



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

3700 North Mountain Road
Wausau, Wisconsin 54401
(715) 842-0983
Fax(715) 848-0186

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, October 26th, 2016; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 10-12-2016 Plan Commission meeting.**
- 4.) Public Hearings:
 - a. **Town of Rib Mountain, applicant, requests conditional use approval for new emergency sirens at the properties addressed 5901 Hummingbird Road (Fire Station) and 6507 South Mountain Road (Yard Waste Site), per RMMC Section 17.056(3)(e) – Public Service and Utilities. Parcel #34.152807.015.006.00.00 and #34.192807.001.000.00.00. Docket #2016-49.**
 - b. **Town of Rib Mountain, applicant, requests zoning text amendments to RMMC Section 17.213 – Definitions and Regulations Specific to Certain Signs and RMMC Section 17.214 – General Signage Regulations, related to Electronic Message Signs. Docket #2016-06**
- 5.) Old Business:
 - a. **Lang Equipment LLC, applicant, requests conditional use approval for an agricultural, construction, and turf equipment dealership at the property addressed 3300 Eagle Avenue; per RMMC Section 17.056(4)(d) – Outdoor Display and RMMC Section 17.056(4)(e) – Indoor Maintenance Service, Parcel #34.102807.008.011.00.00. Docket #2016-43.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 12, 2016

Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Ryan Burnett, Jay Wittman, Laura McGucken, and Tom Steele. Christine Nykiel and Jim Hampton were excused. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, seconded by Jay Wittman to approve the minutes of the September 28, 2016 Plan Commission meeting. Motion carried 5-0.

PUBLIC HEARINGS: None

- a. *Dale Krenz, owner, requests conditional use approval for construction of a private residential garage resulting in more than 1000 square feet of detached accessory building area at property addressed 2610 Strawberry Lane, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Parcel 34.346.000.012.00.00. Docket #2016-46.*

Community Development Director Kunst began discussion noting the general site layout and stating that the proposal calls for siding and shingles to match the residence. Additionally, he noted the detached garage proposed is 960 square feet in area; however, with the existing utility shed, it would be more than the 1,000 square feet permitted by-right.

Commissioners Wittman and Steele asked the applicant about its intended use and whether any business would be conducted within it. Dale Krenz, owner, stated it was intended for the storage of recreational equipment like his boat and there would be no commercial activity associated with the construction of the detached garage.

Public Comment was opened and closed with no remarks.

McGucken asked what the total height of the structure was going to be and Kunst stated its height is within our code parameters.

Motion by Laura McGucken, seconded by Tom Steele, to recommend approval of the conditional use to allow construction of a detached garage resulting in more than 1,000 square feet of accessory building at the property addressed 2610 Strawberry Lane, as presented. Motion carried 5-0.

- b. *Lang Equipment LLC, applicant, requests conditional use approval for an agricultural, construction, and turf equipment dealership at the property addressed 3300 Eagle Avenue; per RMMC Section 17.056(4)(d) – Outdoor Display and RMMC Section 17.056(4)(e) – Indoor Maintenance Service, per RMMC Section 17.056(4)(h), Parcel 34.102807.008.011.00.00 Docket #2016-43.*

Kunst noted the request is for approval of two conditional uses for a new business to be located at the current Wausau Health & Fitness site. Nate Lang, applicant, distributed a site plan, with examples of their equipment displays and fencing options to the Plan Commission and community members in attendance. Lang indicated they would only display new equipment and he would prefer to install a natural looking fence or tree line to create a buffer between the residential neighborhood. He confirmed the existing vegetation would be maintained and clarified the location of the proposed buffer/fence at the request of Commissioners Hebbe and Steele. Additionally, he noted the properties addressed 3206 and 3302 Eagle Ave would also be purchased as part of the Wausau Health and Fitness acquisition and he plans to maintain their residential use.

Commissioners asked the following questions about the proposal. Are there any concerns with parking being on multiple lots? What are the required building and display setbacks? Is there a plan to expand the business onto adjacently owned property? How will the building be used and where will major repairs take place? Is the applicant aware of road limit restrictions in spring? What is the plan for signage? Where will equipment test drives be conducted? What are the hours of operation?

Kunst noted the parking would be considered legally nonconforming and given that Mr. Lang intends to purchase the other properties, it provides reasonable assurance that the parking would be maintained. Kunst noted the 35' front, 25' rear and 10' side yard setbacks and stated display areas cannot be within the required yards. Also, Kunst identified the code conditions of outdoor display and indoor maintenance. Lang stated there are no immediate plans to develop the other lots; however, he would consider it in 2-3 years for 3302 Eagle Ave property. He also noted the building would be part showroom and shop, where they would do routine maintenance and small scale repairs on-site. Larger vehicles or large scale repairs would be done at their Marshfield location. The applicant is aware of the weight limit restrictions on Eagle Ave in the Spring and is working with local distribution/dropoff locations allowing him to continue receiving shipments during that period of the year. Lang noted all signage would be building mounted and the equipment would be test driven in the southwest corner of the property. Hours of operation would be 8a-6p Monday through Friday, 9a-3p on Saturday and closed on Sundays.

The hearing was opened for public comment.

Jon McMurtrie, 3306 Canary Ave, noted he would prefer some form of noise reduction fence to help buffer the highway noise. He also stated that he is concerned about the display of equipment on the grass and the potential for fluid leakage and well contamination.

Gladys Heahlke, 3304 Canary Ave, expressed concern of noise in winter when the foliage is gone and asked the applicant when they plan to move in. Lang indicated they would like to move in as soon as possible, but he understands the current owner would want to give the current gym members some additional time.

Carol Batchelder, 3303 Canary Ave, questioned the applicant about the proposed display locations and his plans for site lighting. Lang indicated there would be no visible displays from Eagle Ave. He plans to utilize highway visibility and some interior lot displays outside of the parking area and buffered from the

neighborhood. There would be additional lighting used, but would meet whatever necessary codes/ordinances and would not operate 24 hours.

The public comment period was closed and Plan Commission discussed the Finding of Facts, as outlined in the Zoning Ordinance. Plan Commission members expressed the following comments and concerns. It is a challenging area with the residential and commercial interaction, but the reduced intensity will help. It was noted that outdoor display was not necessarily in the character of Rib Mountain for that area. Conversely, it was also stated the use was a good fit given its location within the highway corridor. Indoor Maintenance equipment noise was also noted as a concern. There was concern for the quantity and location of outdoor display items. Commissioners would like to condition potential approvals based on the number of equipment pieces visible along the highway and that they must be placed on a non-grass surface, or restrict displays to a given area of the lot. In general, Commissioners felt that the information provided on the presented site plan was not adequate to make a decision at that time and directed the applicant to return to the next meeting with an updated plan that addressed the number of required parking spaces, a finalized buffer/fence location, the requested number of display items and locations and the plan for dumpster screening.

Motion by Jay Wittman, seconded by Tom Steele, to table discussion until the October 26, 2016 Plan Commission meeting, to allow the applicant time to create/complete an updated Site Plan which addresses the concerns of the Public and Plan Commission as noted above. Motion carried 5-0.

NEW BUSINESS:

- a. *Dan Sillars, owner, requesting Site Plan approval for a detached accessory building at the property addressed 3003 North Mountain Road, Parcel #34.042807.016.007.00.00 Docket #2016-44.*

Discussion began with Kunst giving a brief review of the properties current uses and previous conversations with the applicant about the desire for an accessory building on the property. Dan Sillars, owner, noted he intendeds to use the structure for storage of his construction equipment and some personal recreational equipment. Additionally, Sillars stated he intends to move the existing soil piles to clean up the site when he is able to sell another single family property he owns within the Town.

Plan Commission members questioned the intended use of the structure and its orientation on the site. Sillars noted the building is intended for his use only and not part of the current business on site and that he plans to orient the building so that the overhead and service doors are on the eastern side of the building.

McGucken asked if accessory buildings are allowed on commercial properties and if the fence/gate are present and operable because she would prefer the rear yard be screened from the neighborhood. Additionally, Tom Steele noted he would like to see the replacement of the gate as a condition of approval. Kunst confirmed accessory buildings are permitted in all zoning districts, and Mr. Sillars agreed to replace the gate to match the existing fence.

Wittman asked the applicant how much soil was piled on site and how he would feel about a September 30, 2017 removal date as a condition of approval. Sillars noted that there is 60-70 yards of soil on site which he hoped would have been moved years ago. He noted he intends to use about half of the pile for this project and would like to use the remaining for a spec house within two years.

Motion by Jay Wittman, seconded by Tom Steele, to approve the Site Plan application for the detached accessory building at the property addressed 3003 North Mountain Road with the following conditions. The owner must provide privacy gates for the current fence opening to match the existing fence and the existing soil pile located on the property must be removed by September 30, 2017. Motion carried 5-0.

