

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
MARCH 14, 2012

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included Kevin Mataczynski, Jim Hampton, Tom Steele, Christine Nykiel, Laura McGucken and Lee Benes. Also present Zoning Administrator Dan Dziadosz and Deputy Clerk Michelle Peter.

MINUTES: Motion by Mr. Steele and seconded by Mr. Mataczynski, to approve the February 22, 2012 minutes. Motion carried.

PUBLIC HEARINGS:

- a. Kent Spiegel, d.b.a. Rib Mountain Greenhouse requesting a rezoning from Estate Residential to Unified Development District, with both General Development Plan and Precise Implementation Plan approval on the premise legally as Lot #1 of CSM #5963, Pt NW, NW Section 21, T28N, R7E. Known as 4101 South Mountain Road, PC Docket 2012-10. Dan Dziadosz reviewed the proposal with the Commission. Mr. Spiegel stated that he is seeking to have the greenhouse blend with countryside. He would be erecting a more efficient poly carbonate greenhouse, and per recent discussions, was willing to provide a buffer on the south side of the property.

Commission members reviewed and discussed the key findings and site plan matters as addressed in their packets. Discussion was held on the need to pave the whole site. Mr. Spiegel expressed his desire to not pave the whole site due to growing issues that are related to heat that will be generated from the blacktop that could cause growing problems. Agreement was made on paving the driveway entrance and the handicap stalls on the north side of the building. He also agreed to planting flowering crab trees, or fruit trees, and yews on the south side of the property.

Gerald Hall, 3288 Evergreen Road, Marathon questioned what a recharge district was and if this project would cause any detriment to his property.

Motion by Mr. Mataczynski, seconded by Laura McGucken to recommend approval of the rezone request from Estate Residential to Unified Development District; approval of the General Development Plan and Precise Implantation Plan subject to the key findings and site plan issues as outlined in the staff memo. Motion carried.

- b. David St. Ores requesting rezoning from Suburban Residential to Unified Development District, with both General Development Plan and Precise Implementation Plan approval; known as 5201 Lilac Avenue, Pcl# 34.142807.GL.03.4. PC Docket 2012-09. Commissioner McGucken requested for the record that she is not a proponent of the UDD request for this site and strongly believes that conventional zoning was appropriate.

Mr. St. Ores stated the site would be mainly used as an office facility and bi-annual training / schooling for personnel. The site would house 4 to 5 vehicles that are dispatched to projects during the day. The vehicles would not be used as a signage display on site, but be parked in the middle to rear of the site.

Commission members discussed the signage request and felt that the request was not too intrusive, due to the adjacent signage, and lower elevation of the site in relation to the highway off ramp.

Jay Davis, 1002 Dahlia Lane, questioned if the site would generate excessive noise.

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Motion by Mr. Mataczynski, seconded by Mr. Hamilton to recommend approval of the rezoning request from Suburban Residential to Unified Development District; approval of the General Development Plan and Precise Implementation Plan subject to all key finding matters and site plan issues as presented in the staff memo. Motion carried 6 to 1.

- c. Larkin and Bergs, d.b.a. Rib Mountain Secure Storage requesting a rezoning from Suburban Industrial to Unified Development District, with both General Development Plan and Precise Implementation Plan approval, Pcl #'s 34.182807.15.02, 15.04, 15.06, 15.07 & 15.08, known as 6500 South Mountain Road. PC Docket 2012-26. Dan Dziadosz noted that this proposal is in an un-reclaimed borrow pit area of the community and this request would be an asset to the site, in addition to providing for needed storage facilities.

Commission member Laura McGucken requested for the record that though she is not opposed to the project, she strongly believes the request should seek approval through the conventional zoning of Suburban Industrial.

Commission members reviewed the submitted recommendation from Street and Park Superintendent Scott Schatschneider to pave the entire project. Commission agreed that there could be some deterrent to the asphalt when the next phases begin with trucks and construction equipment. WisDOT specified aggregate would be the best fit and upon completion of the project, the driveway entrance shall be paved. Staff noted that tracking onto the highways would not be tolerated during construction.

Dan Bergs stated they would like to phase the project by starting with grading of the entire site, but build only three storage units being constructed. Upon renting them, the second set of three buildings would be built, etc. Staff clarified that this would be a general development plan approval for all eight buildings. They also agreed to use WisDOT approved aggregate. After some discussion on signage Mr. Bergs and Ms. Larkin agreed to a single two sided sign versus two separate one sided signs, in addition to signage on the building with a phone number.

No one spoke in favor or against the request.

Motion by Mr. Steele, seconded by Mr. Mataczynski to recommend approval of the rezoning request from Suburban Industrial to Unified Development District; approval of the General Development Plan and Precise Implementation Plan along with the approval a two sided sign, phone number wall sign, a phased project and WisDOT approved aggregate driveways. Motion carried 6 to 1.

CERTIFIED SURVEY MAP APPROVALS: Daisy & Thornapple Road non-conforming lot. **Tabled**

NEW BUSINESS: Architectural standards discussion. **Tabled**

OLD BUSINESS: State Park Speedway site plan modifications; PC Docket #2011-13: **Tabled**

CORRESPONDENCE/QUESTIONS: **Tabled.**

ADJOURN: Motion by Mr. Steele and seconded by Mr. Mataczynski to adjourn. Motion carried 7-0.

Meeting Adjourned 9:39 pm.

*Respectfully Submitted,
Michelle Peter, Deputy Clerk*