

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 27, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Jim Hampton, Jay Wittman, Tom Steele, and Ryan Burnett. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Jim Hampton, second by Tom Steele to approve the minutes of the March 13, 2019 Plan Commission meeting. Motion carried 5-0.

NEW BUSINESS:

- a. *Tim Vreeland, applicant, requests Preliminary Plat approval for a seven-lot subdivision at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2019-06.*

Community Development Director, Steve Kunst, indicated the applicant is seeking Preliminary Plat approval for the creation of seven (7) new single-family lots on Oriole Lane. He noted the property is currently zoned Mixed Residential – 4 which would allow for single family or duplex type development at a density of four (4) dwelling units per acres with minimum lots size of 10,000 square feet per dwelling unit. Kunst also noted the proposed density is equivalent to 1.6 dwelling units per acre, lots meet the minimum standards for the zoning district and subdivision platting requirements, and the property is adjacent to residential uses to the north and west and commercial uses to the east.

Chairperson Hebbe confirmed with staff the proposed lots meet all minimum lot standards. Kunst indicated the lots were code compliant and the next steps would be to have an approved Stormwater Management Plan, a Developer’s Agreement for any necessary public improvements, and a copy of the covenants is they choose to create them. Hebbe then asked the developer who was responsible for the public sewer and water connections.

Joe Umlauf, applicant representative, indicated they would be installing the sewer and water connections, as well as building the houses and selling them as a completed home package.

Jay Wittman asked the applicant if they planned to provide any additional screening or buffering for the residential properties located west of the proposed Lot 1. Wittman indicated he is sensitive to development adjacent to existing neighborhoods and would like to see an additional buffer. Wittman also asked if the developer has had conversations with any of the adjacent residents and if they planned to install sidewalk along Oriole Lane. Umlauf noted the area to the west of Lot 1 would be a landscaped yard and he had not planned to install additional screening for those residents. Umlauf also indicated the new single-family homes would likely be 1,400 square foot bi-level homes situated near the front of the property, and he had not had conversations with any of the current residents in that neighborhood.

Other Plan Commissioners felt the landscaping buffer was not necessary, noting that both the existing and new residents have the option to install additional screening if they choose.

Kunst stated there are no current plans for sidewalk along Oriole, but did indicate there was consideration for a widened shoulder in that area as part of the previously proposed multi-family development. Tom Steele verified the developer is planning to build single family homes on the proposed lots. Umlauf indicated all lots would be for single family use and they have no plans of building duplexes.

Wittman asked if staff had any concerns about the development. Kunst noted there were no concerns as presented and felt the proposal would be more in line with the feelings of the current residents. Steele indicated he agreed, citing feedback received from a resident who was previously vocal in opposition to the proposed multi-family development.

Motion by Jim Hampton, seconded by Tom Steele to recommend approval of the Preliminary Plat for a seven-lot subdivision at the property addressed 1701 Oriole Lane, as presented. Motion Carried 5-0

- b. REI Engineering, agent, requests Conditional Use approval for a new Indoor Entertainment Use, In-Vehicle Sales and Service Use, commercial parcel less than one acre, and a pylon sign exceeding 10 feet in height at the property addressed 2800 Martin Avenue. Parcel #34.032807.011.021.00.00. Docket #2019-08.*

Kunst noted the applicant is seeking conditional use approval for an Indoor Entertainment Use associated with a restaurant, In-Vehicle Sales and Service associated with the drive-up window, the creation of three (3) development sites within the Suburban Commercial zoning district less than one acre, and installation of a pylon sign greater than 10 feet in height within the Town's Highway Corridor Overlay District. Additionally, Kunst provided Commissioners with an updated site plan, highlighting changes to the setback lines along Hummingbird Rd and modified pedestrian access, as recommended by staff.

Hampton verified the parking lot was shared with the future tenants of Lots 2 and 3. Kunst confirmed it would be a joint parking lot, but it will be constructed in its entirety along with the restaurant development as part of phase one. Wittman asked what the total required parking would be for the proposed restaurant use. Kunst indicated the number of parking stalls is calculated based on one (1) stall per three (3) patron seats plus one (1) stall per employee on the largest staffed shift. At the time of the report, Kunst noted the employee numbers ranged from 12-25 on a shift, which created a minimum number of 40 parking stalls.

