



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

AMENDED

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, August 10th, 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 7-27-2016 Plan Commission meeting.**
- 4.) Public Hearings:
 - a. **Charles Janssen, applicant, requests an amendment to the Rib Mountain Zoning Map for the property addressed 7408 Bittersweet Road, from Estate Residential – 1 to Rural Agricultural – 1, Parcel #34.212807.016.000.00.00. Docket #2016-38.**
- 5.) New Business:
 - a. **Discussion on potential amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06.**
 - b. **Discussion on potential amendments to Rib Mountain Municipal Code Section 17.056(8)(x) -Detached Energy Systems, related to Solar Panels. Docket #2016-25.**
- 6.) Old Business:
 - a. **Pre-application discussion regarding potential rezoning and subdivision of Parcel #34.162807.003.000.00.00. Docket #2016-29.**
- 7.) Correspondence/ Questions/Town Board Update:
- 8.) Public Comment
- 9.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 27, 2016

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

MINUTES:

Chairman Hebbe noted he would like to add language to the minutes related to the Town dog park discussion. Hebbe noted he would like to see something indicating the cost of the project should not be the responsibility of Town residents.

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the July 13, 2016 Plan Commission meeting, with as amended. Motion carried 6-0.

Public Hearings:

- a. *Flipside Graphics, tenant, requests conditional use approval for Indoor Maintenance at the property addressed 4703 Lilac Ave, Parcel #34.142807.006.007.00.00, per RMMC Section 17.056(4)(e) – Indoor Maintenance. Docket #2016-34.*

Community Development Director Kunst began the discussion with a description of Flipside Graphics' use of the property and the zoning regulating that use. Russ Voigt, applicant, indicated the intent is to apply vinyl graphics, vehicle wraps, window tinting on larger vehicle which they currently cannot accommodate at existing business locations. He noted all work is completed within the building; however, some of the finished vehicles will be parked outside as they wait for customer to pick them up.

Laura McGucken questioned whether the current parking lot surface would be required to be paved as part of this proposal. Kunst noted because they are not proposing any alterations to the site, it can be used in its current state. Kunst also stated that this application is similar to the previously approved Central Welding application, in that the use is intended to be temporary as the property owner and their agents attempt to market the entire area for redevelopment.

Commissioners Wittman and Burnett questioned the anticipated duration of the use and if they plan to have signage. The applicant indicated they plan to stay at this location until the area reaches redevelopment and they will likely have some signage to help customers find their location. Bill Scholfield, leasing agent, and Kunst both noted the proposed use is similar to previous uses on the subject property.

Chairman Hebbe opened the public hearing, to which no comment was received.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the Conditional Use application for Indoor Maintenance at the property addressed 4703 Lilac Ave; with the conditions that all work shall be completed within the confines of the building, outside vehicle storage shall be restricted to licensed vehicles of employees or those waiting to be repaired or picked up, and junk or vehicles used for parts shall not be permitted to be store outside. Motion Carried 6-0

New Business:

- a. *TRS Development LLC, agent, requests special use approval for an Off-Site Parking Lot on Parcel #34.142807.006.034.00.00, per RMMC Section 17.056(6)(a) – Off-Site Parking Lot. Docket #2016-32.*

Kunst opened the presentation by clarifying the location and intent of the request for special use approval. Kunst noted the proposed site plan adequately addresses the landscaping and lighting standards required for parking lots and that access to the off-site parking lot would be from the existing Ryder Truck property. Kunst also noted completion of this proposed parking area, would allow for a land swap between Ryder Truck and TRS Development resulting in a clean 12-acre parcel to market for redevelopment.

Bill Scholfield, applicant's agent, presented their plan for the parking area and the redevelopment potential that would be created on adjacent parcels, should the special use be approved. Scholfield noted some challenges at the site due to an undocumented storm water drainage way, elevation changes, and lighting concerns, but believed all areas of concern noted by Town staff have been addressed. Scholfield also indicated they would be supplying a Landscaping Bond in order to push off landscaping the parcel until the spring of 2017, so that they can assure the vegetation has a better chance of survival.

Ryan Burnett questioned the intended length of stay for the Ryder Truck company, to which Mr. Scholfield indicated the Ryder is happy with their location and has no intention of moving. Commissioners Steele and Wittman questioned the plans for Sunflower Lane, to which Kunst noted it would likely be vacated and become part of the adjacent parcel for redevelopment and that it should cause no concerns moving forward.

Wittman also questioned the need for the Landscape Bond and if an imposed June 30, 2017 deadline would cause issues with the development. Scholfield indicated they intend to complete the parking area this year, but do not want to plant the trees and shrubs late in the year and have to replace them next year if they do not survive. Schofield noted the land swap would occur on or before June 30, 2017 and the proposed deadline would be acceptable.

McGucken asked if there would be any adverse impact on residents on Swan Ave. Schofield noted because of the change in elevation, neighbors would likely not notice the vehicles in the area; however, he noted he is concerned about the height of the light poles and the potential nuisance to neighbors and drivers along Swan Ave.

Motion by Jay Wittman, seconded by Tom Steele to approve the Special Use request for on Off-Site Parking Lot at parcel #34.142807.006.034.00.00, conditioned upon final approval of the stormwater pipe crossing by the Street and Parks Superintendent and a Landscaping Bond with a June 30, 2017 completion deadline.

b. Pre-application discussion regarding potential rezoning of the property addressed 7408 Bittersweet Road, Parcel #34.212807.016.000.00.00. Docket #2016-35.

Kunst noted the applicants are seeking feedback from the Plan Commission on potentially rezoning the property addressed 7408 Bittersweet Road for the purpose of an extraction use and future pond development. Chuck Janssen, applicant, presented his plan to purchase the property and live there while they dig a 5-acre pond and sell the extracted sand. They also plan to rebuild the home and retire there. Tom Meier, agent, noted the Jarvis property pond on Partridge Ave is similar in use and project scope.

Plan Commission members asked the following questions of the proposal. Are there any current buyers for the sand? What is the anticipated duration of the extraction? Are there any plans for expansion of the proposed area? What are the potential nuisances to neighboring properties created by this use? Have there been any boring samples done? What is the anticipated market for the sand? What kind of volume do you anticipate extracting? What additional permitted rights are associated with a rezone to RA-1 or 2?

The applicant responded with the following. There are no current buyers for the sand. They wanted to have this discussion with Plan Commission before pursuing additional contacts. They are planning for a 2-10 year extraction process, depending on the market for the sand. They do not plan to expand the pond/extraction use outside of the proposed area. They noted that nuisances like noise and vehicle traffic should be minimal given the low density of houses and tree buffers between neighboring properties and that their access to HWY KK is in a visible location and the road is designed to handle the equipment necessary for the operation. The agent indicated they have not done any borings yet, because they wanted Plan Commission feedback before continuing. They have used a backhoe to dig a 15-foot-deep hole to get a general idea of quantity and quality of the sand, and estimate there is about 130,000 yards of sand to be marketed for construction backfill and other general sand uses. Kunst noted no additional permitted rights would cause concern over rezoning the property to RA-1 or RA-2.

Commission members were concerned about the traffic impact on HW KK and the total timeframe of the extraction use. They would prefer to have a one-year move potential, where a buyer would be able to store the sand off site to minimize prolonged truck access. They also noted some concern about the impact to the neighbors to the north from a visual and audible nuisance.

c. Pre-application discussion regarding potential rezoning of Parcel #34.032807.014.025.00.00. Docket #2016-36.

The applicant removed this item from the agenda.

d. Pre-application discussion regarding potential rezoning of the property addressed 5908 South Mountain Rd. Parcel #34.172807.011.001.00.00. Docket #2016-37.

Kunst noted the applicant would like to discuss potential development on a different property than what is noted and turned over the presentation to the applicants. Korey Stern and Owen Jones presented a plan to renovate the vacant Dollar Mountain building to create a fitness facility, construct a series of personal storage facilities on the eastern properties along Dove Ave, and construct a multi-tenant building on the northern parcel for businesses which supplement the fitness facility (chiropractor, yoga studio and bike shop). Stern also noted they operate a number of personal storage facilities in Wisconsin and have experience in the redevelopment of vacant properties, citing their current project to renovate a 55-unit hotel into a 25-unit apartment facility in Antigo, WI.

Plan Commission questioned the aesthetics of the buildings, hours of operation for the fitness facility and expressed their concern for the impact on the residents along Dove with the proposed storage units, which are considered an industrial use in the Town's Zoning Ordinance. Commission members noted they would prefer to see commercial development.

The applicants stated they plan for a very modern looking fitness facility and multi-tenant building. The fitness facility is by membership only and is open 4am to 11pm. The storage facility would have a stone and natural exterior and would be gated to restrict access to the hours of 6am to 10pm. They noted traffic within storage unit facilities is minimal, and that it is very rare to see two people there at the same time. The applicants indicated that they would consider multi-family for the eastern parcels as well, if the storage facilities were too much of a concern.

