

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 13th, 2014

Commissioner Tom Steele called the meeting of the Planning Commission to order at 7:01 p.m. Commission members present included Laura McGucken, Christine Nykiel and Jim Hampton. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow. Chairman Tom Muellner and Commissioner Kevin Mataczynski were excused.

MINUTES:

- a) *Approval of Plan Commission Meeting minutes of 7-9-2014*

Motion by Jim Hampton to approve the July 9, 2014 regular planning commission meeting minutes. Seconded by Christine Nykiel. Motion carried 4-0.

- b) *Approval of Special Joint Town Board and Plan Commission Meeting minutes of 7-15-2014*

Motion by Jim Hampton to approve the July 15, 2014 Special Joint Town Board and Plan Commission meeting minutes. Seconded by Laura McGucken. Motion carried 4-0.

PUBLIC HEARINGS: NONE

CERTIFIED SURVEY MAP APPROVALS:

- a) *Custom Classic Homes, LLC requesting Certified Survey Map Approval to subdivide two parcels adjacent to the north of the property addressed 6304 Magnolia Avenue; Parcel #'s: 34.222807.006.020.00.00 & 34.222807.006.008.00.00; PC Docket #2014-20*

Dan Dziadosz explained the Certified Survey Map proposal. He stated that the previous CSM that was submitted was denied by Marathon County due to the County's maximum 5:1 length to width ratio. He stated that a number of solutions were discussed and the CSM presented uses the most straight forward and easy solution. Mr. Dziadosz explained that 65 feet immediately adjacent to Magnolia Avenue will be dedicated to the public. He stated that stormwater management facilities will be located within the dedicated area. He also stated that a developer's agreement will need to be approved, and a resolution will need to be approved for right of way dedication. Mr. Dziadosz explained that any buildings will need to be set back from the dedication line 35 feet. The commission questioned and commented on setbacks, where the setback will be approximately 100 feet from Magnolia Ave. The commission questioned and commented on the stormwater facilities, dedication area, driveways through the dedicated area, and lot sizes of the general area. Mr. Dziadosz stated that Marathon County is ok with the proposed CSM. Tom Steele questioned maintenance of the 65 foot dedicated area. Mr. Dziadosz stated that it will be treated just like any other terrace in the right of way where owners will be responsible for mowing and shoveling.

Milan Roets (property owner) stated that the other houses he built in the area have setbacks of 82-87 foot setbacks.

Motion by Laura McGucken to approve the Certified Survey Map as proposed to subdivide two parcels adjacent to the north of the property addressed 6304 Magnolia Avenue; Seconded by Tom Steele. Motion carried 4-0.

NEW BUSINESS:

- a) *Active & Passive Outdoor Public Recreation Ordinance Revision Discussion; PC Docket 2014-04*

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Jeff Kussow stated that this agenda item is for a brief discussion regarding the joint Town Board/Plan Commission meeting and the ordinance revision. Jeff explained the existing ordinance and the previously proposed ordinance that was denied by Plan Commission. He reviewed Town Boards preferences to have the ability to put neighborhood parks with some active uses in neighborhoods with smaller lots. The commission questioned and commented on the points discussed during the joint meeting. Tom Steele stated that one main issue was to define a “destination park” and where one can be located in the community. The commission questioned and commented on the term “destination park”. Mr. Kussow stated that he wanted the commission to review the previously proposed ordinance and discuss the pros and cons. Laura McGucken stated that the modification to include some playcourts and playgrounds under the Passive Use ordinance section are good. She stated that the Active Use ordinance section should be modified to define some active uses as being allowed in smaller zoning districts through conditional use, and other active uses as only permitted in larger zoning districts. The commission questioned and commented on modifying the Active Use ordinance section, and how to define the different active uses. Dan Dziadosz stated that some definitions can be taken from the grant applications that the Town uses for various grants. The commission discussed the option of creating an ordinance section that defines intermediate uses that are between active and passive uses. Dan Dziadosz stated that the Town needs to review the Park ordinance and subdivision ordinance. He explained that there is the option of park land dedication in lieu of parkland fees. The commission questioned and commented on different methods to regulate intensity of use for different sized parks and avoiding creating destination parks in residential neighborhoods.

Chad Grundemann, 3500 Goldenrod Rd., stated that the Park Commission is concerned about future park development and the non-compliance of the existing parks. He stated that it would be good to have the parks in compliance for grant purposes. He stated that he believes that conditional use should be allowed for most park use cases. He stated that the Park Commission is putting the 5 year plan together and needs to know what is permitted in each kind of park. The commission questioned and commented. Dan Dziadosz suggested having a joint Park Commission and Plan Commission meeting. Mr. Dziadosz also stated that passive active parks need to be included in the park ordinance discussion.

OLD BUSINESS: **NONE**

CORRESPONDENCE / QUESTIONS:

Jeff Kussow informed the commission that there are two public hearings scheduled for August 27th for detached energy systems. Christine Nykiel stated that the parking lot where the new Dunking Donuts, HuHot and Ski’s Meat Market is a mess. She stated that the commission will need to be more careful with similar situations in the future. Ms. Nykiel questioned if Ski’s proposal to put a flag up for visibility would be heard by the commission. Jeff Kussow stated that a flags for advertising are not allowed in the Town and a UDD modification hearing would be needed. The commission questioned and commented.

ADJOURN:

**Motion by Laura McGucken and seconded by Tom Steele to adjourn. Motion Carried 4-0.
Meeting Adjourned at 7:51 p.m.**

Respectfully Submitted,
Jeff Kussow, Assistant Zoning Administrator