CORRESPONDENCE & QUESTIONS:

- a. Royalty Custom Homes / Hall Farm Property – They will likely be submitting documents in the relative near future with the intent to attend the December Plan Commission meeting for a rezoning and preliminary plat approval. They will also be presenting to the Marathon County Conservation Planning and Zoning Committee and the City of Wausau on November 1st for their approval of the subdivision.
- b. Mobilitie –Kunst gave a brief background on the company’s intent to install monopole towers in right-of-ways throughout the Wausau Metro area. He noted they have received a ‘utility’ designation from the state, and at this time, we are unsure how to handle their proposals. All potentially applicable Town codes and information have been submitted to the Town’s attorney for his review.
- c. Future Plan Commission Meetings - Kunst noted the next meeting will include the public hearing for the Electronic Message Sign ordinance amendments and that information gathered from the Wisconsin D.O.T., as requested at the previous meeting, did not indicate a particular message interval.
- d. Bone & Joint Landscaping - Steele questioned whether the Town had received a landscape report from the Bone & Joint clinic. Kunst noted that he believed the 5-year report requirement had expired.

PUBLIC COMMENT: None received

ADJOURN:

Motion by Tom Steele, seconded by Laura McGucken to Adjourn. Motion carried 5-0. Meeting adjourned at 8:43 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 21, 2016
SUBJECT: New Emergency Siren Locations

APPLICANT: Town of Rib Mountain

REQUEST: Conditional Use Approval for installation of new Emergency Sirens at the Town’s Public Safety Building and Yard Waste Site, per RMMC Section 17.056(3)(e) – Pubic Services and Utilities.

NARRATIVE:

Town staff partnered with South Area Fire & Emergency Response District staff to study the effectiveness of the Town’s emergency notification system. As part of this effort, it was identified the coverage of the existing emergency siren atop Rib Mountain falls short of covering a significant number of residents (see attached report). As a result, the Rib Mountain Public Safety Committee and Town Board approved the purchase of two new emergency sirens intended to be placed at the Public Safety Building and Yard Waste site. The intent behind the conditional use is to ensure the neighbors surrounding the proposed locations are notified. The proposal calls for the new sires to be placed on utility poles roughly 55-60 feet in height. Below are the applicable zoning code regulations:

Conditional Use Regulations: {All Districts}:

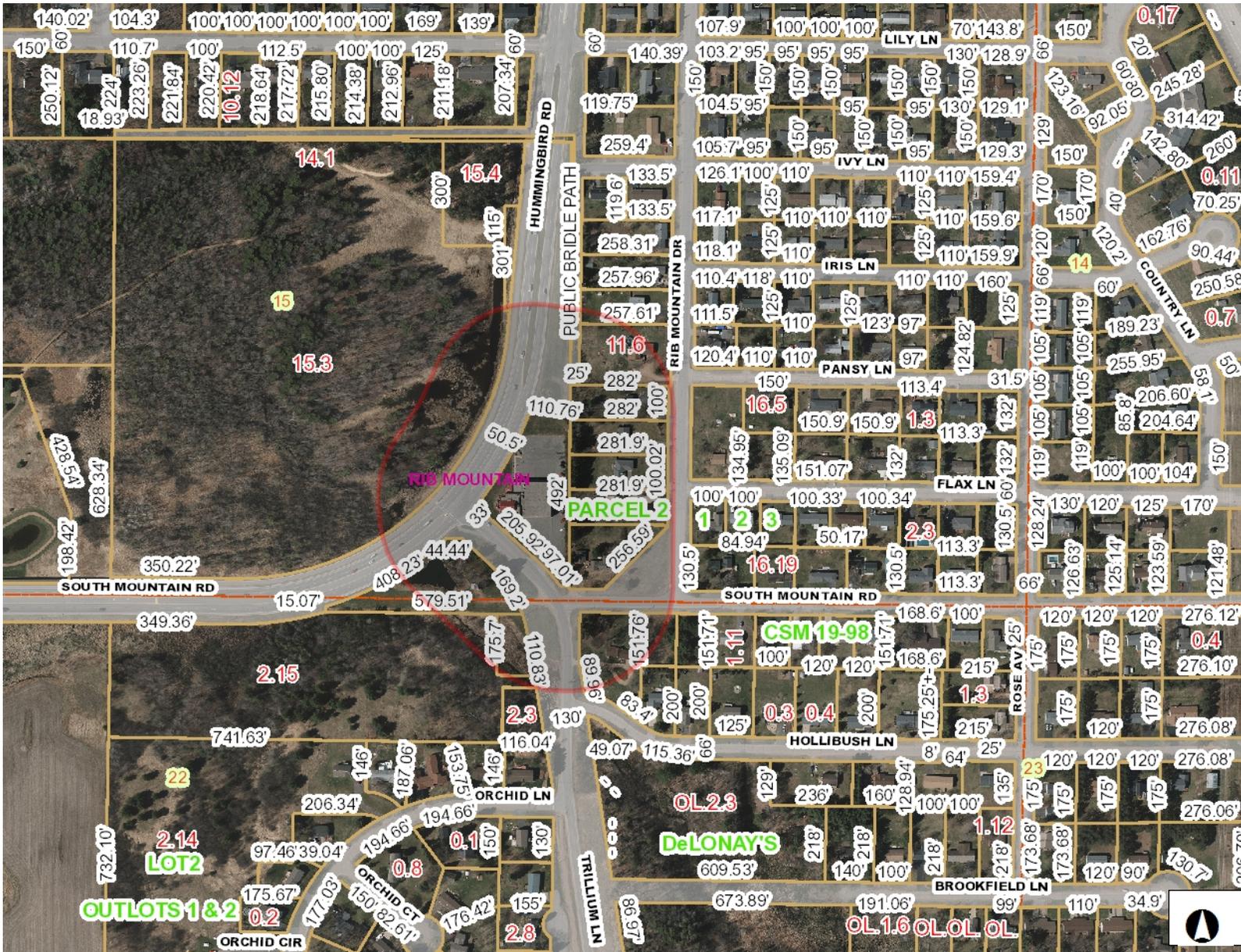
- a. All outdoor storage areas shall be located a minimum of 50 feet from any lot line in a residential zoning district. **No outside storage will occur with the proposal.**
 - b. All outdoor storage areas adjoining a lot line in a residential zoning district shall install and continually maintain a bufferyard with a minimum opacity of .60. Said bufferyard shall be located along the lot line adjacent to said residentially zoned property. **No outside storage will occur with the proposal.**
 - c. All structures shall be located a minimum of 20 feet from a lot line in a residential zoning district.
 - d. The exterior of all buildings shall be compatible with the exteriors of surrounding buildings or buildings that are likely to be located in the general area of the proposed use. **No additional buildings are part of the proposal.**
 - e. The proposed utility use shall not be located on a lot smaller than the minimum lot size required in the district for a conventional residential development option unless the use is proposed as part of a group development. For example, in an SR-2 District the minimum lot size for a public service and utility use would be 20,000 square feet. **Public Safety Building parcel is ___ square feet and the Yard Waste Site is ___ square feet.**
4. Parking Regulations: Parking shall be provided as determined by the Plan Commission. **No additional parking is needed with an emergency siren.**

POSSIBLE ACTION:

- 1. Recommend approval of the conditional use for new emergency sirens at the Town’s Public Safety Building and Yard Waste Site, as proposed.
- 2. Recommend approval of the conditional use for new emergency sirens at the Town’s Public Safety Building and Yard Waste Site signs, with conditions/modifications.
- 3. Recommend denial of the conditional use for new emergency sirens at the Town’s Public Safety Building and Yard Waste Site.



Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities
- 2015 Orthos Rib Mountain Band_1
- Band_2
- Band_3

214.43 0 214.43 Feet



User_Defined_Lambert_Conformal_Conic

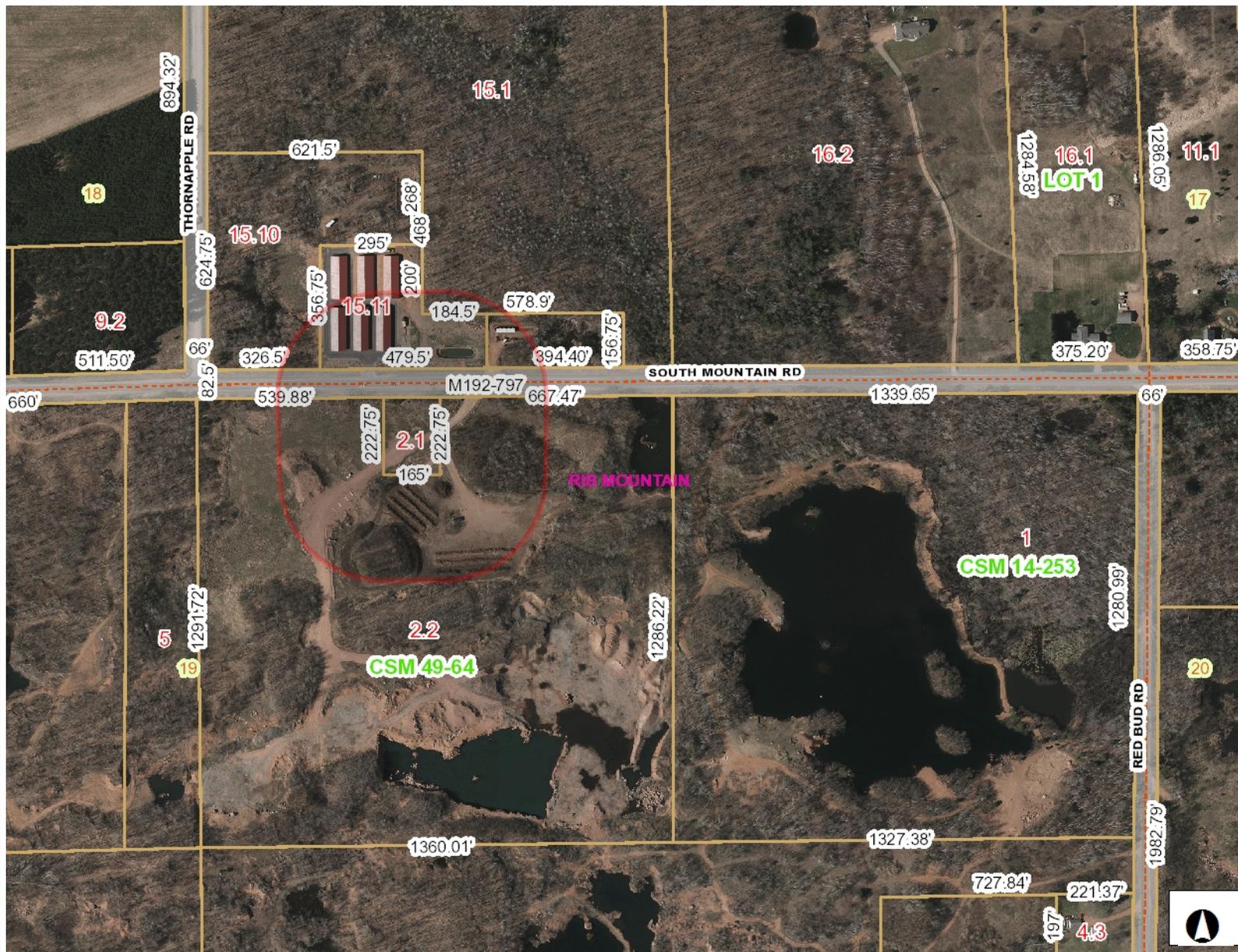
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Land Information Mapping System



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Notes

Tornado Siren Location Project



Town of Rib Mountain, Wisconsin



South Area Fire District

Prepared by:
Lieutenant Bert Nitzke
South Area Fire District
May 2015

Town of Rib Mountain Tornado Siren Location Project

The circles on the map indicate estimated OUTDOOR effective range of each siren. The ranges are shown for planning and comparison purposes only, and do not necessarily represent the actual audibility of any given siren.

There are a number of factors that affect the range of the siren. First of these is sound output, some sirens are designed to be louder than others. A louder siren will have a greater range.

Atmospheric condition, wind speed, direction, air stability, and relative humidity all affect the distance that siren sound can travel. One's ability to hear the siren can change as these conditions change. It is very possible that from your location, you may hear the siren, while in other cases, you won't.

Topography and background noise levels will also affect your ability to hear the sirens. Hills, trees, and buildings can be barriers that block the sound. High background noise levels from highways or industrial areas can mask the sound of the siren. These conditions will effectively limit the warning range of the siren.

Even with these limitations, sirens can be a very affective source of warning, if you are outdoors and within range of the siren.

Through the research conducted, it was determined that approximately 50% of the households were not covered within a siren coverage area. It is recommended to add one American Signal T-128 rotating siren at the Rib Mountain Public Safety Building located at 5901 Hummingbird Rd. This will improve siren coverage to approximately 90% of the households within the Town of Rib Mountain.

Additional Siren installations that were previously discussed at the Rib Mountain Town Hall and the Rib Mountain Waste Compost Site, would likely give approximately a 95-99% coverage to the households within the township but will also overlap significantly into the Town of Stettin, City of Wausau, and the Town of Marathon respectfully. Without a cost sharing from these communities it would not be suggested to install these two additional siren locations.

Sources:

Town of Rib Mountain Planning & Zoning

City of Wausau GIS Department

City of Schofield Fire Department

Village of Rothschild Police Department

Google Maps

Northway Communications Inc.

Town of Rib Mountain Tornado Siren Location Project

Common Facts and Questions:

Shouldn't I be able to hear the sirens in my home or business?

NO! The sirens are the OUTDOOR component of the warning system. The sirens are not intended to alert people who are indoors. The sound from the sirens simply does not penetrate into buildings such that the sirens would be a reliable means of indoor warning. This is especially true in buildings with closed windows and interior background sounds such as television, air conditioning, appliances, etc. If you are inside, with the windows closed, the TV on, or the air conditioner running, you will probably not hear a siren if it sounds, even if you are within the effective outdoor range. If you are sleeping, an outdoor siren will probably not wake you up. You are setting yourself up for a potentially dangerous situation if you are relying solely on an outdoor siren as your only source of warning.

Indoor warning is no longer the technical problem that it once was. There have been great advances in indoor and mobile warning since 1956. The Town of Rib Mountain recommends that people take advantage of these advances and have alternate, redundant means of receiving warning information, these would include but not limited to; TV, radio, social media, internet, and of course a home weather radio.

What is the purpose of the siren system?

The sirens are to notify people who are outdoors that they need to seek shelter immediately and turn on their TV or radio for further information.

When are the sirens sounded?

The sirens are sounded when the National Weather Service issues a Tornado Warning for Marathon County in the proximity of the Town of Rib Mountain.

Who decides to sound the sirens?

While the National Weather Service is responsible for issuing severe weather warnings, they do not decide when and how the sirens will be activated. The siren system is operated by the Marathon County Emergency Communications Center and County Communications policies determine when and how the sirens will be activated. The primary activation point of the siren system is in the Marathon County 911 Center.

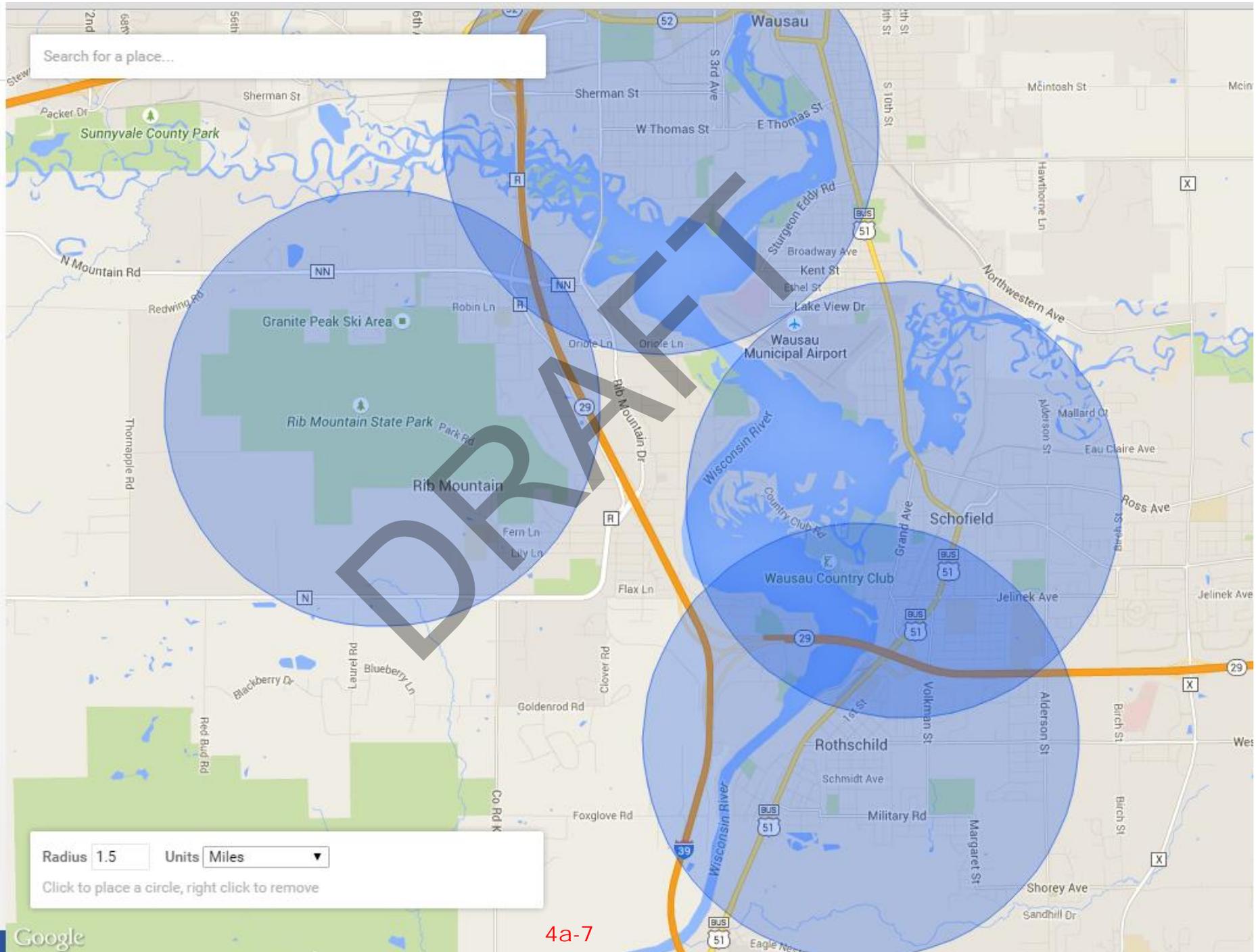
When is the Town's siren tested?

The siren in Rib Mountain is tested around 1:15pm every Wednesday of every month from March through November. The sirens are not tested in the winter months.

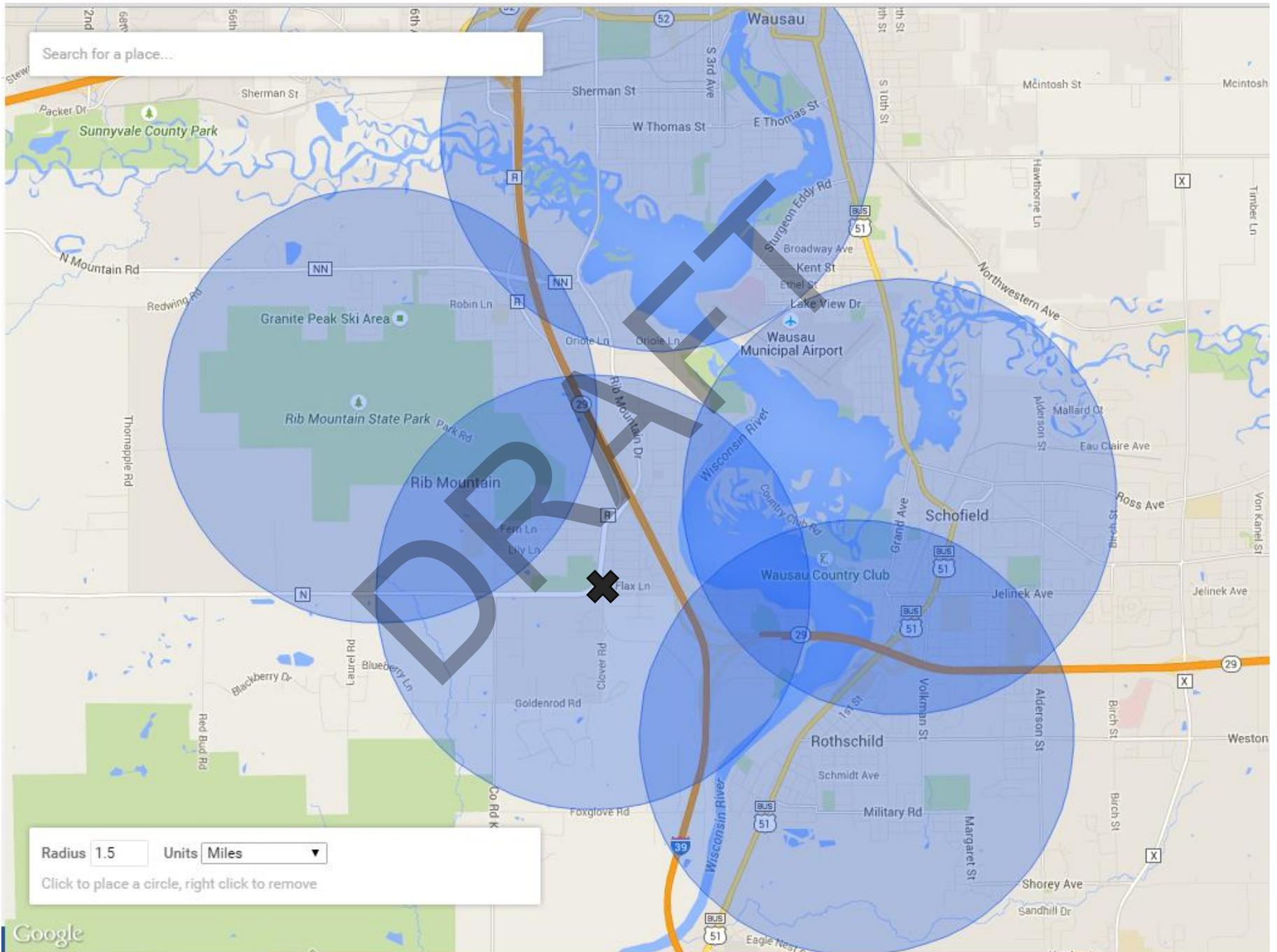
If the television or radio recommends taking shelter, but the sirens are not sounding, what steps should I take?

Don't wait for the sirens to sound if you see severe weather and are warned by TV or radio to take cover, do so immediately. The sirens are well maintained, but they are mechanical devices and cannot be guaranteed to function 100% of the time.

Current tornado siren coverage for the Town of Rib Mountain with surrounding communities siren locations



Tornado Siren Coverage with 1 additional addition of a siren at The Rib Mountain Public Safety Building



2001-130 Siren

Features

- **130 dB(C) output**
- **Directional, rotating siren for maximum coverage**
- **Three distinct warning signals**
- **Full battery operation or battery back-up**
- **Maintenance-free sealed bearing motors**
- **Weather-resistant coating**
- **Ideal for outdoor warning**
- **5-year limited warranty**



The Federal Signal 2001-130 public siren is a high power, rotating, uni-directional outdoor warning siren that offers an anechoic certified signal strength of 130 dB(C) +/- 1 dB(C) at 100-ft. The high-decibel output provides maximum coverage with minimum installation cost. Radio activation can further minimize installation costs by eliminating the need for leased dedicated control lines.

The siren's projector produces a 60-degree projection of sound which rotates at 3 RPM and can produce three distinct warning signals: steady, wail and fast wail. The 2001-130 siren will supply a minimum of 15 minutes of full power output from its batteries after AC power loss. The siren controls are available with battery operation, AC operation, and AC operation with battery back-up, one-way and two-way radio control, wired or wireless ethernet, satellite/cellular or landline.

Ideally suited to provide warning for hazardous weather conditions, fires, floods, chemical spills and other types of emergencies, the 2001-130 siren is a perfect choice to protect any community.



Advancing security and well being.

2001-130 Siren

Specifications

Power Requirements*

Siren Motor	48V (DC or full wave rectified AC) 110A (nom.)
Rotator Motor	48V (DC or full wave rectified AC) 1A (nom.)

Wiring

Siren Motor	2 AWG
Rotator Motor	12 AWG

Motor Type

Siren	Series wound DC 6 Hp
Rotator	Permanent magnet DC 1/8 Hp

Signal Information

Signal	Frequency Range	Sweep Rate
Steady	790 Hz	N.A.
Wail	470-790 Hz	10 sec.
Fast Wail	600-790 Hz	3.5 sec.
Signal Duration	3min. std. (programmable)	
Signal Output (SPL)	130 dB(C) +/- 1 dB(C) at 100' (30.5 m) 6400 feet Effective Range at 70dBC	
Rotation	3 RPM	

Dimensions

Height x Width x Depth	55" x 37" x 41" 140cm x 94cm x 10cm
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Weight

Shipping Weight	450 lbs. (205 kg)
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Environmental

Operating Temperature	-30°C to +60°C**
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* Power requirements refer to the power supplied by the batteries or optional AC operation through 2001TRB.

** The siren can operate throughout this temperature range provided that battery temperature is maintained at 18° C or higher.

