

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 25, 2018

Acting Chairperson Laura McGucken called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Ryan Burnett, Tom Steele and Jay Wittman. Harlan Hebbe 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 July 11, 2018 Plan Commission meeting, as presented. Motion carried 5-0.

PUBLIC HEARINGS:

- a. *ISG Inc., agent, requests General Development Plan approval for a restaurant and retail development at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-32.*

Community Development Director, Steve Kunst stated the parcel is currently zoned Urban Commercial and the request is to rezone to a Unified Development District which will include three (3) parcels with indoor sales and service, in-vehicle sales and service, and indoor commercial entertainment land uses representing the proposed restaurants and general retail facilities. Kunst noted the proposed uses are inline with the surrounding uses and the UDD request is due to the unique lot location and its overall sale price which makes it difficult for a single user to develop the entire parcel. Additionally, he stated it has been the Town's intention to make the currently unnamed private road a public road with additional pedestrian facilities at the time this parcel is developed. Kunst note the understanding that the unnamed private road is built to Town road specifications.

Initial comments from the Plan Commission indicated concerns about access to Lilac Ave potentially being located too close to the unnamed private road intersection, impact on bicycle and pedestrian traffic, total traffic volume on the unnamed private road combined with Kwik Trip and the traffic control arrangement at Rib Mountain Drive which tends to back up traffic.

Jeremy Foss, agent with ISG Inc, noted the access onto Lilac Ave was centered between the two adjacent access points providing the most separation possible from both locations. Bill Scholfield, applicant representative, also referenced a traffic study from Becher Hoppe which they used when planning the development of this site, as well as, potential development east of Lilac Ave.

After their response to the initial comments, Foss presented the overall project site plan highlighting the changes they made based on the preapplication conference a month earlier. Those highlights included softening of the radius behind the first building to allow for better traffic flow through and around the drive-thru lane, relocation of the dumpster enclosure, addition of stop bars and other traffic markings

where both drive-thru lanes interact, a closed curb at the first building's drive thru lane to avoid additional traffic interactions, and adjustments to the landscape plan to help screen the retaining wall to the north and create a parkway feel along Rib Mountain Drive.

Foss then presented items related to the Precise Implementation Plan noting site grading, stormwater management facilities, and utility installation from Lilac Ave will be completed for the entire site along with dedication of right-of-way for the unnamed private street and the installation of a six (6) foot wide walkway. Foss also indicated they intend for the stormwater facility to be a dry basin with water being directed to the Town's storm sewer, but they have run into some challenges because of the depth to bedrock on the site.

Commissioners questioned the impact of phased development on the stormwater facility design and its general design and intent, where they propose to store snow, and how they plan to manage onsite traffic specifically where both drive-thru lanes intersect. Commissioner express interest in seeing additional pavement striping and signage in those shared areas.

Foss indicated phase one of the development includes a grading plan and stormwater facility that will manage the water from all three sites. He also noted once all three sites are built out, they will likely need to haul snow off-site. Scholfield added there is a master stormwater plan for all of the sites plus Kwik Trip which direct water to the Town's storm sewer system. Foss then added on-site traffic will be managed with some striping and signage, but also through learned behavior, noting at parking lot speeds it is easier to adjust to changes in traffic than it would be on a typical roadway. He also indicated he would be open to adding some more striping if the Commission thought it was necessary.

Commissioners then asked about menu board and pick up locations, elevation changes from Rib Mountain Drive, overall landscaping plan and visibility, exterior materials used and total signage plans.

Foss identified the location of the menu board and pick up window on the site plan and described the vehicle movements around the closed curb section of parking in front of the building. He also noted there is approximately four (4) feet in elevation difference from the build site to Rib Mountain Drive and the landscaping along Rib Mountain Drive will be visible to traffic, but the foundation plantings around the building will be difficult to see. Furthermore, he described the exterior materials of the building as a mix of wood, metal, stone and EIFS on all four sides of the building so that the rear of the building still has a presence on Rib Mountain Drive. Foss also noted they do not have a complete signage plan at this time because they do not know the signage needs of the other building tenants.

The Public Hearing was opened at 7:23pm

Jon Beatty, 5901 Lakeshore Dr, indicated concerns for parking on the site and asked if two building would be a better fit. He also noted the Town needs to consider the bicycle traffic on Lilac Ave as well because it is part of the Wausau Metro Area bike route and he stated most cyclists will likely continue to use Lilac and Morning Glory to cross Rib Mountain Drive instead of the new sidewalk proposed. He asked if the previous traffic study considered the amount of large truck traffic from Kwik Trip and Ryder using Lilac Ave and the private road. Additionally, he noted the vegetation near the stormwater pond may create a visual barrier for traffic along Lilac Ave.

