

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 27, 2018

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

MINUTES:

Motion by Tom Steele, second by Jay Wittman to approve the minutes of the June 13, 2018 Plan Commission meeting, as presented. Motion carried 5-0. Tom Steele abstained.

NEW BUSINESS:

- a. *Jeremy Foss, applicant, requests a pre-application discussion for potential Unified Development District project. Docket #2018 – 25.*

Community Development Director, Steve Kunst, identified the location of the potential development, noting the current zoning is Urban Commercial; however, the proposal may develop as a unified development district. Kunst also noted the three-lot development has shared access with Kwik Trip on the private access road to the south, as well as from Lilac Ave to the east.

Jeremy Foss, applicant, presented the three-lot development which would include four (4) tenant spaces, two of which include drive-thru restaurants. He noted it would be a phased development where they would construct and own the building on proposed lot 2 and they would get the remaining lots pad ready. Foss added there would be a shared access and stormwater agreement for all lots. He also presented an initial concept for landscaping, indicating they intend to screen the retaining wall on the adjacent property. After Plan Commissioners asked about the aesthetics of the building, it was noted they would use four-sided architecture, which would respect the importance of the buildings appearance along Rib Mountain Drive even though the true building fronts would face east.

The applicant and Commissioners discussed the elevation difference and continuity of landscaping along Rib Mountain Drive, progress of the phase 1 environmental study, shared access agreements, traffic flows and parking requirements. Commissioners' indicated they were most concerned about the flow of traffic onsite with two drive-thru tenants, the quantity of required parking and overall aesthetics of the development. They also noted they would like to see examples of car stacking and traffic flow should the applicant chose to pursue the site's development.

OLD BUSINESS:

- a. *Discussion on potential zoning code amendments related to small-scale nonmetallic mining operations. Docket #2018-26.*

Kunst indicated current extraction use standards are intended to cover large-scale, commercial quarries and staff is looking for Plan Commission input on possible amendments to those standards to address smaller scale operations. He reminded Commissioners of two recent projects which were approved, whose intent was to create a wildlife pond and whose duration was limited to 5 years.

Staff and Commissioners discussed a variety of pond and lot size requirements, overall intent of the projects, durations, and adjacent property buffers. The general consensus was to establish a maximum percentage of extracted area and pond to overall lot size, with the maximum pond size not exceeding five (5) acres. Commissioners felt comfortable with a 5-year project duration but would like to verify time limits can be applied to such uses. Additionally, they directed staff to determine logical bufferyard requirements for applicants who wish to decrease the required activity area setbacks.

- b. *Discussion on potential zoning code amendments related to detached garages. Docket #2018-27*

Building Inspector, Paul Kufahl, stated Commissioners have indicated they may like to see some changes to the accessory buildings code to allow applicants the ability to apply for a structure larger than 1,500 square feet in certain instances. He also noted the Plan Commission may be interested in capping the number of plumbing fixtures and addressing height concerns.

Commissioners generally agreed the current 1,500 square foot maximum accessory building size is adequate in most areas of Town. The Commission also noted 1,000 square feet of building area may be more acceptable in more dense areas within the sanitary district. Commissioners were generally concerned about the overall size and height of accessory buildings dwarfing the principle structure and neighboring residential homes and felt allowing for showers or bathtubs in accessory buildings may invite an undesired dwelling unit use. The Commission directed staff to research the number of parcels the proposed changes would affect, assign a minimum lot size for those situations, and consider increased setbacks to minimize the impact on neighboring properties.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board Update – Kunst indicated the Town Board approved the Plan Commission’s recommendations at their last meeting.

Next Meeting – Kunst noted the first meeting in July will have a full agenda; including a multi-family development proposal, a preliminary plat review, a certified survey map review, and a conditional use / site plan review for a new commercial building.

Countywide Addressing – Commissioners and Staff discussed the recent Appeals Court decision and potential next steps.

Electronic Messaging Signs – Jay Wittman indicated he would like to find a way to work with Mountain of the Lord Lutheran Church to accommodate their request for an electronic messaging component within their existing monument sign. Staff and Commissioners discussed a number of scenarios and the Commission recommended staff include an item on a future agenda to discuss potential code amendments.

PUBLIC COMMENT: None Provided

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting.

Motion carried 6-0. Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator