to approve the minutes of the November 8, 2017 Plan Commission meeting, as presented. Motion carried 5-0.

PUBLIC HEARINGS:

- a. *Jeanne Laliberte, agent, requests conditional use modification of Plan Commission Docket #2004-01 for a second-floor bathroom in a detached accessory building at the property addressed 2700 Fern Lane. Parcel #34.25.001.001.01.00. Docket #2017-42.*

Community Development Director, Steve Kunst, noted the applicant is seeking a modification of a conditional use granted in 2004 for a two-story detached garage. The original approval was conditioned upon the garage being limited to uses of a residential storage or a workshop, no second-floor plumbing, and a second-floor exit consisting of a four-foot staircase. The applicant would like to modify this approval to allow for a second-floor bathroom. The application identifies the intent of using the second-floor as a place for the applicant (grandmother) to stay when visiting. The original plans for the garage call for a bathroom on the main level, but has not been finished to-date.

Melissa Zunker, property owner, noted they would like to use the garage as a workout room and rec room for their children and a private place for her mother to stay when she is visiting.

Commissioner Jay Wittman, noted he is a neighbor of the property owner, recused himself from the Plan Commission discussion and joined the public in attendance.

Ryan Burnett asked if the Town has taken an official stance on the idea of Mother-in-law Suites/Grannie Flats. Kunst noted there is no specific reference in code; however, the zoning district is for a single-family residence which would only allow one dwelling unit per lot. Commissioner Steele asked if there were restrictions on what can be included in an accessory building. Kunst stated plumbing and electrical components are allowed, but there are building size and use limitations that would require different approval processes. Kunst also reviewed the events leading to the original conditional use process.

Commission members questioned the area and height of the building and whether staff and the 2004 Plan Commission were aware of the main floor plumbing installation. Kunst noted the building plans

indicate 900 plus square feet in area and a height greater than 20 feet. He also indicated they were aware of the plumbing request at the time of its original approval. Additionally, Kunst reiterated the modification of use request and Plan Commission's recommendation options.

Commissioner Hebbe opened the discussion to Public Comment at 6:42pm.

Jay Wittman, 2704 Fern Lane, indicated he was representing three families within the neighborhood with his comments and noted written correspondence of their opinions was also provided to the Commission. He then discussed the history of the project from 2004, noting the original conditional use request was unanimously recommended for denial at Plan Commission; however, Town Board returned the item to them for further discussion, resulting in a 3-1 approval recommendation with the applied conditions. The main concerns of the represented neighbors are the neighborhood fit due to the size of the building, its potential multi-family use in a single family zoned area, and the Town's limited ability to enforce or monitor the use of the structure.

The Public Comment period was closed at 6:46pm with no additional comments

McGucken noted she was accepting of the rec room and fitness room use, however allowing a second-floor bathroom may result in a more multifamily use in a single family zoned neighborhood. She added if a new proposal like this was presented to the Commission it would likely be denied.

Kunst reviewed the Findings of Fact as present in the agenda packet. Plan Commissioners noted while the current intended use is not multifamily in nature, approving a modification of the original conditions may create problems in the future.

Motion by Tom Steele, second by Ryan Burnett to recommend denial of the conditional use modification for a second floor bathroom in a detached accessory building at the property addressed 2700 Fern Lane.

Motion carried 4-0

- b. REI Engineering, agent, requests General Development Plan approval for a new distribution and retail building at the property addressed 908 Cloverland Lane. Parcel #34.112807.010.020.00.00. Docket #2017-43.*

Kunst indicated the applicant requests GDP approval for a new retail / light industrial building. Gustave A Larson currently operates in Town at 1301 Starling Lane, at the intersection with Rib Mountain Drive. The subject property is currently zoned UDD with a single-family residence on site. The proposal calls for an approximately 24,500 square foot, two tenant building to house Gustave A Larson and an unidentified end user. Gustave A Larson represents a mix of retail and distribution uses for heating, ventilation, and air conditioning units.

A GDP approval represents a rezoning of the property to reflect the attached site plan uses, but does not approve construction activities. Kunst reviewed the process by which the current parcel become zoned UDD and identified the surrounding parcel zoning as well.

Wittman asked if staff had received any feedback from neighbors regarding the development. Kunst noted he had not. Tom Radenz, agent, presented the preliminary site plan, highlighting traffic patterns, building size and siting, stormwater features, and the wetland buffer to residential uses to the east.

Commissioners questioned the buildings anticipated setback from Cloverland, business use, noises created by daily operations and anticipated traffic counts on the site.

Mary Volz, Gustave A Larson property manager, noted they are a wholesaler/distributor primarily serving contractors and there is not manufacturing involved. A forklift would likely be the loudest operating equipment. She also noted traffic is typically limited to one semi-trailer, up to three contractor vehicles, and six employees per day.

McGucken asked if there was a plan for leasing the second tenant space, to which Volz noted they are looking to pre-lease the space prior to construction, however they are looking for a tenant who would need similar warehousing space with some office use. McGucken asked staff how we would classify those uses. Kunst noted the proposal would be compared to the Suburban Industrial zoning standards.

Chairman Hebbe opened the discussion to Public Comment at 7:12pm

Alex Gordon, 1001 Cloverland Lane, noted he would like to know more about the building's appearance, there may be potential concerns with Road Limits in spring for the truck traffic based on his own experiences, and he was generally accepting of the preliminary stormwater plan noting it didn't appear to affect his own property.

Tim Murphy, 900 Redtail Lane, indicated that he was ok with the proposed traffic movement, but he would like to keep or establish as much buffer as possible between the new development and his property.

Tom Radenz and Mary Volz indicated it would likely be a steel framed building similar to what they currently occupy, but are willing to make some façade improvement to the elevations facing Cloverland Lane. They suggested circulating some conceptual elevations prior to the PIP approval meeting. Radenz also indicated he would work with Scott Turner, Streets and Parks Superintendent to address the Spring Road Limit concerns and impact on the roadways.

The Public Comment period was closed at 7:24pm

Commissioners indicated the primary concern is the interaction of residential and commercial uses. They believed the site layout and adjacent wetlands will buffer the residents along Swan Ave. The low traffic use and traffic patterns presented are a good low impact commercial use near residential neighborhoods. It was also noted that UDD process is ideal in this instance, because it allows some

additional oversight related to the buildings construction, façade, landscaping and other concerns as noted by the public.

Kunst reviewed the Findings of Fact as presented in the Plan Commission packet. Commissioners asked Volz about the typical hours of operation for Gustave A Larson. She noted they operation 7am to 5pm Monday through Friday, with occasional overnight deliveries. That discussion was followed by clarification of the typical bufferyard standards and the 44" picket fence requirement noted in the staff report.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the GDP for the property addressed 908 Cloverland Lane, as presented.

Motion Carried 5-0

Chairman Hebbe was excused from the meeting at 7:36pm.

NEW BUSINESS:

- a. REI Engineering, agent, requests site plan approval for a new multi-tenant retail building at the property addressed 1301 Starling Lane. Parcel #34.45.002.001.00.00. Docket #2017-44.*

Kunst indicated the applicant seeks site plan approval to develop a new, three tenant retail building at the corner of Rib Mountain Drive and Starling Lane. The property is currently leased by Gustave A Larson. The proposal calls for a 6,300 square foot building and identifies two end users as Five Guy's restaurant and Kay Jewelers. As part of the proposal, an existing non-conforming building is scheduled to be demolished. Kunst then reviewed the zoning requirements for the proposed use, noting the estimated volume of daily employees and customers, hours of operation, and highlighting the realignment of the ingress and egress points, as well as, the addition of sidewalk along Starling Lane.

Commissioners discussed potential access to adjacent properties, parking volume and onsite traffic flow. Tom Radenz, agent, noted they approached the Wisconsin DNR about piping an adjoining wetland to allow for adjacent parcel access, increased parking area and two-way traffic flow on the south side of the property; however, the DNR stated that would not be permitted.

Kunst indicated the proposed landscape plan meets the zoning requirements. It was also noted the signage as displayed on the elevation drawings meets the signage regulations and there have been discussions about placement of a monument sign to ensure it does not affect traffic visibility.

Commissioners asked if staff had any concerns about the proposed Site Plan. Staff indicated there were no concerns at this time.

Motion by Ryan Burnett, second by Tom Steele to approve the Site Plan application for the new retail building at the property addressed 1301 Starling, as presented

Motion Carried 4-0

- b. Pre-application discussion regarding a potential Unified Development District project at the property addressed 1501 Bluebird Lane. Parcel #34.412.003.001.01.00. Docket #2017-45.*

Community Development Director Kunst noted the applicant seeks Plan Commission feedback on the concept of a duplex development on the properties immediately east of the 'Lift Athletics' fitness facility. The property is currently zoned Suburban Commercial, which does not permit residential development. As a result, the property would need to be rezoned in order to be considered for this style development.

The Mixed Residential-4 (MR-4) district allows for duplex style development by right at a density of four (4) dwelling units per acre. The Urban Residential-8 district allows for up to eight (8) dwelling units per acre; however, it requires conditional use approval on top of the rezoning for duplexes. The applicant desires to construct four (4) duplexes on the 1.48-acre property (or 5.4 units per acre), making the UDD process is likely the most realistic option. The Plan Commission discussed this concept for a different applicant earlier this year, and those comments were shared with the applicant.

Nathan Wincentsen, agent, Riverside Land Surveying, stated based on prior meeting feedback, they reduced the number of access points on Dove from 8 to 6. He also noted the building layout on each lot would meet all of the traditional setback requirements, and would provide a nice transition from the existing neighborhood to the commercial uses along Rib Mountain Drive. Additionally, Wincentsen stated there is a need in the market for duplex style developments and that the single-story design, as presented, would also suit the aging population.

Commissioners noted the residential use is a positive and that it is a good transitional development. They discussed the proposed density versus what is typically allowed and what is already present in the adjacent neighborhoods. It was noted typical duplex development would only allow for 5.4 dwelling units in the area provided, however, the nearby neighborhoods currently have narrower lots and increased density.

The overall direction was acceptance of the concept. Commissioners noted interest in seeing the final floor plan, stated that the buildings should remain similar in appearance to adjacent properties with the reduced number of driveways.

OLD BUSINESS:

- a. Discussion and possible action on a draft 2018 Plan Commission Schedule

Plan Commissioners were generally accepting of the 2018 Schedule. Jay Wittman indicated he may miss the meeting dates in March.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- Countywide Addressing injunction was granted. The Town now waits for the Appellate Courts process.
- January Meeting may include the next steps in the Gustave A Larson approval process and development of the MR-4 zoned land on Oriole and discussion on the large southern parcel of the Hall Farm Development.
- Kunst updated the Plan Commission on the upcoming Comprehensive Plan review process
- Commissioner Burnett indicated increased noise and light concerns from the snow making operations of Granite Peak. He was also concerned about the impact of water runoff in spring due to the increased snow making capabilities.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jay Wittman to adjourn the Plan Commission Meeting.

Motion carried 4-0. Meeting adjourned at 8:23 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator