

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
April 14, 2010

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

MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the March 24th, 2010 minutes. Motion carried.

PUBLIC HEARINGS: None.

CERTIFIED SURVEY MAP APPROVALS: None.

NEW BUSINESS:

- A. **Pre-application conference** - Mr. Bob Ristow requested a pre-application conference with the plan commission for the rezoning of a small residential parcel for storage units between Azalea Road and Highway 51. Staff has reviewed the site and there are a number of issues including wetlands, drainage ways, health issues such as carbon dioxide, noise levels, and finally setback requirements from Azalea Road (45 feet) and Interstate 39 (50 feet). This parcel buffers highway traffic from the low density single family homes to the east. The south end of the parcel appears to be mostly wetlands and there is a drainage way that crosses the property.

Darin Westover, 8401 Azalea Road, appeared to question the project, long range planning, and the commercial intrusion to the residential neighborhood.

Mr. Ristow is considering a 12-14 unit storage building totaling 144-162 feet long by 32 feet deep for private storage of boats, snowmobiles, and antique cars. The building would have one side with garage doors facing Azalea Road. The building would be similar in style to the single family homes in the immediate area. There was a discussion of other potential land uses including institutional residential such as a long term nursing home. The plan commission recommended moving forward with a UDD application.

- B. **Exterior Sales Devices** - Mr. Dziadosz presented to the commission a few of the grey areas in regard to exterior sales devices. The commission viewed drop off collections differently than outdoor sale units such as LP tank exchange, vending machines, and video rental devices. It was the consensus of the Plan Commission that collection units should be a conditional use due to issues such as company pick up schedule, accumulation of trash, and other public nuisance issues.

Mandatory exterior storage systems like LP tank vendors, or cart corrals should be an exception. Vending machines like those at the IGA Store may be approved uses when under the roof of the structure, screened, or otherwise approved as a conditional use.

- C. **Landscape Requirements** - The town intern reviewed the zoning code as it pertains to landscaping and point values with individual districts. A number of years ago the Town Planner doubled point requirements in the landscaping code at the request of the plan commission. However the adjustment did not occur in the individual district requirements, so thus there is a discrepancy. The plan commission requested examples of the differences in landscape points in

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recent projects. A copy of the Olive Garden plan will be sent out to the commission. It was recommended to be an agenda item at the next plan commission meeting.

- D. **UDD District for Sign Non-conformance** – We have a number of non-conforming signs in the town. Recent inquires have requested modification of existing signs or the addition of a new sign. Staff has verbally denied those requests and recommended consideration of rezoning to gain approval.

The commission concurred that more than one free standing sign could be permitted per parcel, as a business sign, not a group sign, if the parcel had more than one street frontage. An example was reviewed for a recent request by Best Western, which underwent a major streetscape alteration with the construction of County Highway R. Additional sign alterations may be necessary due to the planned reconstruction of Rib Mountain Drive in 2011.

Overall the plan commission had mixed feelings on rezoning for signage non-compliances only. Staff should consider developing a special exception section in the zoning code or modifying tables to reflect height ratios related to the highway.

OLD BUSINESS: None.

CORRESPONDENCE and QUESTIONS: None.

AJOURNMENT: Motion to adjourn by Mr. Steele, seconded by Mr. Hampton. Motion carried.

Meeting concluded at 8:22 p.m.

Respectfully Submitted,

Bill Hebert - Secretary
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