Final comments from Plan Commission were to make sure the applicants consider the impact on the residents and that future development of the property would likely require a rezoning to UDD.

CORRESPONDENCE/QUESTIONS:

a. Upcoming Plan Commission Items

Steve Kunst indicated they will likely see a rezoning application for a number of properties along Kingfisher at some point in the near future, as well as continued discussion on solar energy system and electronic message center ordinance updates.

PUBLIC COMMENT: No Comments were stated.

ADJOURN:

Motion by Tom Steele, seconded by Ryan Burnett to Adjourn. Motion carried 6-0. Meeting adjourned at 7:58 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 4, 2016
SUBJECT: Zoning Map Amendment

APPLICANT: Chuck and Patty Janssen, prospective land purchasers
PROPERTY OWNER: Christopher and Julie Szydowski

PROPERTY ADDRESS: 7408 South Bittersweet Road
PARCEL #: 34.212807.016.000.00.00

REQUEST: Zoning Map amendment to rezone the property addressed 7408 Bittersweet Road

CURRENT ZONING: Estate Residential - 1 (ER -1)
PROPOSED ZONING: Rural Agricultural (RA-1)

FUTURE LAND USE DESIGNATION: Cropland and Forest Land
ADJACENT ZONING: SR-2 (North, East & West), RR (South), ER-1 (East)

NARRATIVE:

Chuck and Patty Janssen request to rezone the property at the southwest corner of Goldenrod and Bittersweet Roads. The proposal would be to go from ER-1 to RA-1. If approved for the rezoning, the interested parties would then submit a conditional use application for an ‘Extraction Use’ to sell sand mined from the property. The extracted area would then be turned into a wildlife pond. Correspondence from the Marathon County Conservations, Planning and Zoning Department indicated the proposal would fall within their regulations associated with a nonmetallic mine. An approval from the County is required before the Town can act on a mine request.

PERMITTED USES WITHIN THE RA-1 DISTRICT:

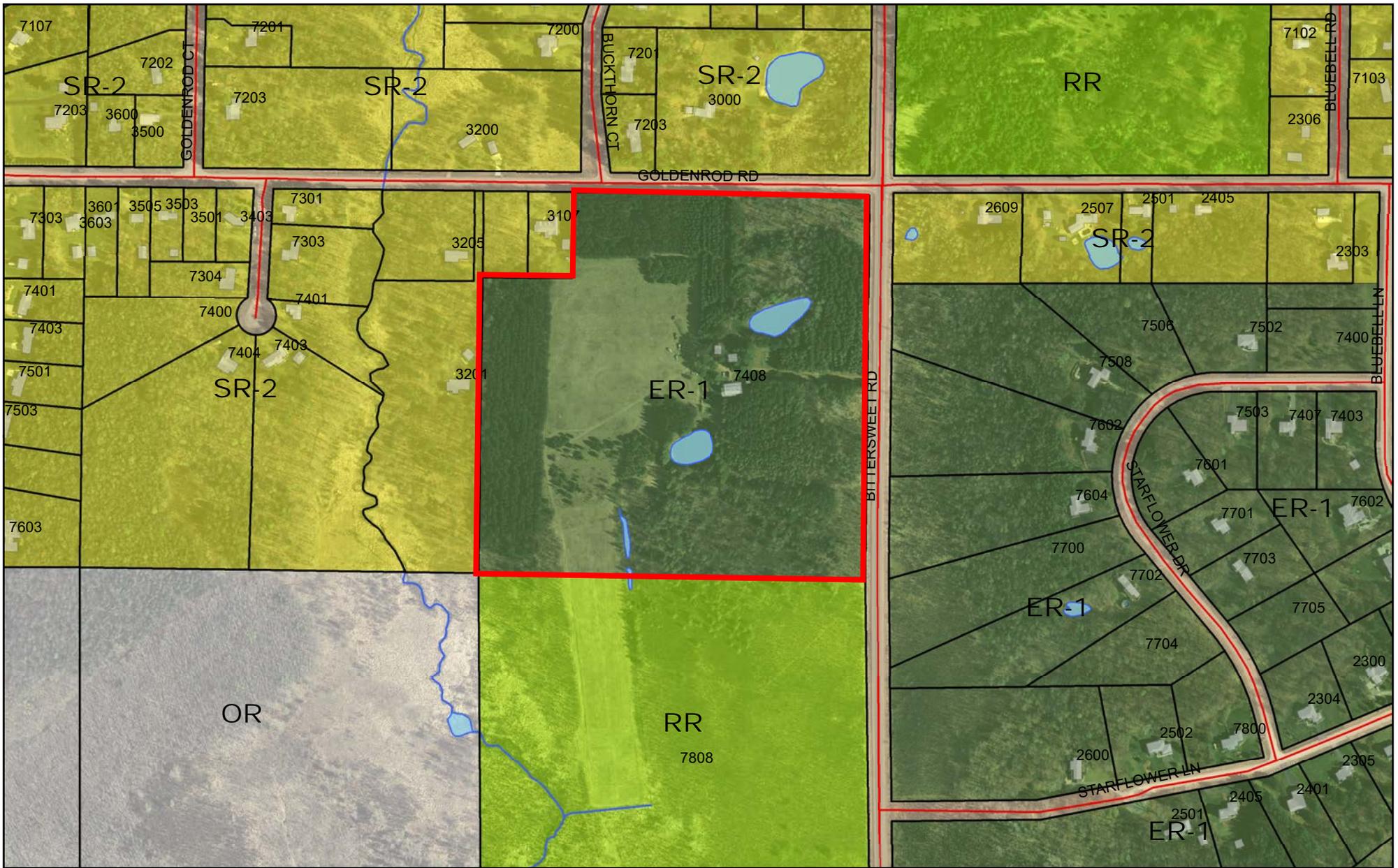
- Single Family home (35-acre minimum lot size)
- Cultivation
- Selective Cutting
- Passive Outdoor Recreation

ADDITIONAL CONSIDERATIONS:

- If rezoned, the property will not be able to be subdivided in the future without another rezoning process. Minimum lot size for the RA-1 district is 35 acres.
- Successfully rezoning the property does not guarantee the approval of a conditional use for a mine.

POSSIBLE ACTION:

1. Recommend approval of the rezoning application from ER-1 to RA-1 for the property addressed 7408 Bittersweet Road.
2. Recommend denial of the rezoning application from ER-1 to RA-1 for the property addressed 7408 Bittersweet Road.
3. Recommend approval of the rezoning application from ER-1 to a different zoning district for the property addressed 7408 Bittersweet Road.



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
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Rib Mountain: "Where Nature, Family, and Sport Come Together"
 Prepared by: **CWE** cweengineers.com
 0 235 470 Feet
 Map Printed: 7/21/2016
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RIB MOUNTAIN PLANNING COMMISSION MEETING

JULY 27, 2016 - 6:30PM

TO: PLANNING COMMISSION - TOWN OF RIB MOUNTAIN

SUBJECT: INFORMATIONAL PACKET FOR CONSTRUCTION OF 5 ACRE POND ON PROPERTY, WITH ACCEPTED OFFER, LOCATED AT 7408 BITTERSWEET RD IN RIB MOUNTAIN

FROM: CHUCK AND PATTY JANSSEN - Prospective buyers of Property

My wife and I currently have an accepted offer on a 76.6 acre parcel located in the southwest quadrant of the Goldenrod and Hwy KK intersection, with an address of 7408 Bittersweet Rd (Figure 1).

I am a lifelong resident of the area and user of the above referenced property. I have been given the opportunity to purchase and develop the property as my and my wife's retirement home. We would like to excavate and develop a large pond in a farm field near the center of the parcel (Figures 2 and 3), to build our retirement home on.

We come before you today to explain the pond project and to jointly work with you on developing a feasible approach for the development of this site.

PROPOSAL

We wish to create a 5 acre pond that will function in the short term as the site of our retirement home and in the future as a long term investment that would have excellent potential for a future subdivision site. Two ponds exist within the Township that provide a good representation of our view for the finished site. They are located at 1805 Partridge Ave and were excavated in a R1 district by the Wisconsin Department of Transportation for the construction of Co Hwy R (Figure 4).

Currently, the property is over 60% wetland, which diminishes the development potential and inhibits our ability to place the spoils from the pond excavation on the property.

Therefore, to accomplish this, we will need:

1. To develop a pond that would be 5 acres, which is large enough for future development and deep enough to support fish populations, a desirable development-pond characteristic.
2. Secure a rezoning of the property from R1 to RA1 or RA2 to allow extraction of the sandy soil during excavation.
3. Issuance of a conditional use permit to extract sand from the site for commercial use for the following reasons:
 - Commercial marketing of the material as opposed to wasting it
 - Provide return on our investment to help offset the purchase of the property and development of the site.
 - Allow us the flexibility for timing the market so we can effectively move the excavated material.

This project has been designed to enhance the property from its current aspect, making it a highly desirable site for our retirement home and a developable one for future subdividing. Furthermore, additional benefits to the Township include:

- Enhancement of the aesthetic value of the property as coupled with other planned improvements such as invasive plant control, timber stand improvement and access improvement
- Increased future resale and development potential
- Partial development of a property that has a large percentage of non developable or usable acreage
- A very close, available, and cost affective sand source for residential and commercial development needs within the developed portion of The town of Rib Mountain
- A location that directly accesses the Marathon County Highway network, thus, eliminating potential impacts on town roads.
- An extraction period ranging from 2 to 10 years depending on the economy and project need

Our development approach is sound and has great potential to benefit us and the Township, as well. We will be available at the Pre-application conference and look forward to a strong indication from the Commission that we will be able to proceed.

We thank you for your time and consideration in this matter and look forward to meeting with you on the 27th of July.

Respectively Submitted;

Chuck and Patty Janssen



. Field at 7408
weet Rd



FIGURE 3. Conceptual drawing of proposed Janssen pond



**1. POND AT 1805
RIDGE RD**

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 5, 2016
SUBJECT: RMMC Subchapter X – Signage Regulations

APPLICANT: Town of Rib Mountain

REQUEST: Zoning Text amendments related to Electronic Message Signs

NARRATIVE:

The Town Board directed staff and the Plan Commission to determine a new method for regulating electronic message signs within the Zoning Ordinance. Included in this packet are initial draft amendments to the applicable Zoning Ordinance sections, based on previous Plan Commission feedback.

OTHER CONSIDERATIONS:

- Permitted Sign Configuration
 - The draft indicates only monument and pylon style signs, not wall mounted. Staff seeks Plan Commission input.
- Length of display time
 - Currently, the Town allows a display to change no more than once every 30 seconds. A number of new ideas were previously discussed, but nothing was agreed to.
- Overall size of electronic message area
 - The draft notes the electronic message sign has to be integral and subordinate to another sign. Meaning, no new electronic message sign can be a standalone. The primary discussion point is to what percentage (%) of total sign area can be electronic. Currently, the largest any one sign may be is 100 ft². Also included in this packet are breakdowns of percent electronic of existing signs.
- Zoning Districts
 - Those identified in the draft were only the districts associated with the Town’s most intense commercial activities (UC and UDD). Existing electronic message signs are also found in the SC, SO and SR-3 (churches) districts.

ATTACHED MATERIALS:

- Draft amendments to the ‘Definitions and Regulations to Specific Signs’ section of the Zoning Ordinance
- Draft amendments to the ‘General Signage Regulations’ section of the Zoning Ordinance
- Breakdowns of existing electronic message signs

POSSIBLE ACTION: No formal action to be taken. Item is for general direction at this point.

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 ~~electronically~~ 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 (as permitted by Section 17.214(3)). 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.
- (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 ~~that~~ 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.

Section 17.214 - General Signage Regulations.

The regulations contained in this Section apply to signs in all districts.

(1) *Sign Prohibitions and Limitations.*

- (a) *No sign* shall use any word, phrase, symbol, shape, form, or character in such manner as to interfere with moving traffic, including signs which incorporate typical street-type and/or traffic control-type signage designs and colors.
- (b) *No fluttering, undulating, swinging, rotating, or otherwise moving signs, pennants or other decorations* shall be permitted.
- (c) *No illuminated flashing signs* shall be permitted. Flashing signs are those which change their appearance more than once in every 30 seconds. (Am. #09-02)
- (d) *No illuminated sign* shall be permitted unless the illumination of the sign is so designed that the lighting element is not visible from any property within a residential zoning district (per Section 17.032). All illuminated signs shall comply with the State Electrical Code, and limited to the hours of customer access.
- (e) *No mobile or portable signs* shall be permitted.
- (f) *No off-premises directional signs* shall be permitted for non-governmental or non-institutional uses or for any use outside of a public right-of-way except with the granting of a Conditional Use Permit per Section 17.213(1)(e). However, such signs are permitted within a public right-of-way per Subsection (2)(e), below, for governmental and institutional uses.
- (g) *No advertising signs* shall be permitted, except for specific information signs as provided within public rights-of-way per the State of Wisconsin Department of Transportation.

Rationale: The adoption of Subsection (g), above, reflects a formal finding of fact on the part of the Town of Rib Mountain Plan Commission and Town Board that the prohibition of advertising signage furthers 2 compelling government interests: 1) the general public interest of reducing visual clutter caused by advertising signage which the Town has determined is a significant cause of unsafe traffic conditions; and 2) the public interest served by furthering the implementation of the purposes of this Chapter and the Town of Rib Mountain Comprehensive Master Plan in terms of limiting the further spread of strip commercial development—of which advertising signs are a primary contributor. Furthermore, the Town of Rib Mountain advocates that this regulation leaves ample and adequate alternative channels of commercial speech communication for the messages portrayable on such advertising signs—namely distributed print media, broadcast media, and point-of-purchase display, and is narrowly defined so as to limit said prohibition to commercial speech on exterior signage.

(2) *Sign Location Requirements.*

- (a) *No sign* shall be erected or maintained at any location where by reason of its position, proximity to the street right-of-way, wording, illumination, size, shape, or color it may obstruct, impair, obscure, interfere with the view of, or be confused with, any *authorized traffic control sign, signal or device*.
- (b) *No sign* shall be erected or maintained at any location where by reason of its position, proximity to the street right-of-way, wording, illumination, size, shape, or color creates a safety hazard for pedestrians or the operators of motor vehicles.
- (c) *No sign* shall be located within a *required bufferyard* or within a permanently protected green space area (see Section 17.055).
- (d) *No sign* shall be mounted on a *roof*.
- (e) *No sign*, temporary or otherwise, shall be affixed to a *tree or utility pole* unless otherwise authorized by the Director of Public Works.

- (f) *Private signs* shall not be allowed within any street *right-of-way*.
- (g) *Projecting signs* located over a *vehicle circulation area* shall not be permitted.
- (h) *Pylon signs* are not permitted in any *residential district* (See Section 17.032
- (i) *No signs* shall be located within the USH 51/STH 29 Overlay District unless a conditional use is granted in compliance with Section 17.225, standards and procedures applicable to all conditional uses.
- (j) *No sign* shall be erected which does not comply with the visibility standards of Section 17.173

(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) Electronic message signs may be permitted as a conditional use per Section 17.225 within the UC zoning district or part of an approved UDD project.

- Other zoning district to consider include SC, SO, SR-3 (Churches)

(c) No electronic message signs shall be permitted unless the illumination of the sign is so designed that the lighting element is not visible from any property within a residential zoning district (per Section 17.032).

- This provision mirrors that of existing 'Illuminated Signs' regulations

(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 {BLANK}.

- Currently, signs are not permitted to change more than once every 30 seconds

(f) The electronic message sign area or display face shall be included in the calculation of sign measurement and shall not exceed {BLANK} percentage of total sign area.

- See attached breakdowns of existing electronic message signs

(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.

The Store Pylon

Total Sign = 133 ft²

Electronic Area = 40 ft²

% Electronic = 30%



St. Andrew Monument

Total Sign = 50 ft²

Electronic Area = 24ft²

% Electronic = 48%



Service Master Pylon

Total Sign = 234 ft²

Electronic Area = 89 ft²

% Electronic = 38%



Kwik Trip Monument

Total Sign = 84 ft²

Electronic Area = 57 ft²

% Electronic = 68%



REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 4, 2016
SUBJECT: Regulation of Solar Energy Systems

APPLICANT: Town of Rib Mountain

REQUEST: Plan Commission input on the Town of Rib Mountain Zoning Ordinance related to Solar Energy Systems.

NARRATIVE:

Continuing our discussion on the regulation of solar energy systems, attached please find an initial draft of amendments to the Zoning Ordinance put together by Building Inspector, Paul Kufahl. Previous Plan Commission feedback noted “flush,” roof mounted panels could potentially be considered as a permitted use. Other standards identified by the Commission required for a system to be permitted by-right include: panels facing either the rear or side yards, consistent colors of the panels and roof materials, and a limited distance panels can project off the roof.

Staff is looking for feedback from the Commission as to how to handle applications for solar energy systems outside the parameters of what will be considered ‘permitted.’ Currently, all solar energy systems are handled through the ‘Conditional Use’ process (\$250 and a public hearing). Is it the desire of the Commission to continue this practice for applications outside of permitted standards? Or rather review by the Plan Commission under the ‘Special Use’ process (\$100 without a public hearing).

OTHER INFORMATION ATTACHED:

- Sample images of various solar energy systems
- A breakdown of general solar energy efficiency
- Sample Energy Notification Letter
- Sample local permit for installation of solar energy systems
- Wisconsin State Statute sections related to solar energy systems

POSSIBLE ACTION: No formal action to be taken. Item is for staff direction only.

Detached Energy Systems. (Am. #13-01; Am. #2014-02) Any detached energy system, such as wood or other solid fuel burners, liquid fuel burners, boilers or furnaces, windmills, or generators, associated with the production of useable heat or energy, which are not located within the primary structure. All such uses shall be considered as an accessory use, under [Section 17.225](#), conditional uses, due to the potential for undesirable impacts on nearby properties.

1. *Outdoor Wood Burning Unit (OWU) or other solid fuel burners, boilers, or furnaces:*

- a. Permitted by Right: Not applicable.
- b. Special Use Regulations: Not applicable.
- c. Conditional Use Regulations: {CR-5ac, RA-I-35ac, RA-2-35ac, OR-35ac, RR-35ac}:
 - 1. Minimum lot size shall be five acres.
- d. OWU Setbacks and Minimum Requirements:
 - 1. Minimum setbacks to side and rear yards shall be 200 feet.
 - 2. Minimum setback to an adjacent front yard or street residence shall be 200 feet.
 - 3. Minimum chimney stack height shall be 20 feet.
- e. All OWU's are required to meet emission standards currently required by the Environmental Protection Agency (EPA) and Underwriters Laboratories (UL) listing.

2. *Windmill structures, or similar freestanding poles, towers, or structures associated with energy production:*

- a. Permitted by Right: Not applicable.
- b. Special Use Regulations: Not applicable.
- c. Conditional Use Regulations: (All Districts).
- d. Any windmill tower, pole or similar structure shall be erected at a setback distance equal or greater to the height of the tower plus 20 feet, from any property line.
- e. Wind Energy Systems are also governed by Wis. Stats. § 66.0401, and shall conform to its regulations in addition to this section.

3. *Permanently placed generators, or similar energy producing devices: (This section includes all solar-electric devices which are ground mounted)*

- a. Permitted by Right: Not applicable.
- b. Special Use Regulations: Not applicable.

c. Conditional Use Regulations: (All Districts).

d. Exemptions:

1. Conditional use exemptions are granted for any demonstrated medical need for emergency power as determined by the Zoning Administrator.
2. The Town may not prohibit the placement of emergency power systems for Mobile Service Towers per Wisconsin State Statute § 66.0404 - Mobile Tower Siting Regulations. Also see Rib Mountain Municipal Code [Section 17.056\(7\)\(c\)4.a.](#)

e. All generators shall meet nuisance noise regulations, and be screened from visibility of adjacent property through the use of fences and/or landscaping.

f. Weekly test run periods may only occur between the hours of 8:00 a.m. to 8:00 p.m., Monday through Friday.

g. Solar Energy Systems are also governed by Wis. Stats. § 66.0401, and shall conform to its regulations in addition to this section.

4. Roof Mounted or Building Integrated Solar Energy Systems

Solar Energy System: A device or structural design feature, a substantial purpose of which is to provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

a. Permitted by Right in All Districts provided the following are met:

1. The collector face is primarily facing the side or rear yard of your property
2. Roofing material color must be similar to that of the solar energy system
3. Building structure must be designed to support the additional imposed loads
4. Panels may not extend beyond the edges of the building or roof upon which it is mounted.
5. Solar Collector mounting angle cannot project more than 24" above the structural surface of the roof or above the ridgeline of the roof.
6. Neighboring Property owners must be notified if you intended to exercise your solar access rights and the limitations it imposes on their property.

b. Special Use Regulations:

c. Conditional Use Regulations:

In reviewing any conditional use application, the Plan Committee shall consider:

1. Locations: No detached energy system shall be located in a front or street yard location.
2. Impacts: No detached energy system shall create an undesirable impact upon adjacent property or otherwise create a public nuisance.

Items of consideration

- a. Location (installed or facing)
- b. Projection above the roof or building surface (see examples)
- c. Color variation in roofing/building material and collector
- d. Special Use or Conditional Use when outside of established parameters

Items handled through permit and inspections

- a. Anchoring Requirements
- b. Structural Support
- c. Grounding & Bonding
- d. Off-Grid or Grid Tie-In

Regulation Limitations

- a. Preservation and Protection of Public Health and Safety
- b. Does not significantly increase the cost or decrease the efficiency of the system
- c. Allows for alternate systems of comparable cost and efficiency

















How efficient are solar panels?

Most domestic solar panels are around 10 to 20% efficient. More efficient solar panels are available, although these tend to be beyond the requirement and budget of most residential installs.

However, when deciding on what solar panels will be best for your circumstances, you will want to look at which solar panel will give the best return on investment rather than just simply the most efficient solar panel.

Higher efficiency solar panels tend to cost more, so a less efficient but cheaper solar panel is likely to deliver a higher return on your investment. Less efficient solar panels will need a larger space on your roof to produce the same amount of electricity as a more efficient panel. You might still want to consider a higher efficiency panel if you have a particularly small roof or your roof only has a small area out of permanent shading.

You can enter your postcode in the form at the top of this page to compare prices from installers operating in your area. These installers will be able to advise you further on the best solution for your particular requirements.

Which are the most efficient solar panels?

As we explained in the section above, you shouldn't just choose the most powerful solar panel. However, to give you an idea of the most efficient solar panels offered by leading brands, we have compiled the table below:

Brand	Product name	Module efficiency	Type of panel
Suntech	STP320S - 24/Vem	16.7%	Monocrystalline silicon
Trina	TSM-280 DC05A.08	17.7%	Monocrystalline silicon
Canadian Solar	CS6K-275M	16.80%	Monocrystalline
Yingli	YL280C-30b	17.2%	Monocrystalline silicon
Jinko	JKM215M-72	16.84%	Monocrystalline
Ja	JAM6(L)-60-295/PR	18.04%	Monocrystalline
Sharp	NU-RD285	17.3%	Monocrystalline silicon
Renesola	JC260M-24/Bb	16.0%	Polycrystalline
First	FS-4105-2 FS-4105A-2	16.2%	Thin Film
Hanwha	HSL 60S-270W	16.2%	Polycrystalline
Sungen	SGM-200D	15.7%	Monocrystalline
REC Product List	REC 280TP	17.0%	Multi crystalline
Gintech	GIN M6-60	17.2%	Monocrystalline

Brand	Product name	Module efficiency	Type of panel
Motech Solar	XS156-196	19.60%	Monocrystalline
Silevo	Triex-U310	18.5%	Monocrystalline silicon

The table below shows the efficiency of popular, but less efficient solar panels which, provided you have suitable roof space, often deliver a higher return on investment than the most efficient solar panels on the market:

Manufacturer	Product name	Module efficiency	Type of panel
Suntech	STP255 - 20/Wem	15.7%	Polycrystalline silicon
Trina Solar	TSM-205 DC/DA80.08	16.0%	Monocrystalline silicon
Canadian Solar	CS6X- 315P-FG	16.14%	Polycrystalline
Yingli Solar	YL215C-24b	16.3%	Monocrystalline silicon
Yingli Solar	YL200P-23b	15.4%	Multicrystalline silicon
Jinko Solar	JKM265P-60	16.19%	Polycrystalline
Ja Solar	JAM6(L)-60-275/PR	6.82%	Monocrystalline
Sharp Solar	ND-R250A5	15.2%	Polycrystalline
Sunpower	KD325GX-LFB	15.4%	Multicrystalline
Sungen	SGM-255D	15.6%	Monocrystalline
Silevo	Triex-R22	17.2%	Monocrystalline

What factors impact efficiency?

There are a number of factors to consider which can affect the efficiency of your solar panel system:

Direction and angle of your roof

Your roof will usually need to be South, East or West facing and angled between 10 and 60 degrees to work at its peak efficiency.

Shade

The less shade the better. Your solar panels will have a lower efficiency if they are in the shade for significant periods during the day.

Temperature

Solar panel systems need to be installed a few inches above the roof in order to allow enough airflow to cool them down. But this is less important in the US climate, so it works to our advantage.

Time of year

Solar panels work well all year round but will produce more energy during summer months when the sun is out for longer.

Size of system

Typical residential solar panel systems range from 2kW to 4kW. The bigger the system the more power you will be able to produce.

Types of panels and their efficiencies

The two main panel types are monocrystalline and polycrystalline silicon. Monocrystalline costs more to make but efficiency is higher, typically 13-17%. So you can in theory get more power out per unit of surface area. This might be a consideration where roof space is limited and could mean buying fewer panels to meet your needs.

Polycrystalline units are cheaper to make, but have lower efficiency, usually 11-15%. A third system combines one of these two panel types with a thin-film PV system, again more expensive, but capable of efficiencies exceeding 17%.

What is the typical output of a solar panel?

All solar panel systems are different, so to give you an understanding of typical solar panel output, let's look at the average for residential solar panel systems:

Residential solar systems tend to range in size from 2kW to 5kW

- Typically, the bigger the system size, the bigger the output
- An average 2kW system has an output of around 1,700kW units
- A typical 5kW system will have an output of around 4,500kW units

The table below shows the average output for typical sizes of residential solar panels:

System Size	Typical Annual Output
1kW	850 kWh
2kW	1,750 kWh
3kW	2,550 kWh
4kW	3,400 kWh
5kW	4,500 kWh

How much energy is this?

Typically, a 3 to 4 kW solar panel system will produce enough energy for a family sized home, while a 2 to 3 kW will typically be the right size for a smaller household.

An average 4 kW solar panel system will generate around 3,400kWh of free electricity a year. That's enough electricity to individually power:

- **4,857 hours** of the washing machine
- **97,143 hours** of the fridge
- **1,880 hours** of boiling the kettle
- **1,417 hours** of the oven

How do I improve the output of my solar panels?

There are 4 key factors that will determine just how much electricity you can create with solar panels for your property:

- The **size of the system** is the most important factor of all. The typical domestic installation is a 3.5kW system, which is normally around 12 panels. A smaller 1kW domestic system is likely to be only 2 panels.
- The **direction** that your roof faces and the **angle of the roof** comes next. For optimum performance, your panels will need to be on a 35-degree angle, facing south.
- Having a roof that is **not in the shade** will increase the amount of electricity you are able to produce. Take a look at the handy table above, which shows you what output volume can be expected from a domestic solar installation.
- The **time of year** will also have an impact. During longer daylight hours in the summer you will be able to produce proportionally more power. That said, it's important to remember solar panels work from light not heat so will still produce energy all year round.

- ### How much do solar panels cost?

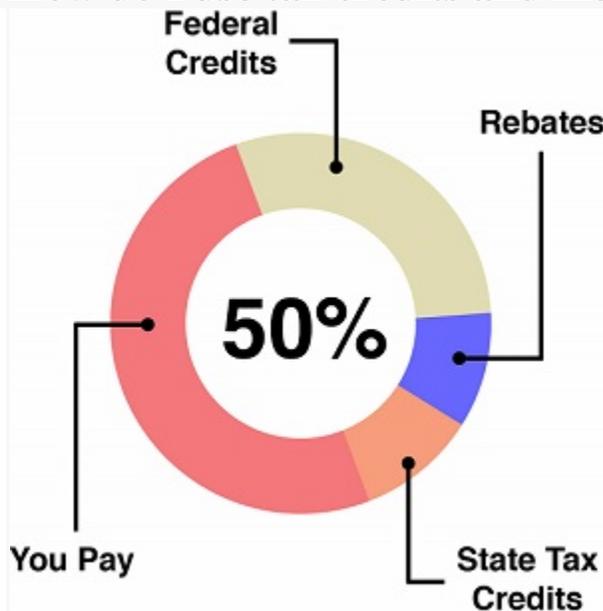
- The good news for homeowners is solar panel costs have fallen considerably in recent years.
- Most homeowners who buy solar panels typically see a return on their investment in less than 10 years.
- To give you an idea of how much solar panels and installation costs, we analyzed data of installations in California last year.
- The table below shows the average price paid for popular residential solar system sizes. The table also shows the cheapest price paid and the most expensive, highlighting the vast difference in the prices installers charge.
-

Solar panel system size	Cheapest price	Average cost	Most expensive price
1kW	\$7,200	\$7,955	\$8,572

Solar panel system size	Cheapest price	Average cost	Most expensive price
2kW	\$7,460	\$10,415	\$12,800
3kW	\$8,100	\$14,039	\$20,610
4kW	\$7,930	\$18,962	\$29,936
5kW	\$9,180	\$21,948	\$34,535
6kW	\$16,536	\$26,555	\$46,030
7kW	\$16,340	\$29,684	\$44,452
8kW	\$17,439	\$34,516	\$48,675

- The costs include solar panels, inverters, permits and labor to install the system.
- However the figures do not account for federal tax credits, rebates and state tax credits. Federal tax credits may cover up to 30% of the cost of your solar system so the real cost for your system is likely to be much lower.

• How do I use tax credits and incentives to reduce the cost?



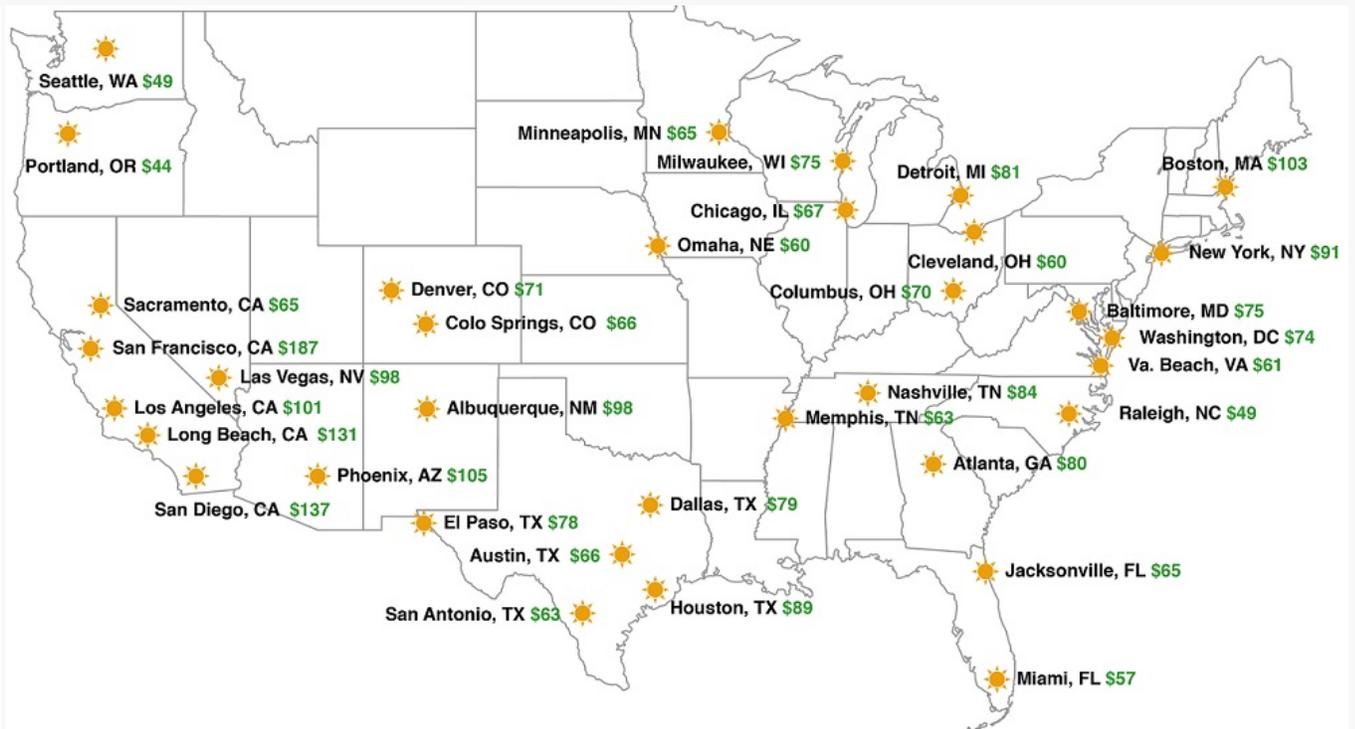
- If you buy and have your solar panel system installed before the end of 2019 you can claim 30% of the cost as tax credit.
- This amount is taken directly off your tax payment which essentially means your solar panels cost 30% less than the price you paid as you are able to claim this money back.
- For example, if your solar system cost \$10,000 then you can claim \$3,000 off your tax payment. Essentially that means it actually only cost you \$7,000 to go solar.
- You can also reduce the cost further with rebates, state tax credits and incentives.
- All together this can reduce the cost of your solar panels by 50%.

What about solar prices in the future?

- The cost of solar panels has plummeted by over 70% in the last few years due to advances in the technology and increased demand.
- While solar costs continue to fall, the end of the 30% tax credit in 2019 means that households will be better off installing soon to cash in on the 30% reduction in tax payment before it ends.

How do I make and save money with solar panels?

- The average US house saves over \$25,900 with solar panels.
- Going solar allows you to significantly reduce your residence's utility bill as you are generating free electricity from the sun.
- In some states, any electricity you generate that is in excess of the amount you use in your home can be sold back to your utilities company, who will pay you for it.
- Net Metering rules in most of the United States mean your net electricity costs can be reduced to zero, but reduced no further.
- The map below shows the average monthly savings in different parts of country:





Month, Day, Year

Solar Energy Access Permit Notification

Dear Neighbor,

I, _____, of _____ have filed a permit application with the Town of Rib Mountain for the placement of a Solar Energy System at the property addressed (_____), Wausau, WI 54401. Per the State of Wisconsin Statute 66.0403 Solar and Wind Access Permits, the placement of such systems on the noted property may affect the rights of the notified property owners to develop his or her property and to plant vegetation. The permit, if granted, would restrict notified property owners from creating "Impermissible Interferences" on or after the date of notification.

66.0403(1)(f) "Impermissible Interference" is defined as the blockage of solar energy from a collector surface or proposed collector surface for which a permit has been granted, if such blockage is created by any structure or vegetation on property whose owner was notified as per sub. (3)(b) of the applicable State Statute. Impermissible Interference does not include:

- 1. Blockage by a narrow protrusion, including but not limited to a pole or wire, which does not substantially interfere with the absorption of solar energy by a solar collector.*
- 2. Blockage by any structure constructed, under construction or for which a building permit has been applied for before the date of the last mailed or delivered notification.*
- 3. Blockage by any vegetation planted before the date of the last mailed or delivered notification.*

Within 30 days after receipt of the notice, any person who has received a notification may file a request for a hearing on the granting of a permit. If you wish to request a hearing, please contact the Town of Rib Mountain, Building and Zoning Department at 715-842-0983 or stop in the Municipal Center at 3700 North Mountain Rd between the hours of 8am and 4:30pm Monday through Friday for more information.

Sincerely,

_____ (signature)

_____ (printed name)

_____ (date)



TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

Permit #: _____ Exp. Date: _____

Parcel #: _____

For Inspections Call: 715-842-0983

RESIDENTIAL ACCESSORY LAND USES - SOLAR ENERGY SYSTEMS

Project Description: _____

Building Address: _____ **Project Contact Person (email / phone):** _____

Owner's Name	Address	Telephone
		Email

Installer	Cert #	Address	Telephone
			Email

System Size _____ kw	System Installation _____ Grid-Tie In or Off-Grid	Coverage Area _____ sqft
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****Please Provide the Following System Information or a Copy of the Product Manual/Instructions****

No. of Panels	Weight/Panel _____ lbs.	Wind Rating _____ mph	Inverter Type
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****Please Provide a Site Plan and/or Elevations indicating the location of the proposed solar energy system****

Solar Energy Systems are permitted by right in all zoning districts provided the following are met:

1. The collector face is primarily facing the side or rear yard of your property.
2. Roofing material color must be similar to that of the solar energy system.
3. Building structure must be designed to support the additional imposed loads.
4. Panels may not extend beyond the edges of the building or roof upon which it is mounted.
5. Solar Collector mounting angle cannot project more than 24" above the structural surface of the roof or above the ridgeline of the roof.
6. Neighboring Property owners must be notified if you intended to exercise your solar access rights and the limitations it imposes on their property.

If you proposed project falls outside of the parameters set above, conditional use approval is required for the installation of your solar energy system

**** The applicant hereby agrees to comply with all Federal, State, County and Municipal regulations; with the conditions of this permit; and understands that the issuance of this permit creates no legal liability, expressed or implied on the Town of Rib Mountain. The applicant certifies that all of the information contained herein is true and correct. The applicant is hereby advised that the findings of inspection are intended to report conditions of apparent non-compliance with code standards that are readily apparent at the time of inspection. The inspection of property does not involve a detailed examination of the mechanical systems or the closed structural and non-structural elements of the building and/or premises. No guarantee or warranty of the premises, operation, use of the durability of equipment or materials not specifically cited herein is expressed or implied.**

***** Note that it is ultimately the owners/applicants responsibility to secure the required inspections and to have said inspections recorded. Failure to do so may result in forfeiture of the occupancy bond and denial of an occupancy permit. Occupancy prior to final inspection and approval is automatic cause for forfeiture of the occupancy bond. Bond shall also be forfeited for incompleteness of project in a timely manner.**

APPLICANT SIGNATURE _____ **DATE SIGNED** _____

**** FOR OFFICE USE ONLY ****

Zoning District	NRP Overlay Districts	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Shoreland*	<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Woodland
		<input type="checkbox"/> Wetland	<input type="checkbox"/> Lakeshore	<input type="checkbox"/> Recharge	<input type="checkbox"/> Drainageway

Setbacks: Front/Street Yard _____ Left Side _____ Right Side _____ Rear Yard _____

<p>Wisconsin Public Service - Wausau Office Ph: 715-848-7433 Fax: 866-430-6021 Email: newserviceinstallation@wisconsinpublicservice.com</p> <p>Town of Rib Mountain Building Inspector Paul Kufahl Ph: 715-842-0983 Email: pkufahl@townofribmountain.org</p>	<p>Permit Status</p> <p><input type="checkbox"/> ISSUED <input type="checkbox"/> ISSUED W/ CONDITIONS <input type="checkbox"/> DENIED</p> <p>Name _____</p> <p>Date _____ Phone _____</p> <p>Certification No. _____</p>
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66.0401 Regulation relating to solar and wind energy systems.

(1e) DEFINITIONS. In this section:

- (a) "Application for approval" means an application for approval of a wind energy system under rules promulgated by the commission under s. 196.378 (4g) (c) 1.
- (b) "Commission" means the public service commission.
- (c) "Political subdivision" means a city, village, town, or county.
- (d) "Wind energy system" has the meaning given in s. 66.0403 (1) (m).

(1m) AUTHORITY TO RESTRICT SYSTEMS LIMITED. No political subdivision may place any restriction, either directly or in effect, on the installation or use of a wind energy system that is more restrictive than the rules promulgated by the commission under s. 196.378 (4g) (b). **No political subdivision may place any restriction, either directly or in effect, on the installation or use of a solar energy system, as defined in s. 13.48 (2) (h) 1. g., or a wind energy system, unless the restriction satisfies one of the following conditions:**

- (a) Serves to preserve or protect the public health or safety.**
- (b) Does not significantly increase the cost of the system or significantly decrease its efficiency.**
- (c) Allows for an alternative system of comparable cost and efficiency.**

(2) AUTHORITY TO REQUIRE TRIMMING OF BLOCKING VEGETATION. Subject to sub. (6) (a), a political subdivision may enact an ordinance relating to the trimming of vegetation that blocks solar energy, as defined in s. 66.0403 (1) (k), from a collector surface, as defined under s. 700.41 (2) (b), or that blocks wind from a wind energy system. The ordinance may include a designation of responsibility for the costs of the trimming. The ordinance may not require the trimming of vegetation that was planted by the owner or occupant of the property on which the vegetation is located before the installation of the solar or wind energy system.

(3) TESTING ACTIVITIES. A political subdivision may not prohibit or restrict any person from conducting testing activities to determine the suitability of a site for the placement of a wind energy system. A political subdivision objecting to such testing may petition the commission to impose reasonable restrictions on the testing activity.

(4) LOCAL PROCEDURE.

- (a)
 1. Subject to subd. 2., a political subdivision that receives an application for approval shall determine whether it is complete and, no later than 45 days after the application is filed, notify the applicant about the determination. As soon as possible after receiving the application for approval, the political subdivision shall publish a class 1 notice, under ch. 985, stating that an application for approval has been filed with the political subdivision. If the political subdivision determines that the application is incomplete, the notice shall state the reason for the determination. An applicant may supplement and refile an application that the political subdivision has determined to be incomplete. There is no limit on the number of times that an applicant may refile an application for approval. If the political subdivision fails to determine whether an application for approval is complete within 45 days after the application is filed, the application shall be considered to be complete.
 2. If a political subdivision that receives an application for approval under subd. 1. does not have in effect an ordinance described under par. (g), the 45-day time period for determining whether an application is complete, as described in subd. 1., does not begin until the first day of the 4th month beginning after the political subdivision receives the application. A political subdivision may notify an applicant at any time, after receipt of the application and before the first day of the 4th month after its receipt, that it does not intend to enact an ordinance described under par. (g).
 3. On the same day that an applicant makes an application for approval under subd. 1. for a wind energy system, the applicant shall mail or deliver written notice of the application to the owners of land adjoining the site of the wind energy system.
 4. A political subdivision may not consider an applicant's minor modification to the application to constitute a new application for the purposes of this subsection.
- (b) A political subdivision shall make a record of its decision making on an application for approval, including a recording of any public hearing, copies of documents submitted at any public hearing, and copies of any other documents provided to the political subdivision in connection with the application for approval. The political subdivision's record shall conform to the commission's rules promulgated under s. 196.378 (4g) (c) 2.
- (c) A political subdivision shall base its decision on an application for approval on written findings of fact that are supported by the evidence in the record under par. (b). A political subdivision's procedure for reviewing the

application for approval shall conform to the commission's rules promulgated under s.196.378 (4g) (c) 3.

- (d) Except as provided in par. (e), a political subdivision shall approve or disapprove an application for approval no later than 90 days after the day on which it notifies the applicant that the application for approval is complete. If a political subdivision fails to act within the 90 days, or within any extended time period established under par. (e), the application is considered approved.
- (e) A political subdivision may extend the time period in par. (d) if, within that 90-day period, the political subdivision authorizes the extension in writing. Any combination of the following extensions may be granted, except that the total amount of time for all extensions granted under this paragraph may not exceed 90 days:
 - 1. An extension of up to 45 days if the political subdivision needs additional information to determine whether to approve or deny the application for approval.
 - 2. An extension of up to 90 days if the applicant makes a material modification to the application for approval.
 - 3. An extension of up to 90 days for other good cause specified in writing by the political subdivision.
- (f)
 - 1. Except as provided in subd. 2., a political subdivision may not deny or impose a restriction on an application for approval unless the political subdivision enacts an ordinance that is no more restrictive than the rules the commission promulgates under s. 196.378 (4g) (b).
 - 2. A political subdivision may deny an application for approval if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development, as shown in a map that is adopted, as part of a comprehensive plan, under s. 66.1001 (2) (b) and (f), before June 2, 2009, or as shown in such maps after December 31, 2015, as part of a comprehensive plan that is updated as required under s. 66.1001 (2) (i). This subdivision applies to a wind energy system that has a nominal capacity of at least one megawatt.
- (g) A political subdivision that chooses to regulate wind energy systems shall enact an ordinance, subject to sub. (6) (b), that is no more restrictive than the applicable standards established by the commission in rules promulgated under s. 196.378 (4g).

(5) PUBLIC SERVICE COMMISSION REVIEW.

- (a) A decision of a political subdivision to determine that an application is incomplete under sub. (4) (a) 1., or to approve, disapprove, or impose a restriction upon a wind energy system, or an action of a political subdivision to enforce a restriction on a wind energy system, may be appealed only as provided in this subsection.
- (b)
 - 1. Any aggrieved person seeking to appeal a decision or enforcement action specified in par. (a) may begin the political subdivision's administrative review process. If the person is still aggrieved after the administrative review is completed, the person may file an appeal with the commission. No appeal to the commission under this subdivision may be filed later than 30 days after the political subdivision has completed its administrative review process. For purposes of this subdivision, if a political subdivision fails to complete its administrative review process within 90 days after an aggrieved person begins the review process, the political subdivision is considered to have completed the process on the 90th day after the person began the process.
 - 2. Rather than beginning an administrative review under subd. 1., an aggrieved person seeking to appeal a decision or enforcement action of a political subdivision specified in par. (a) may file an appeal directly with the commission. No appeal to the commission under this subdivision may be filed later than 30 days after the decision or initiation of the enforcement action.
 - 3. An applicant whose application for approval is denied under sub. (4) (f) 2. may appeal the denial to the commission. The commission may grant the appeal notwithstanding the inconsistency of the application for approval with the political subdivision's planned residential or commercial development if the commission determines that granting the appeal is consistent with the public interest.
- (c) Upon receiving an appeal under par. (b), the commission shall notify the political subdivision. The political subdivision shall provide a certified copy of the record upon which it based its decision or enforcement action within 30 days after receiving notice. The commission may request of the political subdivision any other relevant governmental records and, if requested, the political subdivision shall provide such records within 30 days after receiving the request.
- (d) The commission may confine its review to the records it receives from the political subdivision or, if it finds that additional information would be relevant to its decision, expand the records it reviews. The commission shall issue a decision within 90 days after the date on which it receives all of the records it requests under par. (c), unless for good cause the commission extends this time period in writing. If the commission determines that the political subdivision's decision or enforcement action does not comply with the rules it promulgates under s. 196.378 (4g) or

is otherwise unreasonable, the political subdivision's decision shall be superseded by the commission's decision and the commission may order an appropriate remedy.

- (e) In conducting a review under par. (d), the commission may treat a political subdivision's determination that an application under sub. (4) (a) 1. is incomplete as a decision to disapprove the application if the commission determines that a political subdivision has unreasonably withheld its determination that an application is complete.
- (f) Judicial review is not available until the commission issues its decision or order under par. (d). Judicial review shall be of the commission's decision or order, not of the political subdivision's decision or enforcement action. The commission's decision or order is subject to judicial review under ch. 227. Injunctive relief is available only as provided in s. 196.43.

(6) APPLICABILITY OF A POLITICAL SUBDIVISION OR COUNTY ORDINANCE.

- (a)
 - 1. A county ordinance enacted under sub. (2) applies only to the towns in the county that have not enacted an ordinance under sub. (2).
 - 2. If a town enacts an ordinance under sub. (2) after a county has enacted an ordinance under sub. (2), the county ordinance does not apply, and may not be enforced, in the town, except that if the town later repeals its ordinance, the county ordinance applies in that town.
- (b)
 - 1. Subject to subd. 2., a county ordinance enacted under sub. (4) applies only in the unincorporated parts of the county.
 - 2. If a town enacts an ordinance under sub. (4), either before or after a county enacts an ordinance under sub. (4), the more restrictive terms of the 2 ordinances apply to the town, except that if the town later repeals its ordinance, the county ordinance applies in that town.
- (c) If a political subdivision enacts an ordinance under sub. (4) (g) after the commission's rules promulgated under s. 196.378 (4g) take effect, the political subdivision may not apply that ordinance to, or require approvals under that ordinance for, a wind energy system approved by the political subdivision under a previous ordinance or under a development agreement.

History: 1981 c. 354; 1981 c. 391 s. 210; 1993 a. 414; 1999 a. 150 ss. 78, 79, 84; Stats. 1999 s. 66.0401; 2001 a. 30; 2009 a. 40.

This section is a legislative restriction on the ability of municipalities to regulate solar and wind energy systems. The statute is not superseded by s. 66.0403 or municipal zoning or conditional use powers. A municipality's consideration of an application for a conditional use permit for a system under this section must be in light of the restrictions placed on local regulation by this section. State ex rel. Numrich v. City of Mequon Board of Zoning Appeals, 2001 WI App 88, 242 Wis. 2d 677, 626 N.W.2d 366, 00-1643.

Sub. (1) [now sub. (1m)] requires a case-by-case approach, such as a conditional use permit procedure, and does not allow political subdivisions to find legislative facts or make policy. The local governing arm must hear the specifics of the particular system and then decide whether a restriction is warranted. It may not promulgate an ordinance in which it arbitrarily sets a "one size fits all" scheme of requirements for any system. The conditions listed in sub. (1) (a) to (c) are the standards circumscribing the power of political subdivisions, not openings for them to make policy that is contrary to the state's expressed policy. Ecker Brothers v. Calumet County, 2009 WI App 112, 321 Wis. 2d 51, 772 N.W.2d 240, 07-2109.

66.0403 Solar and wind access permits.

(1) DEFINITIONS. In this section:

- (a) "Agency" means the governing body of a municipality which has provided for granting a permit or the agency which the governing body of a municipality creates or designates under sub. (2). "Agency" includes an officer or employee of the municipality.
- (b) "Applicant" means an owner applying for a permit under this section.
- (c) "Application" means an application for a permit under this section.
- (d) "Collector surface" means any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. "Collector surface" does not include frames, supports and mounting hardware.
- (e) "Collector use period" means 9 a.m. to 3 p.m. standard time daily.
- (f) "Impermissible interference" means the blockage of wind from a wind energy system or solar energy from a collector surface or proposed collector surface for which a permit has been granted under this section during a collector use period if such blockage is by any structure or vegetation on property, an owner of which was notified under sub. (3) (b). "Impermissible interference" does not include:
 - 1. Blockage by a narrow protrusion, including but not limited to a pole or wire, which does not substantially interfere with absorption of solar energy by a solar collector or does not substantially block wind from a wind energy system.

