

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 24, 2011

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:02 p.m. Kevin Mataczynski called in for an excused absence. Members present included, Christine Nykiel, Tom Steele, Jim Hampton, Laura McGucken and Lee Benes. Zoning Administrator Dan Dziadosz and Planning Intern Ryan Petrie were also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Hampton to approve the June 8th, 2011 minutes. Motion carried.

CERTIFIED SURVEY MAPS: None

PUBLIC HEARINGS:

A. REI Engineering representing the Austin Living Trust; requesting a rezoning of the official zoning map from Suburban Residential zoning to Urban Commercial. Located on the premises legally described as Pt of Govt Lot 3, sec 14, T28N, R7E, - W 30 Rds of N 10 Rds of Gl 3 Ex N 2 Rds Ex Vol 629M – 549 (Hwy); also know as 4901 Tulip Court. PC. Docket # 2011-15 Parcel # 34.142807.0GL.3.6. REI Engineering stated that this property is an excellence location for redevelopment given its location, adjacent to the I-39 ramps. The current zone of the property is suburban residential (SR-3), and the rezone proposed is to urban commercial (UC). The adjacent properties are zoned urban commercial, with the exception across Lilac Avenue to the East of the property which is zoned SR-3. No plans of development were brought forward from REI Engineering, but in the near future could be developed for commercial usage.

No one spoke at the public hearing in favor or against the request.

**Motion to recommend approval of the rezoning from Suburban Residential zoning to Urban Commercial, was made by Mr. Steele, seconded by Mr. Hampton. Motion carried.**

B. T. Dao & N. Ngnayan; requesting a rezoning of the official zoning map from Suburban Residential zoning to Suburban Commercial. Located on the premises legally described as CSM # 4109, Vol 15 Pg 107; M645-578; also know as 1304 Oriole Lane; and Pt of NE NE, Sec 10, T28N, R7E, Com at the Inctn of E Ln of Hwy N & S Ln of Sd forty NLY Alg Hwy 120' E 363' Sly Para with Hwy 120' W 363' to Beg Wly 143' (M646-578); also known as 1404 Oriole Lane, and CSM #809, Vol 3/279, Ex Vol 653M-1391 Hwy; also known as 3205 Rib Mountain Drive. PC. Docket # 2011-14 Parcel # 34.102807.1.24. Glen Witter, owner of the properties stated it's the correct time to rezone 1304 & 1404 Oriole Lane and 3205 Rib Mountain Drive. He stated that Thuong Dao & Ngocg Ngnayan couldn't get financing for the purchase of the parcels. There is a house on 3205 Rib Mountain Drive and the other parcels are vacant. With the rezone, Glen mentioned that this would make the properties worth more and the potential for development would increase due to the rezone.

Roger Block, 1302 Oriole Lane did not want to see the properties rezone commercial because of the added traffic and concerns over property value.

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 24, 2011

Greg Swartzendreboz, 1006 Oriole Lane wanted to clarify the zoning of the properties and was wondering if the property is even developable.

Several other citizens raised issues and concerns about the additional traffic, intersection at Rib Mountain Drive & Oriole Lane, environmental concerns, buffer zones, safety issues, lack of sidewalk, and green space and detention pond concerns.

Chairman Muellner noted that currently there are no plans to develop the site that addresses all the concerns and issues noted above, however this is just to rezone the parcels to Suburban Commercial.

Dan Dziadosz stated concerns that the two properties on Oriole Lane, 1304 and 1404 respectively, are not feasible or desirable properties for residential development, due to their size and shape. In addition, the Long Range Plan for the Town of Rib Mountain shows that the three properties are zoned for commercial.

Commission members wanted clarity about the Long Range Planning of the properties and the surrounding area. In addition, members discussed the best way to go about the rezoning.

**Motion to recommend denial of the rezoning of the official map from Suburban Residential use request, was made by Mrs. Nykiel, seconded by Mrs. McGucken. Motion failed on a vote showing Nykiel and McGucken voting aye; Steele, Hampton and Benes voting No.**

Commission members discussed addressing the rezoning request and tabling the item until more information was presented, such as a survey showing a revised commercial line.

**Motion to table the rezoning of the properties from Suburban Residential to Suburban Commercial, was by Mr. Hampton and Mr. Benes, to table until the September 28th plan commission meeting. Motion carried**

NEW BUSINESS: None

OLD BUSINESS: Question was asked about the annual review of the landscaping at Bone & Joint Clinic, located at 5200 Hummingbird Road. This item was tabled until the September 14th plan commission meeting, as well as the State Park Speedway discussion.

With no other business, correspondence, or questions, Motion to Adjourn Mr. Steele, second Mrs. McGucken, Motion carried. Meeting Adjourned 8:28 pm.

Respectfully Submitted,

Ryan Petrie