The Public Hearing was closed at 7:30pm

Discussion continued regarding potential improvements to the TRS Development property across Lilac Ave and its impact on additional traffic levels, bike and pedestrian facilities and the continuity of those items with the subject parcel. Bill Scholfield noted the development of all parcels in that area have been taken into consideration with this proposal.

Kunst reviewed the staff considerations as presented in the meeting packet.

The Plan Commission noted the main concern is the traffic impact on the unnamed private road and the future access to Lilac Ave. They discussed a number of scenarios including adding "No Turn" signage on Lilac Ave for large truck traffic onto the unnamed private road and reconfiguring Lot 3 and the stormwater facilities so the Lilac Ave access could be moved further north. They ultimately decided it was best for a third party to review the access location to ensure it is positioned appropriately without creating additional traffic concerns.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the General Development Plan for the property addressed 4611 Rib Mountain Drive, conditioned upon no access to Lilac Ave until approval is received from Scott Turner or another traffic engineer, approval of a stormwater management plan and stormwater maintenance agreement, and a completed signage plan to be approved at a later date.

b. ISG Inc., agent, requests Precise Implementation Plan approval for a restaurant and retail development at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-33.

Kunst indicated this step in the process identifies the specific site improvements, buildings and tenant uses for phase 1 of the applicant's project, which includes the access to the unnamed street, necessary stormwater facilities and preparation of Lots 1 and 3.

Ryan Burnett verified with the applicant that the pavement patch on Lilac Ave was for utility access and improvements necessary for the site. He also asked if there were any required utility easement agreements. Foss noted utility easement agreements will need to be created for the proposed parcels.

Jay Wittman indicated his main concern is related to the maintenance of the two undeveloped sites, stating he would like to see the sites have long-term erosion control measures in place if the sites are not immediately developed and maintained in an aesthetically pleasing manner.

The Public Hearing period was opened and closed at 8:06pm with no comment received.

Burnett stated his biggest concern is the placement of the stormwater pond and how it limits the potential points of access to Lilac Ave. He also noted he believes access to Lilac Ave is necessary for adequate traffic flow but would like to see it located as far from the unnamed road is possible.

Commissioners briefly discussed the access to Lilac Ave noting its not part of the precise implementation plan, however, any recommendation for approval of this PIP would influence the possible locations of that access.

Motion by Jay Wittman, second by Jim Hampton to recommend approval of the Precise Implementation Plan for the property addressed 4611 Rib Mountain Drive, conditioned upon appropriate erosion control measures implemented on the undeveloped lot areas, proper maintenance of the undeveloped properties, and an overall signage plan being approved at a later date.

Motion carried 5-0.

CERTIFIED SURVEY MAP REVIEW:

- a. ISG Inc., agent, requests certified survey map approval for the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-34.*

Kunst noted the CSM is for the property previously discussed in the General Development Plan and Precise Implementation Plan requests. He also indicated that the right-of-way dedication and revisions to the Town's Signature Block and would need to be made prior to Town Board approval.

Plan Commission had no additional discussion about this item.

Motion by Ryan Burnett, second by Tom Steele to recommend approval of the Certified Survey Map for the property addressed 4611 Rib Mountain Drive, conditioned upon a revised CSM showing the Right-of-Way dedication, as well as, necessary edits to the Town Signature Block as noted in the staff report.

Motion carried 5-0.

OLD BUSINESS:

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

Paul Kufahl, Building Inspector, stated the information presented is an attempt to separate large scale commercial mining operations from small scale residential mines and address concerns related to the activity area setbacks noted in the Janssen Mine approval from a few years prior.

Kufahl indicated he is proposing a change in setback requirements from 300 feet to adjacent property lines to 50 feet to adjacent property lines and 200 feet from occupied structures, with the ability to decrease the setbacks if there is a written and recorded agreement with adjacent property owners. Kufahl also noted the differentiators for large and small-scale mines are the percentage of lot area impacted by the activity area, the total activity area, and duration of mining activities with large scale mines also requiring a greater bufferyard for the large-scale mines.

Plan Commissioners discussed the proposed changes indicating 50 feet to property lines may be too close for the large-scale mine operations. They also noted some concerns about allowing small-scale operations within the ER-1 zoning districts, indicating they may prefer to have this type of use outside of platted subdivisions or have a minimum lot size requirement and/or maximum one (1) year duration in these areas.

b. Discussion on potential zoning code amendments related to the keeping of chickens. Docket #2018-35.

This Item was tabled for discussion at a later date.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Rib Mountain Taphouse – Commissioners expressed frustration about the continued storage of pavers and junk on site beyond the previous approval deadline. They directed staff to take additional action to achieve compliance.

Town Board Update – SC Swiderski proposal was remanded back to Plan Commission with direction to comply with the existing MR-4 zoning standards. All other items were approved as recommended.

Countywide Addressing – Kunst noted Marathon County decided to petition the State Supreme Court to hear their appeal.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting.

Motion carried 5-0. Meeting adjourned at 8:43 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator