

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 13, 2016

Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Christine Nykiel, Jay Wittman, Laura McGucken and Tom Steele. Ryan Burnett was excused. Also present was Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, seconded by Laura McGucken to approve the minutes of the June 22, 2016 Plan Commission meeting, as presented. Motion carried 6-0.

New Business:

- a. *TRS Development LLC, agent, requests special use approval for an Off-Site Parking Lot on Parcel # 34.142807.006.034.00.00, per RMMC Section 17.056(6)(a) – Off-Site Parking Lot. Docket #2016-32.*

This item was removed from the agenda and will be scheduled for a later date.

- b. *Pre-application discussion regarding potential future Town Dog Park at the property addressed 2201 Oriole Lane. Parcel #34.102807.008.006.00.00 and Parcel #34.102807.008.013.00.00. Docket #2016-30.*

Chairman Hebbe introduced the item and Mr. Kufahl gave a brief description of the property, its ownership and noted previous discussions with Park Commission and Town Board

Gerry Klein, Town Board Supervisor, began the presentation by addressing the potential ownership transition, current drainage/retention use of the property, his proposed plan and the additional steps needed to complete the plan. Mr. Klein indicated that the property was given to Marathon County by the State of Wisconsin DOT and that the County would likely give the northern parcel to the Town, but that the Town would probably need to purchase the southern parcel. Klein stated that he was given approval by the Town Board to draft the deed documents needed for the acquisition of the property should they choose to pursue this location.

He noted that the current use of the property is to manage the flow of water through a drainageway to the east of HWY 51 and that there is rarely standing water on the property aside from the oblong area of cattails in the middle of the northern parcel. Aside from the previously mentioned area of cattails, Mr. Klein stated that the plan would be to utilize much of the remaining area of the property for the dog park by installing an 8' tall privacy fence along the western edge and a 4' tall cyclone/chainlink fence in two phases for the remaining area.

Plan Commission members stated concerns about parking location/quantity and additional traffic on residential streets, residential property buffer requirements, Town's liability, future maintenance of the retention design, cost of the project, impact on other native animals and zoning standards.

Mr. Klein responded to those concerns with the following statements. The parking location would likely be along Oriole Rd across from CoVantage Credit Union and would include 8-12 parking spaces. There was some consideration given to future pedestrian access from Martin Lane. The proposed privacy fence would act as the buffer from both the activity in the park and traffic noise for neighboring residents, but discussions with neighbors would be needed in the future to best address their concerns. Municipalities often have a limited amount of liability for recreational areas, but in addition to that, best practice signage would be implemented to make users aware of their roles and responsibilities. Marathon County would need an easement or access to portions of the property, but the Town's responsibility for its maintenance would likely not change much from its current capacity. The project cost was estimated at \$100,000 and would likely be achieved through a fundraising campaign. The proposed dog park should not impact local wildlife, as deer are able to jump into and out of the area easily. And finally, Mr. Klein indicated he was work with staff on some of the zoning items addressed during the meeting.

Plan Commission members were generally approving of the park, whether people or dog, in that area as long as the concerns noted earlier were addressed and the cost of the project was not the responsibility of Rib Mountain residents.

- c. Pre-application discussion regarding potential outdoor display and indoor maintenance service at the property addressed 3300 Eagle Avenue, Parcel #34.102807.008.011.00.00. Docket #2016-33.*

Paul Kufahl opened discussion by identifying the location as the current Wausau Health and Fitness building and noting that the applicant has an implement and small equipment dealership that would require the outdoor display and indoor servicing of tractors and other equipment.

Nate Lang, applicant, noted that they are looking for a location where they can sell, display and service their equipment (compact tractors, weed trimmers, lawn mowers, etc) and that they would like to display their new product between the current building and the highway to maximize visibility. They would also likely display some items in front of the building to the east or south. He noted that the indoor maintenance would be limited to oil changes and other small-scale repairs. All major repair items would be moved to their Marshfield location.

Gene Davis, applicant representative, noted that the applicant's new equipment vendor is requiring them to have highway frontage and outdoor displays, which is why they have targeted this location.

Plan Commission members asked the following questions. What type and size of signage would be required? What are the hours of operation? What is typical customer traffic? Do you plan to make any updates to the building or property? What is the plan for the current rental home located on the subject property? What size of equipment would be displayed and serviced?

Mr. Lang asked commission members to refer to the example photos in their meeting packet for the compact tractor and equipment displays and typical tall multi-product freestanding signage. He also noted that hours of operation are 8am to 6pm, Monday thru Friday and 8am to 3pm on Saturdays, and that typical customer traffic based on their Marshfield location is about two per hour with peaks of 3-5 at any given time. Additionally, Mr. Lang stated that they do not intend to make improvements to the building at this time, aside from the potential for an additional overhead door. He stated that the rental house would likely remain a residential rental property for a few years, until they would decide to demolish the building and add parking lot area.

Commission members concerns for the applicant's proposal were related to the impact on the residential neighborhood in that area and included the size of vehicular traffic for this business type, the displays facing the residential properties, and other potential nuisances. Plan Commission was generally accepting of the display between the building and the highway and asked the applicant to consider some type of buffer for the neighborhood and site improvements.

CORRESPONDENCE/QUESTIONS:

a. Town Board Update

Mr. Kufahl indicated that Town Board Chairman Al Opall agreed with Plan Commissions nomination and appointed Harlan Hebbe as Plan Commission Chairperson. Also noted, was Town Board's approval of the Developer's Agreement for Woodlawn Pines Plantation 1st Addition with a modification concerning the maintenance of the proposed streetlights.

b. Town Zoning vs. Restrictive Covenants

Tom Steele referenced an article in the Town Beat regarding Town Zoning and Restrictive Covenants, and he felt that a sentence or two may be misleading, but noted that the delivery and reinforcement of the message to the Town's residences was well timed. Plan Commission members agreed that the article does help reinforce the Town's position and that the message was adequate for the typical resident.

PUBLIC COMMENT: No Comments were stated.

ADJOURN:

Motion by Tom Steele, seconded by Laura McGucken to Adjourn. Motion carried 6-0. Meeting adjourned at 7:54 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator