

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 8<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, Tom Steele and Christine Nykiel. Kevin Mataczynski was excused. Also present Zoning Administrator Dan Dziadosz and Planning Intern Jeff Kussow.

**MINUTES: Motion by Tom Steele and seconded by Lee Benes to approve the June 13<sup>th</sup>, 2012 and July 11<sup>th</sup>, 2012 minutes. Motion carried.**

**PUBLIC HEARINGS:**

- a) Victor Anderson of Lokre Companies representing RS Holdings of Wisconsin LLC, Warm Water LLC, and JAK Family Investments LLC appeared for a public hearing for a rezone request of Mountain View Shoppes from Urban Commercial (UC) to Unified Development District (UDD) – 4500-4530 Rib Mountain Drive; Parcel # 34.152807.001.008; Docket # 2012-21.

Jeff Kussow explained that the applicant was seeking an approval for a rezone request of the Mountain View Shoppes from UC to UDD to accommodate for a new 14.17' tall pylon tenant sign along Rib Mountain Drive, increased signage allowance on the building, more lenient landscaping requirements, and dumpster enclosure requirements. Mr. Kussow went onto explain that the existing building is undergoing a commercial facelift and is looking to improve the signage of the parcel. Currently, the sign code only allows for a maximum 10' tall sign for pylon type signs, making the newly proposed tenant sign non-conforming. Mr. Kussow went on to explain that the current approved signage on the parcel is 436 total square feet. Mr. Anderson is seeking for the approval of 576 square feet of signage on the building and 78 square feet of signage for the pylon sign. Mr. Kussow also explained that the commercial facelift included removing some landscaping near the building to increase the parking capacity of the parcel. The current parcel has approximately 11,000 square feet of landscaping, which is below the current standards where 25 percent of the parcel area is required to be landscaped. The current standards would require 33,303 square feet to be landscaped on this parcel. This parcel precedes the current landscaping code, exempting it from the current code standards. Mr. Kussow then explained that the dumpsters in the back of the west side of the building have fencing that screens the dumpsters, but is inadequate in its current condition.

Mr. Anderson stated that there are new potential tenants looking at the building with specific signage requirements. Mr. Anderson also explained that the current landscaping has been replaced with new landscaping. The Commission expressed concerns about changing the zoning of a particular parcel simply for the reason of

increased signage or leniency. Tom Steele stated that the solution should not be to rezone, but to revise the sign code. Chairman Muellner expressed to the commission to evaluate this issue from the standpoint of the logical analysis to change this parcel's zoning to UDD in this location of the Town instead of evaluating this issue from an increased signage request standpoint. Dan Dziadosz stated that the parcel currently has numerous conditional uses and a UDD would be a good alternative to accommodate for those conditional uses. Jim Hampton stated that the UDD will also give flexibility to the development of this property in the future. Laura McGucken expressed that she does not agree with rezoning parcels simply because it does not or will not meet ordinance requirements.

Chairman Muellner then opened the hearing up to public comment; No Comments

Chairman Muellner suggested looking at the required key findings relating to the parcel for rezoning to UDD. The plan commission agreed "yes" to all of the following:

- 1.) That the UDD / GDP is the vehicle to respect the physical attributes of the site;
- 2.) That it will produce an aesthetic and ecological development in the area;
- 3.) That it will be consistent with adjacent land uses, or provide the type of buffer between the adjacent residential and industrial, that is most conducive to sound planning.
- 4.) That the proposed uses will not impose any undue burdens on improvements, facilities, utilities, or public services.
- 5.) That the potential public benefits of this use / service outweighs any and all potential adverse impacts of the development.

**Motion by Mr. Steele to recommend approval of the zoning map amendment from Urban Commercial (UC) to Unified Development District (UDD), subject to 576 square foot signage allowance on the building, approval of the proposed pylon sign with 78 square feet of signage, and dumpster screening and landscaping requirements will be dealt with between Mr. Anderson and Staff. Seconded by Lee Benes. Motion Carried 5-1**

**CERTIFIED SURVEY MAP APPROVALS:** None

**NEW BUSINESS:**

- a) Fern/Jonquil Commercial Garden

Dan Dziadosz explained that there is a commercial garden located on the backside of the property addressed 2601 Fern Lane accessed from Jonquil Lane frontage. He explained that there is an agreement from the property owner and the individual running the commercial garden to allow for him to operate on the

property. The commercial garden specializes in growing Hosta's. He went on to explain that commercial use of residential properties is not normally permitted in the Rib Mountain Zoning Code, however, commercial gardens may be permitted after review and special use approval by the Town Planning Commission. The owner was advised of this requirement and this issue will be on an upcoming plan commission agenda.

**OLD BUSINESS:** None

**CORRESPONDENCE / QUESTIONS:**

- b) Concerning previous architectural design discussions, Dan Dziadosz brought to attention a house in another municipality that was painted with an American flag scheme after the municipality refused to allow the property owner to construct a flag pole. This brings to attention the ongoing need for the town to deal with the architectural standards issue.

**ADJOURN: Motion by Tom Steele and seconded by Lee Bennes. Motion Carried 6-0.**

Meeting Adjourned 8:00 pm.

*Respectfully Submitted,  
Jeff Kussow*