

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
October 10<sup>th</sup>, 2012

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:01 p.m. Members present included Jim Hampton, Laura McGucken and Lee Benes. Tom Steele, Kevin Mataczynski and Christine Nykiel were excused. Also present Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow.

**MINUTES: Motion by Laura McGucken and seconded by Lee Benes to approve the September 26<sup>th</sup>, 2012 minutes. Motion carried.**

**PUBLIC HEARINGS:**

- a) Paul D. Wirth representing the Town of Rib Mountain Fire Department requesting a conditional use approval for a modification of the site plan for the Public Safety Building located at 1555 Trillium Lane, to include the construction of a training structure (known as a splash tower) per Section 17.056(3)(e) which treats all public service uses as conditional uses. Legally described as parts of SE ¼ SE ¼ Section 15 T28N R7E & parts of NW ¼ NW ¼ Section 22 T28N R7E – Lot 1 of CSM #13745 Vol. 60 Pg. 122 (#13745); Parcel # 34.152807.015.005; PC Docket # 2012-24

Paul Wirth explained that this project is in partnership with NTC and they are putting three of these structures in the Wausau area. The need for three is if a fire department needs to use it for training purposes, they currently would need to go too far out of their district. Mr. Wirth explained the structure would be located across the road from the Town of Rib Mountain Public Safety Building and will be used for ladder training and other fire department training exercises. He explained that the total height is 26 feet. Mrs. McGucken questioned whether it would be closed to the public. Mr. Wirth explained that it will be closed to the public with the first floor only being accessible by ladder. Cameras on the public safety building can also be positioned to monitor the structure. Laura McGucken stated that this project brings to light the fact that Trillium Lane is incorrectly marked on that corner. Mr. Wirth stated that he has talked to the Public Works Superintendent and it is on the list of things to do.

**Motion by Lee Benes to approve the construction of a training structure (splash tower) located at 1555 Trillium Lane. Seconded by Jim Hampton. Motion carried 4-0**

- b) Maureen M. Schreier requesting a conditional use approval for the construction of a 24' x 26' detached accessory garage for residential storage purposes which will replace the deteriorating existing detached garage, and to reduce the size of the existing 13' x 16' garden shed accessory building to 13' x 13', per RMMC Section 17.056(8)(d) 3 a & b – *Construction of more than one of each type of the three accessory structures & construction of garages, carports, and utility sheds in excess of 1,000 square feet gross floor area but shall not exceed 1,500 square feet.* Legally described as parts of SE ¼ SE ¼ Section 33 T28N R7E – W 220' of S 400' thereof; also known as 2806 Arrowood Lane; Parcel # 34.332807.016.003; PC Docket # 2012-25

Mr. Kussow explained that this property is located on the southern edge of the Town adjacent to Nine Mile County Forest Recreation Area. Mrs. Schreier explained that her builder stated the garage on her property needs to be replaced in order to avoid falling down. Mr. Kussow explained that after construction, 4 accessory structures will remain with a total of 1,493 square feet in area. He explained that with conditional use approval, the commission is able to approve accessory structures in excess of three and up to 1,500 square feet of total accessory building area. Mrs. Schreier explained that the structure will be constructed with compatible structure and materials as the primary structure on the property. Jim Hampton commented that she has been here for 30+ years and she is basically replacing the building that was there. The commission commented that the structures are primarily unable to be seen from the road.

**Motion by Laura McGucken to approve construction of a replacement 24' x 26' accessory garage resulting in 4 total accessory buildings subject to using compatible building materials and maintaining less than 1,500 square feet of total accessory buildings. Seconded by Jim Hampton. Motion carried 4-0**

**CERTIFIED SURVEY MAP APPROVALS: None**

**NEW BUSINESS: None**

**OLD BUSINESS:**

- a) Bone & Joint Prairie Landscaping; PC Docket # 2011-16

Mr. Kussow explained that due to schedule conflicts and the prairie experts being from out of town, Bone & Joint will be coming to one of the next two Plan Commission Meetings. The commission commented on the prairie and its condition. The commission agreed that they will need to be more restrictive on the conditions for utilizing a prairie landscaping scheme.

## **CORRESPONDENCE / QUESTIONS:**

### a) Unfinished House with an expiring permit on Tulip Lane

Dan Dziadosz explained that there is a house on Tulip Lane that was started 22 months ago and is still currently incomplete. He shared with the commission a letter he sent to the owner outlining requirements and conditions to complete this project or else it will be ordered to be razed. The owners have not worked on the house in over a year due to the materials used by the home builder during construction which negatively affects medical conditions of the owner(s). Mr. Dziadosz explained that there are no provisions in the code for him to renew the building permit after 24 months and that this issue was brought forth as complaints by neighbors. Chairman Muellner questioned if the town had the right to give a new permit after the current permit expires. Mr. Dziadosz stated that he could issue a new permit, but there is no guarantee there will be progress in completion and it also does not solve the issue with neighbor complaints. He also stated that the owners have failed to provide any kind of completion schedule or correspondence with the home builder. Mr. Dziadosz explained that State code states that a house has 24 months to be completed and if it is not done by then, it may be razed. Mrs. McGucken questioned the completion status of the house. Mr. Dziadosz explained that the house is fully framed and half of it is sided. The landscaping is also not completed and weeds have been becoming an issue. Mr. Dziadosz explained that although there are no provisions in the zoning code to renew the permit, the Town can revoke the building permit if the house is not completed in time. The State architect advised Mr. Dziadosz that the Town should move to condemnation of the house if not completed. Chairman Muellner questioned if the Town's Zoning Ordinance states any course of action after the permit expires. Mr. Dziadosz explained that the Town's ordinance does not specifically state any course of action. The commission suggested that the Town send another letter to the owner explaining the situation and to set specific dates on measurable completion conditions to be met in order to reissue a building permit.

**ADJOURN: Motion by Jim Hampton and seconded by Laura McGucken. Motion Carried 4-0.**

Meeting Adjourned 7:45 pm.

*Respectfully Submitted,  
Jeff Kussow*