

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 11, 2012

Vice Chairman Kevin Mataczynski called the meeting of the Plan Commission to order at 7:07 p.m. Members present included, Jim Hampton, Tom Steele, Chistine Nykiel Kevin Mataczynski, Laura McGucken and Lee Benes. Also present Zoning Administrator Dan Dziadosz and Deputy Clerk Michelle Peter. Tom Muellner was absent.

MINUTES: Motion by Mr. Steele and seconded by, Mr. Hampton to approve the December 14, 2011 minutes. Motion carried.

PUBLIC HEARINGS: None

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS:

- a. Pre-application conference regarding re-development of 5201 Lilac Ave: David St Ores appeared stating he has the rights to purchase the old Montessori school's building on Lilac Avenue subject to the support of the Commission for a zoning class change.

He plans to relocate the administrative portion of Service Master, a restoration and cleaning business from Stratford to this location. He would have about six employees. Mr. St. Ores is also in the process of acquired the two adjacent homes for future expansion. If contractors feel it is feasible to retain the existing building, changes would include a new roof line, siding, brick or stone frontage and additional landscaping.

Rib Mountain staff is recommending a UDD zone change for the fact that the Town could have more control and flexibility of the site design, plus this area is in the sanitary district recharge zone. Commissioner Laura McGucken felt the sight should be rezoned conventionally to Suburban Commercial. It was the consensus of members to proceed with the UDD zone change.

- b. Discussion of Greenhouse related codes, zoning and South Mountain Road: Kent Spiegel owner of the Rib Mountain Greenhouse and architect Rich Otradovec appeared seeking support for the relocation of the greenhouse to 4104 South Mountain and the need to rezone the site. Dan Dziadosz stated the zoning code currently allows greenhouses under the RA-2 district, which is a heavy duty Ag district. The following options are available; change the zoning code, request a zoning change or rezone from residential to UDD.

Mr. Spiegel informed the commissioners that in recent days he has met or spoken to surrounding neighbors who seem to support his relocation. It was the consensus of commission members to proceed with a zoning change to UDD.

- c. Proposed ordinance changes related to permits and fees: Dan provided a proposed building permit requirement ordinance to members. He noted that staff is seeking avenues to increase revenues. This ordinance would require permits for residing, heating, ventilating installations and reroofing.

Several members were less than receptive to permitting furnaces and hot water heaters. They felt this would cause ill-will and create unnecessary work load to the building inspector.

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- d. Ordinance changes related to accessory uses: Tabled

OLD BUSINESS: (TABLED)

- a. State Park Speedway site plan modifications; PC Docket #2011-13: Tabled
- b. Bone & Joint Clinic landscaping review; PC Docket #2011-16: Tabled

CORRESPONDENCE/QUESTIONS: Dan Dziadosz informed the commission members that in The Municipality magazine there was an article on “plan commission roles and responsibilities.” Copies could be made available. He also had a handout available on the Wisconsin Citizens Safe Wind Siting Guidelines. If member were also interested the local land use planning and zoning office would be hold several WisLine teleconferences now thru March. Dan showed a presentation similar to a sign request that the city of Wausau had received on animated projections. Commission members were not in support of such signage.

ADJOURN: Motion by Mr. Steele and seconded by Mr. Benes to adjourn. Motion carried 6-0.

Meeting Adjourned 8:07 pm.

*Respectfully Submitted,
Michelle Peter, Deputy Clerk*