Tim Nicholson, applicant, indicated other Glass Nickel locations have similar shared parking arrangements and they have adequate parking based on the uses of the other lot tenants. Kunst noted because the entire parking area is being developed along with the restaurant, they will exceed the parking requirements, however if another restaurant wishes to occupy either of the additional lots, the total parking would likely not meet the requirements. Wittman noted he wanted the applicant to be aware of the constraints the limited parking may put on future development of the remaining sites.

At the request of the Commission, Kunst noted the proposed pylon sign is to be 25 feet in height, located on the northeast corner of the property, designed to be visible from the highway and is within the Highway Overlay District which allows for the increased height by conditional use. Hampton asked if the pylon sign needed to meet the 35-foot building setback. Kunst indicated signage does not need to meet the building setback requirements; however, as part of the Highway Overlay District it would need to be at least 10 feet from the property line. Wittman asked if there was any concern about the size of the proposed pylon sign and the impact it may have on remaining available building signage. Kunst noted he was not concerned about the total signage remaining because the site is surrounded by road frontage which creates a large amount of available signage for each parcel.

Ryan Burnett asked if there was potential for a Bluebird Lane connection to Hummingbird Lane, if there was any discussion about traffic impact on the gas station to the North, and why staff preferred pedestrian access at Martin Lane versus Hummingbird Rd. Kunst noted the County will not allow for an additional connection to Hummingbird Lane and there were no discussions about traffic into the gas station lot from the end of Martin Lane. Kunst also indicated the pedestrian access at Robin and Hummingbird would require significant investments in signaling and there are no long-term plans for additional sidewalk on the east side of Hummingbird Lane. Additionally, he noted the current pedestrian path directs people along the south side of Robin Lane and hotel patrons accessing the restaurant site would likely cross at the Martin Lane location.

Wittman asked if there were any concerns with the proposed stormwater facilities and if the entire site was going to be landscaped as part of the restaurant development. Kunst indicated there were no concerns after the initial review of the stormwater management plan and the proposed landscaping plan indicates the entire site would be landscaped. Mike Mohr, applicant representative from REI, stated they do not plan to landscape Lots 2 and 3 as part of the restaurant development and he asked if they could be allowed to remove the parking lot curbing in front of the two future building sites to facilitate development in those locations.

Commissioners identified concern regarding not requiring the curbing and landscaping because of the undermined timeframe for development of the other lots. They discussed applying a timeline for the curbing and landscaping as a condition of approval. Wittman asked if Lot 1 met the landscaping requirements. Kunst noted the staff report requests an individual landscape plan for proposed Lot 1 from the applicant to determine if Lot 1 met the requirements; however, the present three lot landscape plan does meet the requirements. Wittman indicated the landscaping breakdown per lot should be a condition of approval.

Chairperson Hebbe opened the Public Hearing at 6:36 pm.

Lorraine Lepisko, 2902 Bobolink Ave, indicated concerns about flashing lights and live music.

Mike Bresnahan, 2903 Bobolink Ave, questioned the hours of operation and the use of the drive-up window, and identified concerns about noise and overall building aesthetic based on his previous experiences with Tanglewood Lanes.

Bill Scholfield, 1430 Westwood Dr #19 Wausau, WI 54401, indicated the small office or retail uses the remaining lots provide are a great use of the lot and he has spoken with potential end users for those locations.

Chairperson Hebbe closed the Public Hearing at 6:43 pm.

Wittman stated the use was a good fit for the parcel and the layout of the parking was reasonable, but he would like to discuss conditioning any approval on the curbing and landscaping as previously noted.

