

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 23rd, 2013

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

MINUTES:

**Motion by Tom Steele and seconded by Jim Hampton to approve the January 9th, 2013 minutes.
Motion carried.**

PUBLIC HEARINGS:

- a) *Dimension of Horrors requesting a conditional use approval as an Indoor Entertainment (Haunted Attraction) tenant on the property addressed 905 Morning Glory Lane, per RMMC Section 17.056(4)(h); Legally described as Pt of NW 1/4 NW 1/4 Sec. 14 T28N R7E, Pcl A of CSM (#9154) Vol. 36 Pg. 157; also known as 905 Morning Glory Lane; Parcel # 34.142807.006.022; PC Docket # 2013-04*

Jeff Kussow explained that Dimension of Horrors is requesting a permanent conditional use approval to host three (3) to four (4) haunted attraction events per year at the property addressed 905 Morning Glory Lane. Dimension of Horrors' previous conditional use approval for the Halloween event expired at the end of 2012. Mr. Kussow explained the conditions of the previous conditional use approval set forth by Town Board on July 17, 2012:

- 1) hold harmless agreement for any issues relating to temporary occupancy
- 2) a performance bond
- 3) an 11 PM closing time
- 4) Days of operation only on Friday, Saturday and corresponding holiday
- 5) A parking agreement for 100+ cars
- 6) No on-street parking
- 7) Satisfactory building and fire inspections with compliance prior to opening

Mr. Kussow explained that Dimension of Horrors is proposing to operate the business the same as they previously have with the Halloween haunted house. He explained the opening time would be 6pm or 7pm and ticket sales would end at 11pm. Days of operation would be Friday, Saturday and the day of the corresponding holiday for the specific event. Dimension of Horrors has a parking agreement with the adjacent property to the west. Concessions and ticket sales would remain the same as the Halloween event consisting of beverages, snacks, candies, and themed items. Mr. Kussow stated that Dimension of Horrors is expecting to have a Valentine's Day themed event, one (1) or two (2) spring/summer events, and a Halloween themed event.

Christine Nykiel questioned if there has been any feedback/complaints from the public and neighbors about the haunted house. Mr. Kussow stated that staff has not received or heard of any complaints or feedback regarding the haunted house.

The Commission questioned and commented on various aspects of the business such as setting a limit on the number of events, expiration of the conditional use if there is a change of tenant, and compliance to conditional use approval if the parking agreement ends.

**Motion made by Tom Steele to approve the permanent conditional use request for Dimension of Horrors for multiple indoor entertainment events throughout the year subject to a maximum of 6 events per year, a hold harmless agreement, parking agreement for 100+ cars, a performance bond, and that the conditional use approval is only effective through the term of the tenant's lease.
Seconded by Kevin Mataczynski. Motion Carried**

Certified Survey Map Approvals: None

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New Business:

- a) *Tom Meier, requesting a special use approval for a wildlife pond on the property addressed 7404 Blueberry Court, per RMMC Section 17.056(8)(n) – Drainage Structures “including, but not limited to ponds, swales”... may be permitted after review and special use approval by the Town Planning Commission. Legally described as Pt of S ½ SW ¼ Sec. 21 T28N R7E, Lot 12 CSM (#5580) Vol. 20 Pg. 173; also known as 7404 Blueberry Court; Parcel #34.212807.012.007; PC Docket # 2013-03*

Tom Meier of Land Management Solutions, LLC appeared and explained he was hired by Robert Levra to construct a wildlife viewing pond on Mr. Levra’s property addressed 7404 Blueberry Court. Mr. Meier explained that the pond will be 0.25 acres and constructed in a wetland on the property. He explained the depths will vary from 6 inches to 3 feet with a small 6 foot deep area to ensure winter survival of minnows, amphibians and reptiles. He explained that this will be an improvement to the area by clearing invasive plant species, restoring a portion of the wetland, and improving the wildlife value for species such as migratory birds.

Kevin Mataczynski questioned where the spoils from the excavation would be disposed of. Mr. Meier explained that the organic soil material from the excavation site will be placed on the bottom of the pond to provide a seed source and other excavated spoils will be placed in upland portions of the property. Mr. Mataczynski questioned if the pond would affect the water flow in the area. Mr. Meier stated that the pond would not affect the water flow in any significance since the area is currently a wetland. Mr. Meier stated that this project is considered a wildlife enhancement and permitted by the WDNR. Christine Nykiel questioned if this would cause any nuisance to neighboring properties, such as mosquitos and safety. Mr. Meier stated that this would not cause an increase of mosquitos in the area. Mr. Dziadosz stated that he does not foresee any public nuisance.

Motion made by Christine Nykiel to approve the special use request for a wildlife pond on the property addressed 7404 Blueberry Court. Seconded by Lee Benes. Motion Carried

OLD BUSINESS: None

CORRESPONDENCE / QUESTIONS:

- a) *Rooftop Advertisement / Signage*
The commission briefly discussed rooftop signage and new signage configurations.
- b) *Communication Tower Ordinance Discussion*
The Commission briefly discussed the direction of the communication tower ordinance update, but wanted to discuss this topic more thoroughly when the entire commission is present.
- c) *WausaubiCon sci-fi convention at the Hoffman House Update*
Dan Dziadosz explained that the Town’s Code Enforcement Officer has issued a permit for this event as a special event.
- d) *Plan Commission / Town Board joint meeting scheduled for Tuesday, February 19th at 5:30PM*

ADJOURN:

Motion by Tom Steele and seconded by Kevin Mataczynski. Motion Carried.
Meeting Adjourned 7:37 pm.

Respectfully Submitted,
Jeff Kussow, Assistant Zoning Administrator