

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
JULY 11<sup>th</sup>, 2012

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

**MINUTES: Motion by Ms. McGucken and seconded by Mr. Mataczynski to table the June 13, 2012 minutes. Motion carried.**

**PUBLIC HEARINGS:** Chairman Muellner requested that we take items out of order due to the traveling times of some participant applicants.

WE Energies proposed changes to the current Rib Mountain ordinance regulating communication towers. Docket # 2012-20. This was published as a public hearing for a zoning text amendment of RMMC Section 17.056(7)(c) c.1., changing the minimum lot size from 5 acres to three acres in the RA-1-35ac, RA-2-35ac, OR-35ac, and RR-35ac districts. Staff updated the Commission on their discussions with the State Tower Frequency Coordinator, and recommended that we proceed with a minor ordinance change to facilitate the present situation, and that we would get back to reviewing the entire ordinance in the fall / winter.

Staff explained the status of the WE Energies request, and the ordinance review. Plan commission members concurred that we needed to revisit the ordinance from a proper planning aspect, not specifically making changes to accommodate projects.

**Motion by Mr. Mataczynski, seconded by Ms. McGucken to recommend approval of the proposed ordinance change from five acres to three acres, and recommend that the ordinance be revisited again within three months. Motion carried.**

Next, Cory Huotari and Cody Tack, appeared representing Dimension of Horrors, LLC, requesting conditional use approval for an indoor entertainment use, "Dimension of Horrors, LLC" at 905 Morning Glory Lane. This use would be a haunted house, constructed with the building. Tom Salzman, property owner, also appeared representing Dimension of Horrors, LLC. Parcel # 34.142807.06.22; PC Docket # 2012-19.

The proposed plans are to use one building within this parcel as a seasonal haunted house location. The owners previously had a haunted house in the City of Medford and now want to move the haunted house business to the Rib Mountain / Wausau area. Planner Jeff Kussow explained that the land use for this activity would be classified as "indoor entertainment" and reviewed the memo that he presented to the Plan Commission. There would be less than 40 individuals in the building at one time including the workers, and visitors will be sent through the haunted house in groups of 6 – 8. Mr. Huotari also stated that the designated visitor waiting area would be located outside, possibly with a 20' x 40' tent, located immediately adjacent to the building. The tent would require a special permit and be used as a staging area to line people up for entry into the main building. Additionally, exterior porta-potties would be used for the public prior to entering, and after exiting the haunted house.

Plan Commissioners questioned the lack of defined parking, no interior plan, the exterior tent and toilets, concerns about noise, as well as the short term lease agreement that was provided for parking. The Mountain Garage Bar and Grill UDD approval was discussed as terminating around Christmas of 2012 (off-site parking area). Many concerns were discussed, and the applicant appears to have answers depending upon the amount of interest and traffic generated, which are all unknowns. The commission concurred that they would like to see this type of business have an opportunity within the community.

The topic was opened for discussion as a public hearing, and Bob and Wendy Gaffney, owners of the duplexes along Swan, had similar questions and concerns.

Mr. Huotari stated that neighbors would not hear noise from the haunted house. Dimension of Horrors also plans to be working with the criminal justice program at North Central Technical College for security purposes, which will assist with parking, at the entrance, and within the haunted house. They would also like to use some temporary directional signage adjacent to the right of way, on the actual days of the event. There will also be sales of prepackaged food on site, in the waiting line area of the tent. Tom Muellner asked Dan Dziadosz about what building codes would be required for this proposed operation. Dan explained that since this is a business inside of an existing structure, it would ultimately be up to the fire department and regulation of safety codes, and that the Fire Chief asked for a condition of approval to include his review of the plans prior to any operation / permit.

A limited term conditional use approval was discussed, since this is essentially a “tenant space approval” for a portion of the property (use of one of the several buildings on site).

**Motion by Mr. Mataczynski, seconded by Mr. Hampton, to recommend conditional approval of the indoor entertainment use for “Dimension of Horrors”, subject to an 11 P.M. closing time, only on Friday, Saturday, and Halloween, to expire 12-31-12, subject to a parking agreement for 100+ cars, and subject to building and fire inspection and compliance prior to opening. Motion carried.**

**OLD BUSINESS:** Planner Jeff Kussow presented a memo on architectural standards on Rib Mountain Drive, a discussion that was previously tabled.

**CORRESPONDENCE / QUESTIONS:** The commission members questioned a new communications tower ordinance, and stressed the importance of proper fall zones.

**ADJOURN:** Motion by Mr. Mataczynski and seconded by Mr. Benes. Motion Carried.

Meeting Adjourned 8:35 pm.

*Respectfully Submitted, Dan Dziadosz & Jeff Kussow, Planning Intern*