Commissioners indicated a two-year timeframe would be adequate for the curbing and landscaping. Nicholson requested two years from occupancy of the restaurant; however, Commissioners agreed upon two years from Town Board approval of the conditional use.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the Conditional Use request for a new Indoor Entertainment Use, In-Vehicle Sales and Service Use, commercial parcel less than one acre, and a pylon sign exceeding 10 feet in height at the property addressed 2800 Martin Avenue, conditioned upon the following:

- **A finalized stormwater management plan approved by the Street and Park Superintendent**
- **A stormwater management maintenance agreement approved by the Street and Park Superintendent**
- **The applicant supplying the Town with a document legally providing joint parking to other proposed development sites, and which is recorded with the Marathon County Register of Deeds.**
- **The perimeter of the parking lot to have a minimum four (4) inch tall curb separating the paved area from the landscaped area.**
- **Submittal of a landscape plan / breakdown specifically for the restaurant site.**
- **The applicant specifying the location of the pylon sign, which is setback at least 10 feet from the property line.**
- **Receipt of specifications for screening of the refuse/recycling containers.**
- **Receipt of photometric plan meeting the performance standards of the Zoning Ordinance.**
- **Completion of the proposed landscaping plan for Lots 2 and 3 within two (2) years of the date of Town Board approval.**
- **Installation of required parking lot curbing in front of the Lot 2 and 3 development pads within two (2) years of the date of Town Board approval.**

Motion Carried 5-0

- c. *NSG Development LLC, applicant, requests Certified Survey Map approval for a land division at the property addressed 2800 Martin Avenue. Parcel #34.032807. 011.021.00.00. Docket #2019-09.*

Kunst noted the applicant requests approval of a Certified Survey Map (CSM) to divide the 2.578-acre parcel of the former Tanglewood Lanes bowling alley into lots of 1.115 acres (48,551 ft.²), 0.858 acres (37,390 ft.²), and 0.605 acres (26,365 ft.²). Kunst stated that provided the conditional use from the

previous agenda item is granted, each of the proposed lots meet the minimum standards of the Rib Mountain Zoning and Subdivision Ordinances and the permitted uses for the remaining lots include Indoor Sales and Service, Personal and Professional Services, and Office.

Commissioners indicated they were accepting of the proposed development and had no further discussion.

Motion by Jim Hampton, second by Tom Steele to recommend approval of the Certified Survey Map request for a land division at the property addressed 2800 Martin Avenue, as presented. Motion Carried 5-0.

d. Mi-Tech Services, agent, requests a Pre-Application Conference for a potential conditional use application. Docket #2019-10.

Kunst noted the applicant seeks Plan Commission input on the possibility of installing an 8' x 10' x 9' structure associated with a communication utility at the corner of Trillium Lane and South Mountain Road on a property currently owned by the Town of Rib Mountain. Kunst noted the subject property currently serves as a training facility for the SAFER Fire District. He noted the proposed use represents a Public Service and Utility within the Town's Zoning Ordinance and is a conditional use in all districts, which require additional screening and aesthetic considerations.

Jeff Rice, applicant, indicated TDS is investing in infrastructure improvements in its fiber network throughout the greater Wausau area and would like to place a communication building on the subject property. Rice noted the proposed location works nicely because it is owned by the Town and there is an existing drive access.

Commissioners asked the applicants if the fiber network would serve the residents of Rib Mountain and, if so, approximately how many households. Commissioners also asked if this communications utility was competition for Charter and Frontier, if there was any noise or lighting nuisances created by the structure, and what timeline are they considering for the structure and network installation.

Sean Murray of TDS noted the network supported by the proposed structure could serve approximately 1,000 households but not all residents within the Town would be served. He indicated all noise generated by the equipment would be confined to the building and it would be served by a single security light over the door. Murray indicated TDS feels they can compete with Charter and Frontier in the Wausau market and are beginning installation of infrastructure in the Wausau area this year, but will likely not start in Rib Mountain until 2020.

Commissioners indicated a general support of the proposal. Kunst indicated next steps would be coordinating with SAFER to identify a specific location of the structure so as to not interfere with their training efforts, along with a formal conditional use application.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Walmart Update – Kunst noted Walmart will be installing a small covered parking area within its existing lot to serve as an online grocery pickup location. He indicated staff determined the change as a minor site plan amendment.

Town Board Meeting – Kunst stated the next Town Board meeting was moved to Monday April 1st at 5pm.

Town Beat – Staff is hoping an article in the most recent Town Beat will generate some interest in the two vacant Plan Commission seats. It was noted staff has spoken with two interested individuals as well.

Countywide Addressing – Staff noted no decision has been made regarding the Countywide Addressing lawsuit.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jay Wittman to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:05 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator