

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
April 13, 2016

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

MINUTES:

**Motion by Tom Steele, seconded by Harlan Hebbe to approve the minutes of the March 9, 2016 Plan Commission meeting, as presented. Motion carried 7-0.**

Prior to beginning the Public Hearing, Chairman Mataczynski asked Ghidorzi Construction if they would consider moving to the last public hearing agenda item. Chris Ghidorzi granted the Chairman's request.

Public Hearings:

- a. *Ghidorzi Construction, applicant, requests General Development Plan / Precise Implementation Plan approval for construction of a new hotel at the properties addressed 2101 North Mountain Road and 2102 Robin Lane, Parcel #34.032807.012.001.00.00 and Parcel #34.032807.012.007.00.00, per Rib Mountain Municipal Code (RMMC) Section 17.233 – Unified Development District Procedures. Docket #2016-13.*

Community Director Kunst briefly introduced the request and turned over the floor for a presentation from the applicant. Chris Ghidorzi began his presentation by introducing his team and emphasizing design features. Starting with the site plan, moving to the building layout and functionality, and finishing with the proposed signage.

Commissioner McGucken began the Plan Commission's discussion of the proposal by asking for clarification of the fencing being used and where it's applied. Ghidorzi indicated on the site plan the location of the 6' fencing and provided the Commission with an image of the proposed vinyl fence panel.

Jim Hampton confirmed with Ghidorzi the site is to be raised 4' and questioned how they plan to handle storm water on the parcel. Tom Radenz, project site engineer from REI, indicated on the displayed site plan the changes in elevation throughout the parcel, as well as the locations of the storm sewer system and the proposed detention pond that would direct the storm water offsite to the Hwy 51/29 right-of-way. In conjunction with the storm water management discussion, Kunst noted that the Town's storm water management consultant had conditionally approved the proposed plan.

Questions about snow storage and removal were also asked, to which the applicant indicated a number of spaces on the parcel that could be used for storage along with some parking areas on the eastern edge of the parcel.

Plan Commissioner, Ryan Burnett, asked about the proposed HVAC systems and their potential for noise. Ghidorzi stated the hotel rooms will be individually serviced by the quietest system they can install and that the conference and common areas would be serviced by roof top units.

Parking lot lighting plans were displayed indicating that light levels at the property lines meet the 0.50-foot candle requirement at the property line of the Town.

Signage location and square footage was the next item discussed. Ghidorzi indicated the location of each proposed piece of signage on the site plan, noting the pylon signage and monument signage will be similar in size to the Howard Johnson and Emma Krumbiegs. Kunst noted the building and monument signage size would be typical of the signage area permitted for that parcel. Additionally, the pylon sign can be maintained due to the municipal code provision allowing same uses to reuse non-conforming signs. The total signage area was approximately 1,010 ft<sup>2</sup>.

Upon completion of the signage discussion, Kunst reviewed the zoning standards not met by the proposal as indicated in the Plan Commission report, as well as his concerns about traffic visibility at the Robin Lane ingress/egress. Tom Radenz and Ghidorzi then briefly described the intent of the fencing and parking located near Robin Lane, and discussed possible changes with Commissioners to increase traffic visibility while maintaining separation from the adjacent residence.

Chairman Mataczynski opened the public comment period.

**Wayne Lambrecht, 2008 Robin Lane**, concerned about ability to back out of driveway safely due to proposed fence location and height. He is also worried about the parking area being located outside of his bedroom window. He would prefer not to see an ingress/egress location at all from Robin Lane.

**Al Limberg, 1200 Pintail Ln, owner of 2106 and 2104 Robin Lane**, asked if there was signage at the Robin Lane access, what the typical driveway setback is for that district, the location of the detention pond, whether it would be fenced to provide a level of safety, and the height of the proposed structure. Mr. Limberg also reiterated the concerns of Mr. Lambrecht regarding the traffic safety concern on Robin Lane caused by the proposed driveway access and fencing.

The Ghidorzi team and Plan Commission responded to each question noting there was no signage on Robin Lane, driveway setbacks are typically 5-10 feet from property lines, the detention pond is located on their property and would not be fenced because it will typically be dry, and the height of the structure is 55'.

**Patrick Miller, 2006 Robin Lane**, sees the proposed access to Robin Lane being disruptive to the neighborhood and readdresses the traffic concerns of the previous residence because of anticipated increase in traffic and decreased visibility due to the proposed fencing.

Burnett asked if Scott Turner, Streets and Parks Superintendent, had been aware of the access to Robin Lane and if there were traffic count studies completed. Kunst noted that Mr. Turner has seen the proposal and that his initial concerns were related to the demolition access only at

this time, and while no traffic study had been done, it is safe to assume that traffic will increased due to the proposed use.

**Will Wood, 7201 Blackberry South, owner of 2007 North Mountain Rd**, questioned if snow storage and runoff would affect his property.

Radenz displayed the stormwater management plan, noting storage may be located near their property; however, the slope of the parking lot and the storm sewer design would move water away from Mr. Wood's property.

**Crystal Ringle, 2110 Robin Lane**, expressed concern about the visibility of the detention pond to the North of her property and whether it is screened and safe. She wants to be notified of the schedule for demolition and construction.

Plan Commission and Radenz discussed the on-site storm water management, highlighting the intent and appearance of the detention pond, and noting that the proposal is actually an improvement upon the previous storm water system.

Commissioner Hampton, restated the public's concern related to the traffic safety issues created by the drive access and 6' fence and proposed the removal of the fence and three (3) parking stalls to allow for additional greenspace along Robin Lane which, would improve traffic safety and visibility to and from the site. Ghidorzi agreed to remove those parking spaces and return it to greenspace.

Chairman Mataczynski, summarized the public's concerns, closed the public comment portion of the meeting, and asked Kunst to address the Finding of Facts related to this project. Kunst reviewed the finding of facts with the Plan Commission stating that aside from the adverse impact the ingress/egress onto Robin Lane creates for property owners, the proposal adequately addresses the questions posed in the finding of facts.

Additional conversation between Plan Commission and Ghidorzi related to parking locations, snow removal, employee traffic and finding a balance between design, code requirements and public concerns. A number of Plan Commission members stated that while they sympathize with the concerns of the adjacent property owners, they are happy with the redevelopment of the parcel.

**Motion by Laura McGucken, seconded by Harlan Hebbe to recommend approval of the General Development Plan and Precise Implementation Plan for the properties addressed 2101 North Mountain Road and 2102 Robin Lane conditioned upon the approval of a Stormwater Management Agreement and the approval of the Maintenance Agreement, as well as the elimination of three (3) parking stalls and the associated fence located nearest to Robin Lane. Motion Carried 7-0**

- b. *American Asphalt, applicant, requests conditional use approval for a temporary asphalt plant at the property addressed 6703 South Mountain Road, Parcel #34.192807.002.002.00.00, per RMMC Section 17.056(9)(e) – Unclassified Uses. Docket #2016-14.*

Kunst opened discussion with a brief description of the request and noted it was similar to a 2008 request for the same unclassified use. Tom Burch, applicant, added they intend to be off site by mid-July 2016, and noted they plan to use the Town's yard waste site driveway access onto South Mountain Road with in restrictions to its use to residents, as questioned by Commissioner Steele.

McGucken asked if there were concerns with the 2008 request. Kunst noted previous minutes and staff reports show no indications of problems. He then addressed the additional considerations included in the Plan Commission Packet with the Commissioners.

Burnett questioned Mr. Burch about the potential for soil tracking onto the roadway, to which Mr. Burch noted it had not been an issue in the past and that South Mountain Rd will be pulverized and under construction for the duration of their operation.

No public comment was made on this agenda item.

**Motion by Tom Steele, seconded by Jim Hampton to recommend approval the Conditional Use request for a temporary asphalt plant located at the property addressed 6703 South Mountain Rd. Motion carried 7-0.**

- c. Allen Limberg and Barbara Bradley, owners, request conditional use approval for the installation of roof-mounted solar panels in a residential zoning district at property addressed 101 East Rib Mountain Drive, Parcel #34.032807.004.002.00.00, per RMMC Section 17.056(8)(x) - Detached Energy Systems. Docket #2016-15.*

Chairman Mataczynski introduced the next item for discussion and asked Kunst to give a brief summary of the proposal. Kunst noted the Rib Mountain Municipal Code sections related to detached energy systems and the associated requirements on location and impact. Staff found the proposal to satisfy those requirements. It was additionally stated that Wisconsin State Statutes limit the conditions that municipalities can apply to solar energy systems.

Allen Limberg, applicant, described the packet of items provided to Plan Commission on the proposed solar panel use, highlighting the flush mounting, optimized roof pitch placement, and complementary shingle color to disguise the panels.

No public comment was made on this agenda item.

**Motion by Tom Steele, seconded by Jim Hampton to recommend approval the Conditional Use request for the installation of roof-mounted solar panels located at the property addressed 101 East Rib Mountain Drive. Motion carried 7-0.**

- d. Bryan Brunow, applicant, requests conditional use approval for a welding operation at the property addressed 905 Morning Glory Lane, per RMMC Section 17.056(4)(e) - Indoor Maintenance Service, Parcel #34.142807.006.022.00.00. Docket #2016-16.*

Kunst began with a presentation of the applicants request along with additional background on the properties history, future redevelopment intentions, and other considerations related to an Indoor Maintenance Service land use, such as required parking and signage.

McGucken asked if there were any concerns about the impact on potential development of a neighboring parcel zoned UR-8. Kunst noted that the parcel is mostly wetlands, and that any development would likely occur along Swan Ave and not Morning Glory.

Chairman Mataczynski indicated the applicants use is similar to the current industrial feel of the area and asked the applicant about his intended duration of stay. Bryan Brunow, applicant, stated he had been in conversation with the property manager and is aware of future development potential on that parcel. Mr. Brunow also noted that he currently has a one (1) year lease agreement which he hopes to be an adequate time to grow his business and find a larger location elsewhere.

Commissioner Steele questioned the applicant about equipment and machinery storage on site, to which Mr. Brunow indicated that parking in front of the building would be limited to employee and customer vehicles and that finished work would likely be stored alongside the building or inside when possible. Additionally, Steele asked if the current signage was code conforming, and Kunst acknowledged it was.

There was no public comment

**Motion by Harlan Hebbe, seconded by Christine Nykiel to recommend approval of the Conditional Use request for a welding operation located at the property addressed 905 Morning Glory Lane. Motion carried 7-0.**

NEW BUSINESS:

*a. Solar Panel Discussion*

Harlan Hebbe indicated he would like to see roof-mounted solar energy systems removed from the Detached Energy Structures section of the Zoning code. After discussion with the Commission, they agreed to consider a definition change, but the conditional use procedure associated with the use should remain. They agreed to discuss this topic again in a future meeting.

CORRESPONDENCE/QUESTIONS:

*a. Town Board Update*

Kunst noted the Town Board had approved the Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property at 2600 Goldenrod Road, as recommended for approval at the last Plan Commission meeting. He also indicated they are in the process of approving the Electronic Message Sign ordinance amendments, pending additional language allowing the continued use of electronic signs for fuel prices at fueling stations.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Harlan Hebbe, seconded by Jim Hampton to Adjourn. Motion carried 7-0. Meeting adjourned at 8:48 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator