

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
May 22nd, 2013

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

MINUTES:

Motion by Tom Steele and seconded by Laura McGucken to approve the April 24th, 2013 regular planning commission meeting minutes. Motion carried.

PUBLIC HEARINGS:

- a) *Fazoli's Wausau (Seazona Properties Ltd., property owner), requesting Precise Implementation Plan (PIP) modification approval for the addition of a storage shed and an additional dumpster enclosure per RMMC Section 17.233 (6) – The process and requirements for submittal, review, and approval of the PIP shall be identical to that for conditional use permits...”, specifically per RMMC Section 17.233 (6) (g) – “Any subsequent change of use of any parcel or any modification of the Precise Implementation Plan shall first be submitted for approval to the Plan Commission...”; Legally described as part of NE ¼ SE ¼ Section 10 T28N R7E – Lot 2 CSM Vol. 36 Pg. 40 (#9037); also known as 3812 Rib Mountain Drive; PC Docket #: 2013-13*

Jeff Kussow explained that there is currently one (1) unapproved shed and one (1) unapproved dumpster enclosure on the Fazoli's property. He explained that Plan Commission approval to modify the original Precise Implementation Plan (PIP) would be needed in order to keep the current shed and additional dumpster enclosure.

Matt Sanborn of Fazoli's explained that Fazoli's would like to replace the existing 12' x12' shed with a 12' x10' shed that has higher wall to provide more space for storage. He also explained that they would be willing to replace the unapproved dumpster enclosure materials to match the approved dumpster enclosure. He stated that the need for the shed is storage of paper and other materials for the catering business, and the additional dumpster enclosure is for a recycling dumpster that was not planned for when originally built.

The commission questioned and commented on the need for the additional shed and dumpster enclosure. Laura McGucken questioned if there was still adequate parking since the additional dumpster enclosure took away some parking spaces. Mr. Kussow stated that there was still adequate parking for their originally approved occupancy. The commission also discussed other possible locations and configurations.

Motion by Laura McGucken to approve the Precise Implementation Plan (PIP) modification to allow replacing the existing 12'x12' shed with a 12'x10' shed, and the additional dumpster enclosure subject to the following conditions:

1. Exterior materials being of similar style & color as existing approved dumpster enclosure.
 2. Maintaining the same lot line setbacks as the existing approved dumpster enclosure.
 3. Shed doors and dumpster enclosure gate must be closed at all times when not in use.
- Seconded by Lee Benes. Motion carried.**

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- b) *Town of Rib Mountain (Dean D. Pike, property owner), requesting modification to the Town of Rib Mountain Comprehensive Plan – Future Land Use Map to change the land use designation of the parcel addressed 1505 Wren Street from Single Family Residential to Commercial, and rezoning of said parcel from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC); Legally described as part of N ½ NE ¼ Section 10 T28N R7E, commencing on West line of Highway N, 9 rods North of South line of N ½ NE ¼, West 20 rods to beginning, North 10 rods 4', East 140', South 10 rods 4', West to beginning; also known as 1505 Wren Street. PC Docket #: 2013-08*

Jeff Kussow explained that the properties for proposed rezoning on this agenda's Public Hearings b-f were identified at past meetings as properties suitable for rezoning to commercial designation due to surrounding commercial uses, separating residential uses from primarily commercial uses, and defining the commercial corridor along Rib Mountain Drive.

Laura McGucken commented on the property's location on a primarily residential street and expressed some concern about traffic generation, but did not see a lot of issues due to the property's location close to Rib Mountain Drive. The commission commented that this rezoning was suitable due to its proximity to Rib Mountain Drive and surrounding land uses. The commission commented that they did not know why this property was designated as residential use in the Future Land Use Map of the Comprehensive plan and agreed that it should be changed to commercial.

Motion by Laura McGucken to approve changing the Single Family Residential designation of 1505 Wren Street on the Comprehensive Plan – Future Land Use Map to Commercial. Seconded by Tom Steele. Motion carried.

Motion by Laura McGucken to approve rezoning 1505 Wren Street from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC). Seconded by Kevin Mataczynski. Motion carried.

- c) *Town of Rib Mountain (Richard L. Ebner, property owner), requesting modification to the Town of Rib Mountain Comprehensive Plan – Future Land Use Map to change the land use designation of the parcel addressed 3206 Rib Mountain Drive from Single Family Residential to Commercial, and rezoning of said parcel from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC); Legally described as part of N ½ NE ¼ Section 10 T28N R7E, commencing on West line of Highway N, 1 rod North of South line of N ½ NE ¼, West 20 rods, North 8 rods, East 20 rods to said highway, South to beginning, exempt Vol. 402D-587, exempt M660-1262; also known as 3206 Rib Mountain Drive. PC Docket #: 2013-09*

The Commission questioned and commented on the current use of the parcel and condition of the current single family residence.

