

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 9, 2008

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included, Chairman Muellner, Tom Steele, Laura McGucken, Barb Bradley, Lee Benes, Kevin Mataczynski and Christine Nykiel. Michelle Peter and Bill Hebert were also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the June 11, 2008 minutes. Motion carried

PUBLIC HEARINGS: *Mid Wisconsin Financial Services requesting a conditional use modification for a group development in an SC district for the purpose of including an indoor commercial entertainment/café use within the bank building and requesting additional signage; 3845 Rib Mountain Drive; Dkt# 08-26.* Bill Weiland of Mid Wisconsin Bank appeared stating that it had been the original intent by the bank to lease out space for a café/coffee setting. The bank is also requesting additional signage above what is still available. 60 square feet is available but they are asking for 80 square feet. Additional signage would be on the west and south side of the building. The possible tenant did not think that awning signage would be requested, nor umbrella signage for the outdoor seating. There was a question if additional signage could be approved under a conditional use approval, a variance, or not allowed at all.

No one spoke in favor or against the request.

Motion by Mr. Steele seconded by Ms. Bradley to recommend approval for the conditional use modification request for an indoor commercial entertainment use and for the remaining 65 square foot signage, additional footage of 20 square feet could be granted subject to approval by the town attorney to allow for the requested 80 square feet requested in a Suburban Commercial District. Motion carried.

Roger King requesting a conditional use approval for the construction of a detached accessory building for residential storage purposes, per RMMC Section 17.056(8)(d)- Detached Private Residential Garage, Carport or Utility Shed. Building size requested is approximately 26' x 45' (1,187 square feet) in a SR zoning district; 1700 Flacon Avenue; Dkt 08-27 Mr. King appeared stating last January his garage and kennel burned. He would like to rebuild the garage and kennel in a similar location with a slight expansion. The garage roof line would be built continuous over the kennel.

No one spoke in favor or against the request.

Motion by Mr. Steele, seconded by Mr. Mataczynski to recommend approval of the conditional use request for the construction of a 26' x 45' detached accessory building for residential storage purposes. Motion carried.

Todd Geurink of Tranquil Setting representing B & J Properties LLC requesting a conditional use approval for the construction of native landscape plantings in lieu of the approved landscape plan per RMMC Section 17.142(4); 5200 Hummingbird Road; Dkt 08-28. Bill Wessels from B&J Properties stated the clinic would like to go from a traditional landscaped site to a natural prairie setting because of their unique site. Todd Geurink of Tranquil Settings stated

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they would like to create a woodland prairie restoration along with a butterfly and bird prairie settings. It was explained the soils have been tested and determined to be very workable. Because of the sloping issues additional seeding will be added to sawdust to prevent wash outs.

Plan Commission members asked several questions pertaining to washouts, weed control, duration of growth, replantings and landscaping points. Mr. Geurink requested permission for small educational signs in and around the prairies. The commission members agreed to the request.

Motion by Mr. Steele, seconded by Mr. Mataczynski to recommend approval of the conditional use request for the construction of native landscape plantings concept as presented subject to providing an itemized listing of plants so points may be determined, to have an annual evaluation on plant progression by a prairie-ecologist submitted to town staff and a five year revaluation of the site to determine proper growth or the need to replant traditional landscaping material. Motion carried.

CERTIFIED SURVEY MAP: None

NEW BUSINESS: None

OLD BUSINESS: None

CORRESPONDENCE and QUESTIONS: The July 23rd meeting will be a working session pertaining to updates on the official map /road reservation map, livestock siting ordinance, and possible rezoning throughout the town.

AJOURNMENT: Motion to adjourn by Mr. Steele seconded by Ms. Bradley. Motion carried.

Meeting concluded at 8:36 p.m.

Michelle Peter
Secretary

PC Meeting 7-9-08