Ordering Information*

Siren Motor	Rotating electro-mechanical Siren 130 dB(C) +/- 1dB(C), 48VDC, pole mount included
2001AC ¹	AC operated motor control, 208 or 220/240VAC (specify voltage) NEMA 3R control cabinet, two 48VDC contactors and transformer/rectifier, 182 lbs. 53 kg
2001DC ^{1,2}	120VAC motor control, NEMA 4 control cabinet, four chargers, two 48VDC contactors and NEMA 3R battery cabinet. 224 lbs. 102 kg

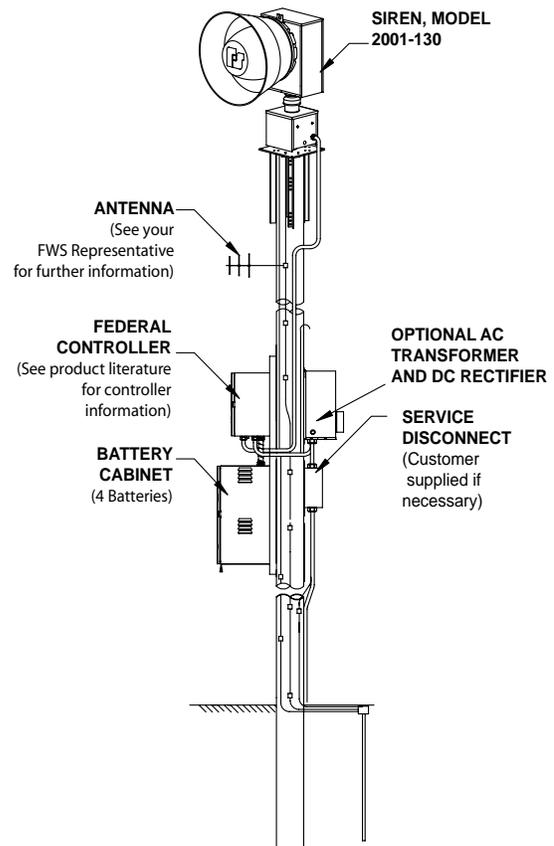
Landline Option

2001HR	Rotator holding relay for use with external timer
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* 2001-130 Siren requires a Federal Controller such as FC or DFCE (See controller product literature)

¹ For use with Electro-mechanical sirens. Antenna and cable are not included with any radio activation control and must be purchased separately. (See your sales representative)

² Batteries not included.



FEDERAL SIGNAL
Safety and Security Systems
Advancing security and well being.

Federal Controller One-Way

Control and Activation of Remote Equipment

- **Radio control available**
- **Two-tone sequential, DTMF, EAS, POCSAG, and digital AFSK decoding for security**
- **Four individually programmable output relays**
- **Six built in siren tone signals**
- **Push buttons for local activation**
- **Low current draw**



The Federal Controller, model FC, is a remote control activation point for control of equipment with timer and relay outputs. Optional radio/receiver decoder is available. This versatile model is ideal for virtually all siren control applications and any other process that can be controlled via relay contacts.

Options include a synthesized radio receiver (high band or UHF), a built-in tone generator, which adds six standard tones, public address capability, and FSPWARE, a software package that enables connection to a computer to modify supplied timing or to create unique on/off patterns for control of external equipment, such as sirens. Programming options via FSPWARE include radio receiver frequency, two-tone sequential tones/DTMF/AFSK decoding digits for security, custom audible signal tones and independent control of output relays and timing patterns for electro-mechanical sirens.

Up to six control codes may be programmed and activated by any combination of two-tone sequential, DTMF, EAS, POCSAG, and digital AFSK. Four of the timing sequences can be initiated using local push buttons or remotely through dry contact closures. The use of SFCD Software and SS2000+ allows remote control activation and networking of multiple FC Controllers.

The Federal Controller is an ideal choice to control applications such as:

- Control of Federal Signal 2001 Series, 508, Eclipse8 and Model 2 siren series
- Adding or replacing radio controls for existing sirens
- Radio activation of indoor PA systems
- Control of warning lights or various warning equipment
- Fire house alerting applications

Federal Controller One-Way Specifications

Electrical Specifications

AC Power Inputs	120 or 240 VAC 50-60 Hz
Battery Input	
12 VDC Battery Input	11-15 VDC @ JP5-2
48 VDC Battery Input	14-60 VDC @ JP5-4
Input Current @ 120VAC	180 mA AC (MAX)
Input Current @ 12 VDC	460 mA DC (MAX)
Relay Outputs	SPST (4 relays standard) 5A @ 30VDC, 7 A @ 240VAC)
Relay Output Timings	0.5 to 999 seconds

Receiver / Decoder

Frequency Range (MHz)	150-174	450-470
Intermodulation Rejection per EIA-603, part 4.1.9	≥-70	≥-70
Adjacent Channel Selectivity per EIA-603, 4.1.6	≥-70	≥-70
Spurious Response and Image Rejection (dBm) per EIA-603, part 4.1.8	≥-70	≥-70
Frequency spread allowance without re-tuning (MHz)	+/-1.5	+/-8.0
Sensitivity	0.35 uV for 12db(C) SINAD	
Stability	5.0 ppm	
Antenna impedance	50 Ohms, +/- 10 Ohms	
Decode sensitivity	20 dB(C) S/N (typically found at 0.5 uV of RF)	

DTMF

Format	50/50 to 1000/1000 in milliseconds (digit duration/inter-digit silence)
Digit length	3-12 standard DTMF characters

Two-Tone SEQUENTIAL

Timing	0.5 seconds (minimum) to 8 seconds (maximum) duration each tone
Intertone silence	0.4 seconds maximum
Frequency range	300 - 3000 Hz
Tone accuracy	+/- 1.5 %
Serial port configuration	RS232C 1200,N,2,1,DCE
Tone generator (specify when ordering)	
Audio output	0.25 watt RMS into an 8 Ohm load (adjustable)
AFSK	1200 baud, MSK (Minimum Key Shift) modem type. Usable decode sensitivity: 10db(C) SINAD (Min.)

Environmental

Operating temperature	-30°C to +60°C
Enclosure	NEMA 4

Dimensions

Height X Width X Depth	14.25 x 9.25 x 5.5 (34.6 cm x 23.5 cm x 14.0 cm)
Shipping weight	10 lbs (5 kg)

Select Model

One-Way Radio Activation	
FC*	Federal Controller One-way (Control only)
DCFCB* ¹	Federal Controller One-way (Includes battery cabinet)
* "H" for high-band (150-174 MHz), "U" for UHF (450-470 MHz)	
¹ Batteries not included.	

Options

FSPWARE	FC programming software
FS-PL1	Tone coded and digital coded squelch decoder
SS2000+	Stand-alone control unit
SFCD10/25/255/512	Application software for control of FC Controllers
2001AC	240AC power converter and 48VDC contactors for siren activation



REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 21, 2016
SUBJECT: RMMC Subchapter X – Signage Regulations

APPLICANT: Town of Rib Mountain

REQUEST: Zoning Text Amendments Related to Electronic Message Signs

NARRATIVE:

Included in the meeting packet is the latest version of the proposed amendments to the Town’s zoning regulations of electronic message signs. The Plan Commission has worked diligently over the past 10 months in putting together the revised zoning code language, including reaching out and receiving feedback from the sign industry. Below is a general summary of the recommended regulations associated with electronic message signs.

- The message board must be part of a monument or pylon sign, cannot be a standalone sign
- Percentage of monument/pylon sign permitted to be electronic is limited to 50%
- Electronic message signs are a conditional use in the UC, SC, and SR-3 zoning districts and may be considered as part of a UDD request
- Messages shall only include a static display, meaning no animation motion
- Display intervals are 10 seconds along the I-39/STH 29 corridor and 30 seconds elsewhere
- Signs shall be equipped with a sensor to keep the maximum brightness at 0.3 foot-candles above ambient light conditions
- Signs shall be programmed to turn dark if it were to malfunction

POSSIBLE ACTION:

1. Recommend approval of the zoning text amendments related to electronic message signs, as proposed.
2. Recommend approval of the zoning text amendments related to electronic message signs, with modifications.
3. Recommend denial of the zoning text amendments related to electronic message signs.
4. Sent the item back to staff for additional considerations.

Section 17.213 - Definitions and Regulations Specific to Certain Signs.

The following definitions shall be used by this Subchapter to assist in the establishment of clear cut signage regulations. In general, Sign Purposes refers to where or how a sign is used. Sign Configurations refers to the style of the sign, and Sign Measurement explains how the dimensions of a sign are determined.

Sign: any object, device, display, structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, city, religious, fraternal, or civic organization; also merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or scoreboards located on athletic fields. Definitions of particular functional, locational, and structural types of signs are listed in this Section. (Traffic control and other public agency signs located within a right-of-way are not included within this definition and are not regulated by the provisions of this Chapter.)

(1) *Sign Purposes.*

- (a) *Advertising sign:* a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where the sign is displayed. Advertising signs include billboards. (Refer to Subsection 17.214(1)(g))
- (b) *Auxiliary sign:* a sign which provides special information such as price, hours of operation, or warning and which does not include brand names, or information regarding product lines or services. It may contain a business logo if the logo is under one square foot in area. Examples of such signs include directories of tenants in buildings, "no trespassing" signs, menu boards, and signs which list prices of gasoline. (Refer to Subsection 17.216(5))
- (c) *Business sign:* a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, offered, or manufactured upon the premises where the sign is located. (Refer to Section 17.216 and Table 17.216(6))
- (c-1) *Changeable message sign:* a sign which is manually capable of altering its color, appearance, or message. These signs are only permitted as unique signs under Section 17.216(8). (Cr. #09-02)
- (c-2) *Electronic message sign:* A sign whose informational content can be changed or altered on a fixed display screen composed of electronically illuminated parts. Electronic message signs use changing lights to form a message in text form wherein the sequence of the text and rate of change is electronically programmed and can be modified by electronic processes. This form of sign is prohibited.
- (d) *Community information sign:* an officially designated sign which is limited to the display of information of interest to the general community regarding scheduled public events and public activities. (Refer to Subsection 17.212(2))
 - 1. Such sign shall only display information regarding events and information of general interest to the residents of Rib Mountain. Copy which may be considered as advertising a product, private or restricted participation event, or activity for private profit shall be prohibited.
 - 2. Such sign may be located on private or public property (including right-of way.)
 - 3. Such sign shall conform to the visibility requirements of Section 17.173
 - 4. Such sign shall not be counted as adding to the area of signage on the subject property for the purposes of regulating sign area per Section 17.216(6).
- (e) *Directional sign, off-premises:* a sign which indicates only the name, direction, and/or distance of a business or activity. It may contain a business logo if the logo is under one square foot in area. (Refer to Subsections 17.214(1)(f) and (g). Counts against the permitted business sign area and requires a conditional use permit per Section 17.225

- (f) *Directional sign, on-premises:* a sign which indicates only the name or direction of a pedestrian or traffic facility, or a particular building within a complex of structures, on the property on which said facility or building is located. For each permitted or required parking area that has a capacity of more than 5 cars, one sign, not more than 2 square feet in area, designating each entrance and/or exit; and one sign, not more than 9 square feet in area, designating the conditions of use of the parking area. It may contain a business logo if the logo is under one square foot in area. On-premises directional signs shall not exceed 4 square feet in area. No lot shall contain more than 3 such signs.
 - (g) *Group sign:* a sign displaying the collective name of a group of uses such as the title of a shopping center, office park, or industrial park and its tenants. No sales or price information shall be permitted. Portions of the sign containing names of individual tenants shall be considered as part of the area of a group sign. Group signs shall only be permitted within developments serving 5 or more nonresidential tenants, and shall limit information to the name of the development. (Refer to Table 17.216(6))
 - (h) *Identification sign:* a sign indicating the name and/or address of the tenant of the unit or manager of the property located upon the residential premises where the sign is displayed. (Refer to Sections 17.215, and 17.216(1) and (2).)
 - (i) *Temporary sign:* a sign or advertising display intended to be displayed for a certain period of time (as permitted by Section 17.217). Included in the definition of "temporary signs" are retailers' signs temporarily displayed for the purpose of informing the public of a "sale" or special offer. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be considered as temporary. A mobile or portable sign shall not be considered a temporary sign or used for such a purpose.
 - (j) *Unique sign:* A sign which, in the opinion of the Zoning Administrator, does not fall into any of the above categories.
 - (k) *Residential nameplate sign:* a freestanding sign indicating the name of the tenant and/or address of the premises. This type of sign may be attached to a mailbox, yard light, ornamental light or erected as a freestanding sign on posts. Except for those attached to a mailbox, this type of sign shall not be located closer than 5 feet from the front or street side lot line per Section 17.096(4)(a)2.
- (2) *Sign Configurations.*
- (a) *Freestanding sign:* a self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground. This type of sign includes monument signs and pylon signs. The base or support(s) of any and all freestanding signs shall be securely anchored to a concrete base or footing. The footing and related supporting structure of a freestanding sign including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or through the use of evergreen shrubs. (Refer to Sections 17.213(3)(b)1. and 17.216(3).)
 - (b) *Marquee sign:* an overhanging sign providing a canopy of a theater, auditorium, fairground, museum or other use, which advertises present and scheduled events. (Refer to Section 17.213(3)(b)1.)
 - (c) *Mobile or portable sign:* Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operation of the business. These signs are prohibited.
 - (d) *Monument sign:* a freestanding sign whose top edge is located no more than 8 feet from ground level. The base or support(s) of any and all monument signs shall be securely anchored to a concrete base or footing. The height of a monument sign shall not exceed 8 feet in height, nor

shall it be otherwise erected so that they impede visibility for safe pedestrian and/or vehicular circulation. The footing and related supporting structure of a monument sign including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or through the use of evergreen shrubs. (Refer to Section 17.173 and Table 17.216(6).)

- (e) *Projecting sign*: a sign, other than a wall sign which is attached to and projects more than one foot, generally perpendicular from a structure or building face. The bottom edge of such sign shall be located a minimum of 10 feet from the ground level directly under the sign. Such sign shall be mounted directly to a building. The sign must be located in an Urban Commercial District (UC).
 - (f) *Pylon sign*: a freestanding sign erected upon one or more pylons or posts. The base or support(s) of any and all pylon signs shall be securely anchored to a concrete base or footing. The height of a pylon sign shall be measured from the ground grade adjacent to the sign to the top of the sign. The height of a pylon sign shall not exceed 10 feet. Pylon signs shall be erected so that they do not obstruct vision triangles for street and/or driveway intersections. (Refer to Sections 17.214(2)(g) and Table 17.216(6).)
 - (g) *Wall sign*: a sign mounted parallel to a building facade or other vertical building surface. Wall signs shall not extend beyond the edge of any wall or other surface to which they are mounted, nor shall they project more than 18 inches from its surface. The height of a wall sign shall be measured from the base of the building below the sign to the top of the sign face. The top of the sign shall be no higher than the nearest portion of the building to which it is mounted.
- (3) *Sign Measurement.*
- (a) *Ground level*: the average elevation of the ground upon which the sign supports are placed, except when the sign supports rest upon a berm or other area elevated above the surrounding ground. In such cases, the average elevation of the base of such berm or other area shall be considered as the ground level.
 - (b) *Sign area* shall be measured in the following manner:
 - 1. In the case of a sign placed within a frame, marquee sign, or other structure, sign area consists of the entire surface area of the sign on which copy could be placed. The supporting structure or bracing of a sign shall not be counted as a part of the sign face area unless such structure or bracing is made a part of the sign's message. Where a sign has 2 display faces, the combined total area of one face or the largest face shall be considered the sign face area.
 - 2. In the case of a sign whose message is fabricated together with the background which borders or frames that message, sign face area shall be the total area of the entire background.
 - 3. In the case of a sign whose message is applied to a background which provides no border or frame, sign face area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems, and other elements of the sign message.
 - 4. Signs less than one square foot in area are not regulated by this Ordinance.
 - 5. The following illustrations demonstrate how sign face area shall be determined.

(3) *Electronic Message Sign Requirements*

- a) Electronic message signs are only permitted through issuance of a conditional use permit per Section 17.225 and may only be installed as an integral and subordinate portion of a monument or pylon sign configurations (and not a wall, projecting, window or any other sign configuration).
- b) (b) Electronic message signs may be permitted as a conditional use, per Section 17.225, within the UC, SC, and SR-3 zoning districts, or part of an approved UDD project.
- c) (c) No electronic message signs shall be permitted within 100 feet of a neighboring residential zoning district.
- d) (d) Electronic message signs shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake, or include any other form of movement or motion during the message interval.
- e) The message interval, or the minimum amount of time a message is required to be displayed, shall not be less than the following:
 - 10 seconds for properties within the USH 51 and STH 29 Overlay District (per Section 17.039)
 - 30 seconds for properties outside of the USH 51 and STH 29 Overlay District
- f) The electronic message sign area or display face shall be included in the calculation of sign measurement and shall not exceed 50 percent of total sign area (per Section 17.213(3)(b)(1) – Sign Measurement).
- g) Electronic message signs shall be equipped with a sensor or other device programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e. sunrise to sunset) and night time hours (i.e. sunset to sunrise).
- h) The electronic message sign shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 21, 2016
SUBJECT: Conditional Use Application for Outdoor Display and Indoor Maintenance

APPLICANT: Lang Equipment LLC
OWNER: JS Rib Mountain LLC

PROPERTY ADDRESSE(S): 3300 Eagle Avenue

REQUEST: Conditional approval for an agricultural, construction, and turf equipment dealership at the property addressed 3300 Eagle Avenue; per RMMC Section 17.056(4)(d) – Outdoor Display and RMMC Section 17.056(4)(e) – Indoor Maintenance Service.

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, and East); and Right-of-Way (West)

FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE:

Lang Equipment LLC seeks approval for an agricultural, construction, and turf grass implement dealership near the south end of Eagle Avenue. The company currently has locations in Marshfield and the Town of Stettin in which they manufacture, sell and service attachments for tractors, excavators, and other agricultural equipment. They also sell tractors, excavators and other agricultural equipment. Uses associated with this form of business include outdoor display and indoor maintenance, both of which are conditional uses in commercial zoning districts. The Plan Commission held a public hearing on the request at their October 12th, 2016 meeting and received a number of comments from the neighborhood related to noise, screening, bicycle and pedestrian safety, and size of delivery vehicles. The Plan Commission tabled the item to a future meeting and asked the applicant to provide the following site plan updates:

- Identify the required 26 parking stalls, at a minimum
- Finalize the fence materials and location
- Identify the number of display items and display areas
- Identify base materials for various display areas
- Dumpster screening plans

*To-date, staff has not received an updated plan set

ADDITIONAL MATERIALS FOUND IN PACKETS:

- Geiger Letter
- Neighborhood Letter

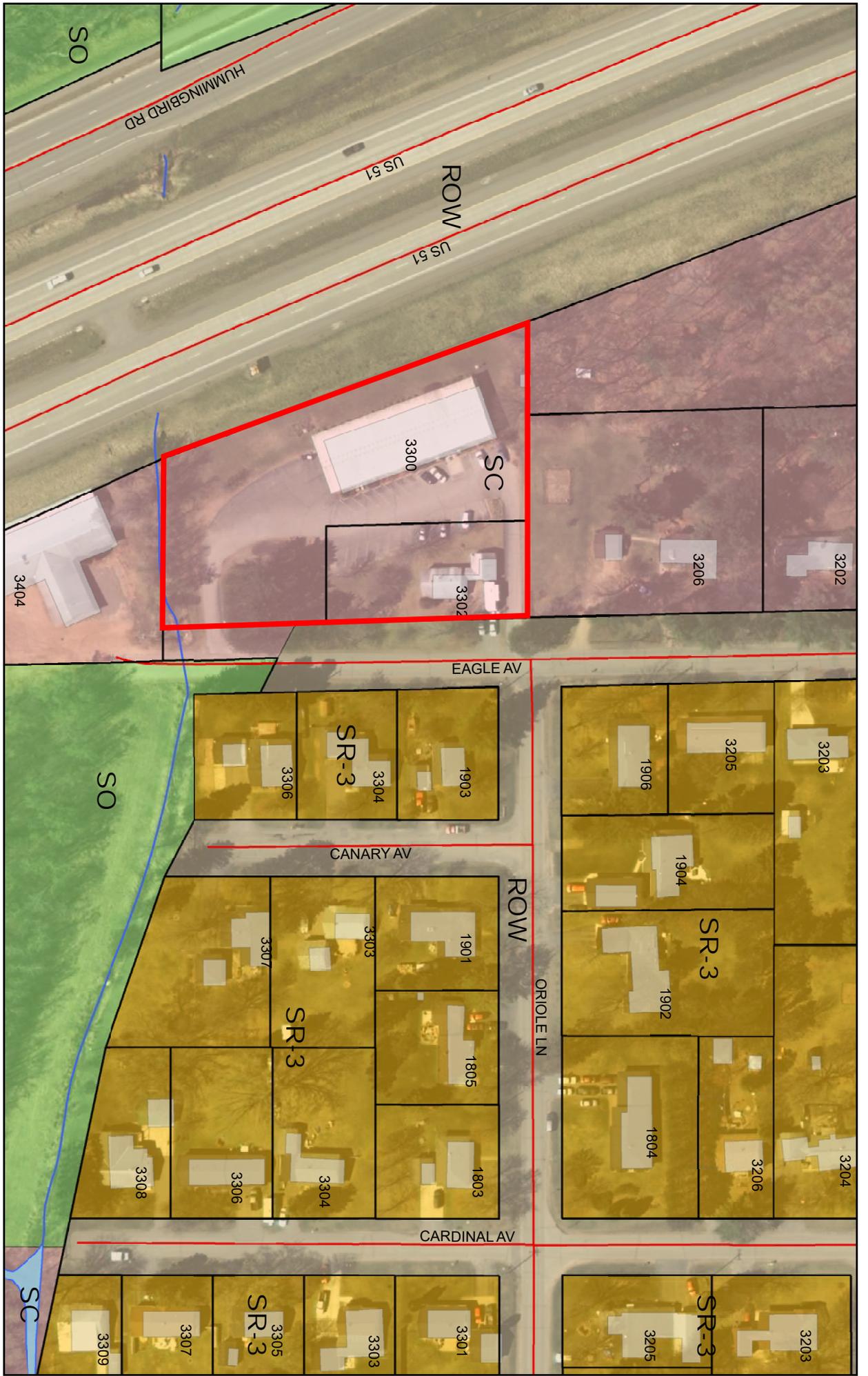
RECOMMENDED CONDITIONS OF AN APPROVAL:

- Delivery vehicles shall adhere to Town road weight limit postings
- Hours of operation should be limited to those proposed.
- Written approval from the State Commercial Building Inspector for the change in use
- Parking lot shall be re-stripped to include required parking stalls and display areas
- Provide the Town documentation indicating ability to continue using parking located on property addressed 3302 Eagle Ave
- Refuse and recycling containers shall be screened with a fence, landscaping or combination thereof
- Existing vegetation on the east side of the property shall remain.

- Addition of a six (6) foot solid fence on east side of the property
- Maintenance of vehicles, including any washing shall occur within the confines of the building.
- Signage facing Eagle Ave should be considerate of the residential neighborhood to the east. It is recommended to avoid electronic message and illuminated signage on the east side of the property.

POSSIBLE ACTION:

1. Recommend approval of the condition uses for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue, as presented.
2. Recommend approval of the condition uses for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue, with conditions/modifications.
3. Recommend denial of the condition uses for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue



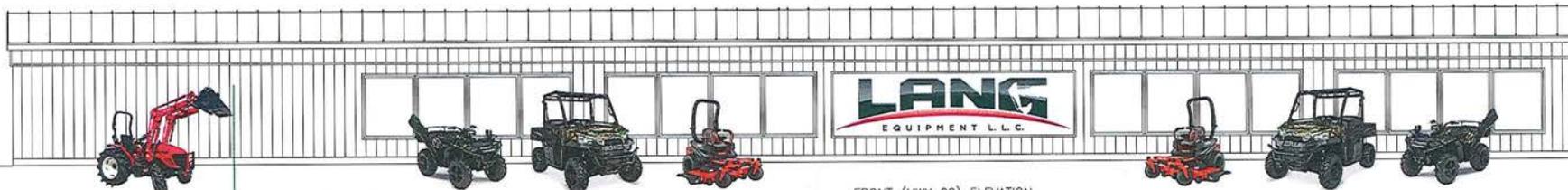
- Zoning Districts (July 2014)**
- OR Outdoor Recreation
 - RA-1 Rural Agricultural
 - RA-2 Rural Agricultural
 - RR Rural Residential
 - CR-5ac Countryside Residential
 - SR-2 Suburban Residential
 - SR-3 Suburban Residential
 - UR-8 Urban Residential
 - ER-1 Estate Residential
 - MR-4 Mixed Residential
 - SC Suburban Commercial
 - NC Neighborhood Commercial
 - UC Urban Commercial
 - UDD Unified Development
 - EO Estate Office
 - SO Suburban Office
 - SI Suburban Industrial
 - ROW
 - Unzoned
 - Parcel Outline
 - Water Feature
 - Building (2010)
 - Road Centerline

Map Printed: 10/7/2016

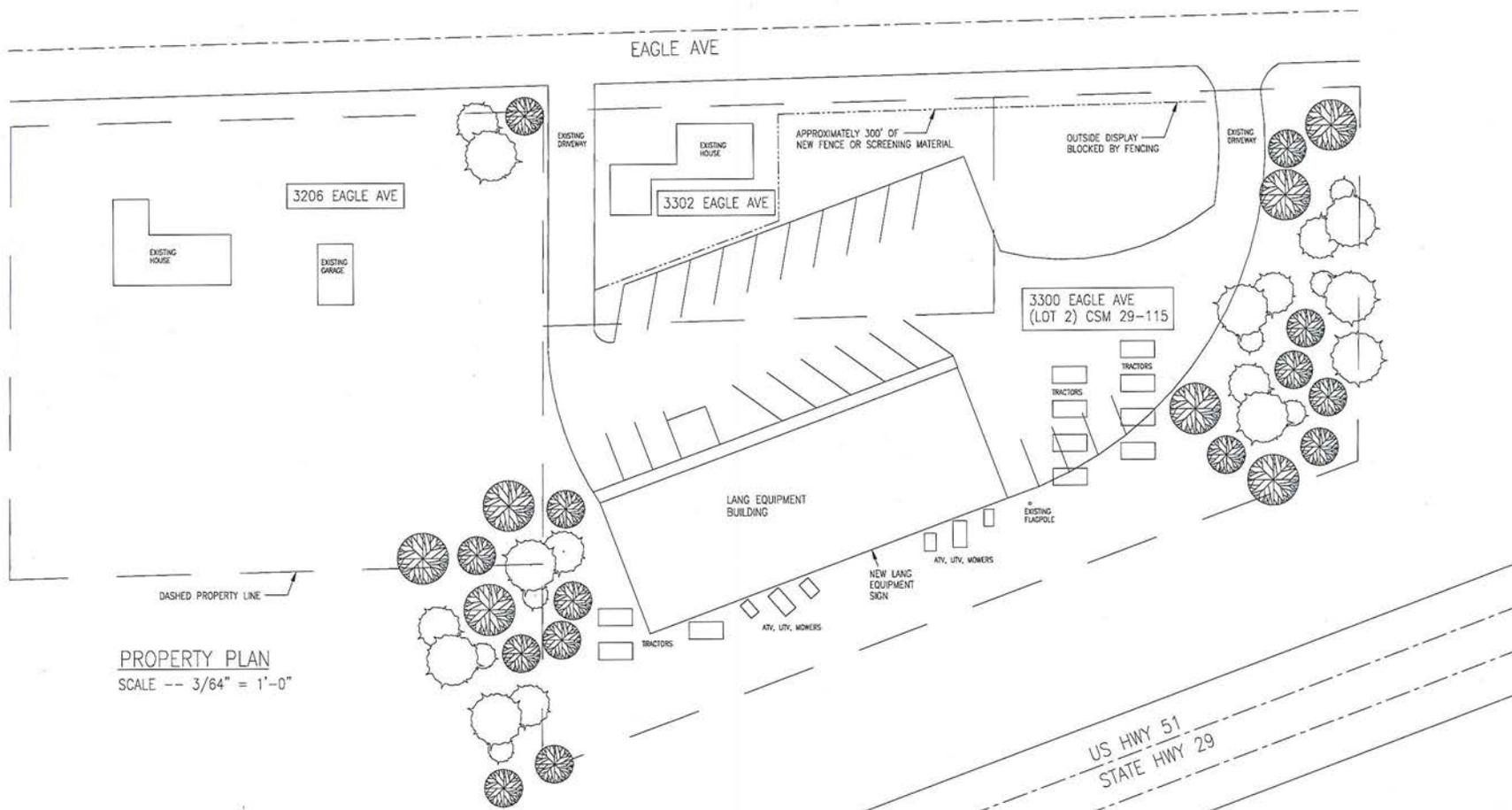
0 50 100 Feet

DISCLAIMER: The information and opinions contained herein are for informational purposes only and do not constitute an offer of insurance or any other financial product. Insurance coverage is provided by members of the CNA Financial Group. The information and opinions contained herein are for informational purposes only and do not constitute an offer of insurance or any other financial product. Insurance coverage is provided by members of the CNA Financial Group.

From 10/12/16



FRONT (HWY 29) ELEVATION
SCALE -- 3/16" = 1'-0"



PROPERTY PLAN
SCALE -- 3/64" = 1'-0"

Designed -
Drawn - LANG
Checked -
Date -
Job Class -

Approved
Title

LANG-EQUIPMENT
OFFICE-SALES
ADDRESS
WAUSAU-WI

DREAM DESIGNS
ENR: APTCA.AVG@DREAM.COM
PH: (715) 227-7120

REVISIONS
Description
Approved
Date

REVISIONS	Description	Approved	Date

File Scale:
3/16" = 1'-0"
Drawing No.
ELEVATION/PLOT
Sheet 1 of 1

October 19, 2016

TO: Rib Mountain Planning Commission

Harlan Hebbe	Laura McGucken
Thomas Steele	Ryan Burnett
Steve Kunst	Jay Wittman
Christine Nykiel	Jim Hampton

We are the owners of the home at 1903 Oriole lane. This property is a corner lot across from the Wausau Health and Fitness. Several years ago, we sat in a meeting with the planning commission considering approval for Wausau Health and Fitness Center. It was proposed to us as soft commercial use. We were nervous, but supported the decision. Overall it has been a good fit for the area.

The only negative is the increased lighting when the gym went to 24hr access otherwise it has been very quiet.

We understand the gym has suffered a decrease in membership and understand the need for the owner to consider selling the business, however Lang Implement doesn't seem to be a good fit for this site.

You as committee have made wonderful choices for our town. This doesn't seem to be one of them. Habish and Habish, the church, and Mane attraction all seem to fit the definition of suburban commercial. That definition is: "generally for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region." Generally, these areas tend to be small and are located next to major roads or existing residential neighborhoods. Structures in Suburban Commercial areas are typically required to be compatible in size, roof type/pitch, architecture, and lot coverage with the surrounding single-family residential uses.

Retail buildings cannot exceed certain square footage. Double buffering requirements from single-family land use or zoning. Site lighting can't exceed the eave height of the most adjacent structure. Drive thru windows typically face away from single family land. Fuel sales are typically not allowed. Architectural requirements typically mimic those found on single family homes such as chimneys, cupolas, shutters and transom windows. The expectation of the Suburban Commercial areas is to create neighborhood hubs and places for neighbors to gather, to shop, or eat.

We are concerned with the amount of lighting or fencing needed to secure the equipment at night after business hours and added traffic and noise. Lang's specialty is the sale of AG equipment, Construction Equipment, Turf Equipment, Equipment rentals, tire sales and Consignment. This equipment isn't what we use to cut our grass, although they had their smallest tractors on the property this week for a photo shoot which I'm sure is being shared with you.

Having been a realtor, this proposed use will decrease the surrounding home value significantly if not making it impossible for a resident to sell their home. I believe this will also make the neighborhood noisier and feel more like an industrial park.

We supported you with the gym being soft commercial, so please either keep the residential area soft commercial or rezone the whole area to commercial. As you can see businesses come and go but your residents stay forever.

Sincerely,

Randy and Kathi Geiger
715-218-3288

CC: Rib Mountain Zoning Committee

RECEIVED

OCT 20 2016

TO: Steve Kunst

Community Development Director/Zoning Administrator

Plan Commission

FROM: Neighborhood Residents

RE: Lang Equipment LLC Request for Conditional Approval

3300 Eagle Avenue

Docket #2016-43

DATE: October 21, 2016

We the residents surrounding 3300 Eagle Avenue are expressing concerns regarding Lang Equipment LLC moving into this property.

1. Noise created in the building when maintenance is in progress and also outside when equipment is tested for purchase. The traffic on the highway is enough noise. Also, the trees on the south side of the property should remain standing for noise reduction.
2. Lighting will affect a number of houses, especially 24 hour display lighting.
3. Some residents have licensed wells for lawn sprinkling and are concerned about oil and other spills that may occur during maintenance and display causing contamination of the wells.

Will the proper oil/grease drains be installed ?

4. Safety is the biggest concern on Eagle Avenue for the residents and the people who walk and ride bikes to the trail at the end of this road. This is a highly used trail and with the different, larger/trailer-type traffic anticipated with this business, safety should be considered. There is no highway access to this property, therefore, these truck/trailers will be travelling from North Mountain Road onto Eagle Avenue, which is mostly residential for two blocks and, is also a school route.
5. Will all outdoor product be displayed at ground level without product stacked outside the building on pallets or trailers? Will this business have to adhere to zoning setbacks as other properties in the township?
6. The property north of this site (3206 Eagle Avenue) is part of the purchase agreement. What is to prevent expanding this particular business on that property in a year or two? What are the long-term plans?

Future growth is inevitable but, in this case, is this business an environmentally friendly, safe and attractive addition to Eagle Avenue, to the surrounding properties, and to the Town of Rib Mountain? Does this type of retail business belong in our neighborhood?

Thank you,

Jon McMurtrie – 3306 Canary Ave

Gladys Heahlke – 3304 Canary Ave

Brad & Vicki Fehl – 3307 Canary Ave

Carol Batchelder – 3303 Canary Ave

Lloyd Beckman – 3205 Eagle Avenue

Linda Myszka – 3205 Eagle Ave

Doug & Judy Hagedorn – 3308 Cardinal Ave