Motion by Tom Steele to approve changing the Single Family Residential designation of 3206 Rib Mountain Drive on the Comprehensive Plan – Future Land Use Map to Commercial. Seconded by Kevin Mataczynski. Motion carried.

Motion by Tom Steele to approve rezoning 3206 Rib Mountain Drive from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC). Seconded by Kevin Mataczynski. Motion carried.

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- d) *Town of Rib Mountain (Glen M. Witter, property owner), requesting rezoning of the parcel addressed 1404 Oriole Lane from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC); Legally described as part of NE ¼ NE ¼ Section 10 T28N R7E, commencing at intersection of East line of Highway N and South line of said forty, Northerly along highway 120', East 363', Southerly parallel with highway 120', West 363' to beginning, exempt Westerly 143'; also known as 1404 Oriole Lane. PC Docket #: 2013-10*

Laura McGucken commented on the parcel's location adjacent to the commercially zoned property to the north and how the eastern property line coincides with the commercial zoning line to the north. Ms. McGucken stated that she does not want to see 1304 Oriole Lane be rezoned at this time. The Commission questioned and commented.

Roger Block of 1302 Oriole Lane questioned which property was being rezoned and if 1304 Oriole Lane, adjacent to the west of his property, was going to be rezoned. Dan Dziadosz showed Mr. Block the properties that were proposed for rezoning and explained that 1304 Oriole Lane was not proposed for rezoning at this time. The Commission stated that the commercial rezoning coincides with the Future Land Use Map of the Comprehensive Plan.

Motion by Jim Hampton to approve rezoning 1404 Oriole Lane from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC). Seconded by Laura McGucken. Motion carried.

- e) *Town of Rib Mountain (Glen M. Witter, property owner), requesting rezoning of the parcel addressed 3205 Rib Mountain Drive from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC); Legally described as part of NE ¼ NE ¼ Section 10 T28N R7E, CSM Vol. 3 Pg. 279 (#809); also known as 3205 Rib Mountain Drive. PC Docket #: 2013-10*

The Commission questioned and commented on this property coinciding with the rezoning of the previous approval, 1404 Oriole Lane. The Commission stated that the commercial rezoning coincides with the Future Land Use Map of the Comprehensive Plan.

Motion by Kevin Mataczynski to approve rezoning 3205 Rib Mountain Drive from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC). Seconded by Tom Steele. Motion carried.

- f) *Town of Rib Mountain (Peoples State Bank, property owner), requesting rezoning of the parcel addressed 3006 Rib Mountain Drive from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC); Legally described as part of N ½ NE ¼ Section 10 T28N R7E, commencing 858' East and 272.74' South of Northwest corner of NW ¼ NE ¼, South 353.76' East 601.2' to West line of Highway N, Northwesterly along highway 390.34' West 418.2' to beginning, exempt Vol. 400D-334 exempt Vol. 632M-963 (Highway); also known as 3006 Rib Mountain Drive. PC Docket #: 2013-17*

Chairman Muellner commented that this large parcel directly to the south of People's State Bank was surrounded by commercial zoning to the North and South. He stated that rezoning this property would clean up the commercial zoning district boundaries and is consistent with the Future Land Use Map of the Comprehensive Plan.

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Motion by Lee Benes to approve rezoning 3006 Rib Mountain Drive from Suburban Residential – 3 (SR-3) to Suburban Commercial (SC). Seconded by Tom Steele. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS: None

OLD BUSINESS: None

CORRESPONDENCE / QUESTIONS:

a) TC Teardrops land use interpretation

Dan Dziadosz explained a proposal for a quasi-industrial use for “teardrop campers” that came to staff. Mr. Dziadosz stated that there is no way of categorizing small quasi-industrial uses with the current zoning code or definitions within the zoning code. He explained the approval letter/interpretation that was sent back to the applicant, since the previous use was similar and there are also similar uses occurring within adjacent buildings without additional approvals. The commission agreed with the interpretation.

Mr. Dziadosz went on to explain that there have been other similar quasi-industrial proposals that were not as easy to make an interpretation. He explained that there is a need to look at the zoning code and form an allowance for small businesses like these.

The commission extensively questioned and commented on different options. The commission expressed that there needs to be good definitions and ways to limit size for smaller industrial uses. Staff stated that they will be looking into the issue and bringing it up at future meetings.

b) Future Meetings and Agenda Items

Jeff Kussow stated that the Plan Commission recommendation to approve the Kocourek Private Air Strip will be going to Town Board on June 4, 2013. He explained the changes that Mr. Kocourek is proposing to the configuration of the air strip and proposed modified conditions.

Mr. Kussow stated that Bone & Joint will be at the June 12, 2013 Plan Commission meeting for the landscaping update. He also stated that Becca’s will be on that agenda for expansion of their restaurant.

ADJOURN:

Motion by Tom Steele and seconded by Mataczynski to adjourn. Motion Carried.

Meeting Adjourned 8:25 p.m.

Respectfully Submitted,

Jeff Kussow, Assistant Zoning Administrator