

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
June 11, 2008

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included, Chairman Muellner, Tom Steele, Laura McGucken, Barb Bradley, Lee Benes and Christine Nykiel. Kevin Mataczynski was absent. Michelle Peter and Daniel Dziadosz were also present.

**MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the May 28, 2008 minutes. Motion carried**

**PUBLIC HEARINGS:** *Schierl Sales Corp requesting a General Development and Precise Implementation Plan approvals in a Unified Development District for the three parcels being used as a group development at 2409-2501 North Mountain & 2508 Bluebird Lane; Pcls# 34.32807.11.19 & .34 and 34.70.03.04; Dkt# 08-20* . Dan Dziadosz stated he had meet with Fritz Schierl regarding the specifics of a General Development Plan. Dan reviewed the Development Analysis with Commission members. Points of interest included the removal of the gravel driveway which will be converted to curb and gutter, no flashing of the reader board on the purposed sign and the need to obtain a state approved plan for Cooper Joe's and a written proposal for the business.

No one spoke in favor or against the request.

**Motion by Mr. Steele seconded by Ms. Bradley to recommend approval for the General Development Plan, Precise Implementation Plan, presented signage and state approved plans for Cooper Joe's. Motion carried.**

*Lokre Select, LLP & North Mountain LLP; El Tequila Salsa Restaurant and IHOP, tenants requesting a General Development Plan and Precise Implementation Plan modification to construct two monument signs with readerboards; 2000 North Mountain Road; Pcl# 34.32807.12.19; Dkt# 08-23.* The two restaurants are each requesting 10' high monument signs with reader boards.

Commission members expressed concerns about future signage request for the third tenant. Lokre representative, Victor Anderson stated that the third unnamed tenant would have to use wall signage. Mr. Steele felt that this request would set precedence for multi-tenants requesting separate monument signs versus a group monument sign. There was concern about the visual triangle. Victor stated he would like to work with the staff in locating the sign in the proper location.

No one spoke in favor or against the request.

**Motion by Ms. Nykiel, seconded by Ms. Bradley to recommend approval for the General Development Plan and Precise Implementation Plan modification to construct two monument signs with reader boards conditional to staff's approval for the location of the signs. Motion carried with Mr. Steele opposed.**

**CERTIFIED SURVEY MAP:** None

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**NEW BUSINESS:** Payday Loan ordinance draft; Dkt# 08-16. Dan presented a proposed draft on payday loan type businesses. The proposal was fashioned after an ordinance in Wauwatosa. Ms. Nykiel suggested Dan find out the legal determination was in Wauwatosa.. It was also suggested the Town create its own definition of payday loan businesses.

**OLD BUSINESS:** None

**CORRESPONDENCE and QUESTIONS:**

- a.) Doepke Park site plan alterations. Dan stated that Wausau Youth Baseball would like to install a storage shed and pitching machine at the park. Commission members felt if the site plan alteration was within reason that staff could approve the request.
- b.) CTH N Weather Station. The DOT wants to install a weather station on the off ramp by North Mountain Road. It would consist of a light pole with a aluminum box on top and solar panel.

**AJOURNMENT: Motion to adjourn by Mr. Steele seconded by Ms. Bradley.  
Motion carried.**

Meeting concluded at 8:07 p.m.

Michelle Peter  
Secretary

PC Meeting 6-11-08