

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
November 28th, 2012

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

MINUTES:

Motion by Tom Steele and seconded by Lee Benes to approve the November 14th, 2012 minutes. Motion carried.

PUBLIC HEARINGS: None

OLD BUSINESS:

- a) *Bone & Joint annual prairie landscaping review, 5200 Hummingbird Road; Docket #2011-16*

Chairman Mataczynski asked staff to introduce the topic. Neil Diboll of Prairie Nursery then explained the goals of the prairie landscaping as being low maintenance, providing for a natural landscape, to address the steep slopes on the site. He also explained that the project is functionally successful. Photographs were presented by Larry Ohringer, Senior Accountant for Bone & Joint. Some of the areas of questionable vegetation are the drainage along the back side of the sidewalk, which is actually town property, and was not part of the prairie landscaped area.

One area of contention is the transition area between their prairie and the town's right of way, which has not been regularly mowed. There are a number of weeds in the ditch / drainage area not on their property. They concurred that they could mow the area more frequently. One of the issues is that most lay people do not recognize the fact that it is a prairie and will not look like a managed landscaped area. Another issue is the fact that the Fire Department did not want the prairie burned, which is almost a requirement to get great prairie with more flowering. Dr. Phil Hopluns of the Bone & Joint Board of Directors stated that they are very pleased with the prairie. The Bone & Joint clinic stands for "wellness", and this prairie is a great example of environmental wellness.

There was discussion about the responsibility for maintaining the ditch or transition area between the prairie and the back of the sidewalk.

The commission requested that Bone & Joint develop a *plan* for the transition area to be re-vegetated, and present that to the commission next year (*by* April 2013).

CORRESPONDENCE / QUESTIONS:

- a) *Detached energy systems:* Mr. Dziadosz explained that due to the storm effects in the eastern U.S., we are getting more requests for generator installations. The commission discussed revising section 17.056(8)(x) of the zoning code, referencing detached energy systems, in an

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attempt to address the changing environment and technologies. Edgar & Carol Betancourt (4208 Boulder Ridge) appeared to discuss the safer installation of permanently installed generators. Staff will present a revised ordinance to accommodate generators and address the decibel concerns discussed.

- b) *Communication Tower Ordinance discussion:* The commission discussed revisions to the ordinance including lot sizes, tower setbacks, and updating definitions. The commission appeared to support minimum setbacks of tower height plus 20 feet, similar to the Marathon County ordinance. We diverged into similar towers, including windmill towers, and the commission concurred that any towers should be the height plus 20 feet requirements.

ADJOURN: Motion by Tom Steele and seconded by Laura McGucken. Motion Carried.

Meeting Adjourned 8:20 pm.

*Respectfully Submitted,
Dan Dziadosz, Zoning Administrator*