2. Blockage by any structure constructed, under construction or for which a building permit has been applied for before the date the last notice is mailed or delivered under sub. (3) (b).
3. Blockage by any vegetation planted before the date the last notice is mailed or delivered under sub. (3) (b) unless a municipality by ordinance undersub. (2) defines impermissible interference to include such vegetation.
- (g) "Municipality" means any county with a zoning ordinance under s. 59.69, any town with a zoning ordinance under s. 60.61, any city with a zoning ordinance under s. 62.23 (7), any 1st class city or any village with a zoning ordinance under s. 61.35.
- (h) "Owner" means at least one owner, as defined under s. 66.0217 (1) (d), of a property or the personal representative of at least one owner.
- (i) "Permit" means a solar access permit or a wind access permit issued under this section.
- (j) "Solar collector" means a device, structure or a part of a device or structure a substantial purpose of which is to transform solar energy into thermal, mechanical, chemical or electrical energy.
- (k) "Solar energy" means direct radiant energy received from the sun.
- (L) "Standard time" means the solar time of the ninetieth meridian west of Greenwich.
- (m) "Wind energy system" means equipment and associated facilities that convert and then store or transfer energy from the wind into usable forms of energy.
- (2) PERMIT PROCEDURE. The governing body of every municipality may provide for granting a permit. A permit may not affect any land except land which, at the time the permit is granted, is within the territorial limits of the municipality or is subject to an extraterritorial zoning ordinance adopted under s. 62.23 (7a), except that a permit issued by a city or village may not affect extraterritorial land subject to a zoning ordinance adopted by a county or a town. The governing body may appoint itself as the agency to process applications or may create or designate another agency to grant permits. The governing body may provide by ordinance that a fee be charged to cover the costs of processing applications. The governing body may adopt an ordinance with any provision it deems necessary for granting a permit under this section, including but not limited to:
- (a) Specifying standards for agency determinations under sub. (5) (a).
- (b) Defining an impermissible interference to include vegetation planted before the date the last notice is mailed or delivered under sub. (3) (b), provided that the permit holder shall be responsible for the cost of trimming such vegetation.
- (3) PERMIT APPLICATIONS.
- (a) In a municipality which provides for granting a permit under this section, an owner who has installed or intends to install a solar collector or wind energy system may apply to an agency for a permit.
- (b) An agency shall determine if an application is satisfactorily completed and shall notify the applicant of its determination. If an applicant receives notice that an application has been satisfactorily completed, the applicant shall deliver by certified mail or by hand a notice to the owner of any property which the applicant proposes to be restricted by the permit under sub. (7). The applicant shall submit to the agency a copy of a signed receipt for every notice delivered under this paragraph. The agency shall supply the notice form. The information on the form may include, without limitation because of enumeration:
1. The name and address of the applicant, and the address of the land upon which the solar collector or wind energy system is or will be located.
 2. That an application has been filed by the applicant.
 3. That the permit, if granted, may affect the rights of the notified owner to develop his or her property and to plant vegetation.
 4. The telephone number, address and office hours of the agency.
 5. That any person may request a hearing under sub. (4) within 30 days after receipt of the notice, and the address and procedure for filing the request.
- (4) HEARING. Within 30 days after receipt of the notice under sub. (3) (b), any person who has received a notice may file a request for a hearing on the granting of a permit or the agency may determine that a hearing is necessary even if no such request is filed. If a request is filed or if the agency determines that a hearing is necessary, the agency shall conduct a hearing on the application within 90 days after the last notice is delivered. At least 30 days prior to the hearing date, the agency shall notify the applicant, all owners notified under sub. (3) (b) and any other person filing a request of the time and place of the hearing.
- (5) PERMIT GRANT.

- (a) The agency shall grant a permit if the agency determines that:
1. The granting of a permit will not unreasonably interfere with the orderly land use and development plans of the municipality;
 2. No person has demonstrated that she or he has present plans to build a structure that would create an impermissible interference by showing that she or he has applied for a building permit prior to receipt of a notice undersub. (3) (b), has expended at least \$500 on planning or designing such a structure or by submitting any other credible evidence that she or he has made substantial progress toward planning or constructing a structure that would create an impermissible interference; and
 3. The benefits to the applicant and the public will exceed any burdens.
- (b) An agency may grant a permit subject to any condition or exemption the agency deems necessary to minimize the possibility that the future development of nearby property will create an impermissible interference or to minimize any other burden on any person affected by granting the permit. Such conditions or exemptions may include but are not limited to restrictions on the location of the solar collector or wind energy system and requirements for the compensation of persons affected by the granting of the permit.
- (6) RECORD OF PERMIT. If an agency grants a permit:
- (a) The agency shall specify the property restricted by the permit under sub. (7) and shall prepare notice of the granting of the permit. The notice shall include the identification required under s. 706.05 (2) (c) for the owner and the property upon which the solar collector or wind energy system is or will be located and for any owner and property restricted by the permit under sub. (7), and shall indicate that the property may not be developed and vegetation may not be planted on the property so as to create an impermissible interference with the solar collector or wind energy system which is the subject of the permit unless the permit affecting the property is terminated under sub. (9) or unless an agreement affecting the property is filed under sub. (10).
 - (b) The applicant shall record with the register of deeds of the county in which the property is located the notice under par. (a) for each property specified under par. (a) and for the property upon which the solar collector or wind energy system is or will be located.
- (7) REMEDIES FOR IMPERMISSIBLE INTERFERENCE.
- (a) Any person who uses property which he or she owns or permits any other person to use the property in a way which creates an impermissible interference under a permit which has been granted or which is the subject of an application shall be liable to the permit holder or applicant for damages, except as provided under par. (b), for any loss due to the impermissible interference, court costs and reasonable attorney fees unless:
 1. The building permit was applied for prior to receipt of a notice under sub. (3) (b) or the agency determines not to grant a permit after a hearing under sub.(4).
 2. A permit affecting the property is terminated under sub. (9).
 3. An agreement affecting the property is filed under sub. (10).
 - (b) A permit holder is entitled to an injunction to require the trimming of any vegetation which creates or would create an impermissible interference as defined under sub. (1) (f). If the court finds on behalf of the permit holder, the permit holder shall be entitled to a permanent injunction, damages, court costs and reasonable attorney fees.
- (8) APPEALS. Any person aggrieved by a determination by a municipality under this section may appeal the determination to the circuit court for a review.
- (9) TERMINATION OF SOLAR OR WIND ACCESS RIGHTS.
- (a) Any right protected by a permit under this section shall terminate if the agency determines that the solar collector or wind energy system which is the subject of the permit is:
 1. Permanently removed or is not used for 2 consecutive years, excluding time spent on repairs or improvements.
 2. Not installed and functioning within 2 years after the date of issuance of the permit.
 - (b) The agency shall give the permit holder written notice and an opportunity for a hearing on a proposed termination under par. (a).
 - (c) If the agency terminates a permit, the agency may charge the permit holder for the cost of recording and record a notice of termination with the register of deeds, who shall record the notice with the notice recorded under sub. (6) (b) or indicate on any notice recorded under sub. (6) (b) that the permit has been terminated.
- (10) WAIVER. A permit holder by written agreement may waive all or part of any right protected by a permit. A copy of such agreement shall be recorded with the register of deeds, who shall record such copy with the notice recorded undersub. (6) (b).

(11) PRESERVATION OF RIGHTS. The transfer of title to any property shall not change the rights and duties under this section or under an ordinance adopted under sub. (2).

(12) CONSTRUCTION.

(a) This section may not be construed to require that an owner obtain a permit prior to installing a solar collector or wind energy system.

(b) This section may not be construed to mean that acquisition of a renewable energy resource easement under s. 700.35 is in any way contingent upon the granting of a permit under this section.

History: 1981 c. 354; 1983 a. 189 s. 329 (14); 1983 a. 532 s. 36; 1993 a. 414; 1995 a. 201; 1999 a. 150 s. 82; Stats. 1999 s. 66.0403; 2007 a. 97; 2009 a. 40.

The common law right to solar access is discussed. *Prah v. Maretti*, 108 Wis. 2d 223, 321 N.W.2d 182 (1982).

The owner of an energy system does not need a permit under this section. Barring enforceable municipal restrictions, an owner may construct a system without prior municipal approval. This section benefits and protects the owner of the system by restricting the use of nearby property to prevent an interference with the system. *State ex rel. Numrich v. City of Mequon Board of Zoning Appeals*, 2001 WI App 88, 242 Wis. 2d 677, 626 N.W.2d 366, 00-1643.

Wisconsin recognizes the power of the sun: *Prah v. Maretti* and the solar access act. 1983 WLR 1263.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 4, 2016
SUBJECT: Pre-Application Discussion for potential rezoning and subdivision

APPLICANT: Royalty Custom Homes

PARCEL #: 34.162807.003.000.00.00

REQUEST: Pre-application discussion on a possible rezoning application to allow for the subdivision of property for single family residences

CURRENT ZONING: Rural Agricultural - 1 (RA-1)

FUTURE LAND USE DESIGNATION: Residential

ADJACENT ZONING: OR (North); RA-1 (South & West); SR-3 (East)

NARRATIVE:

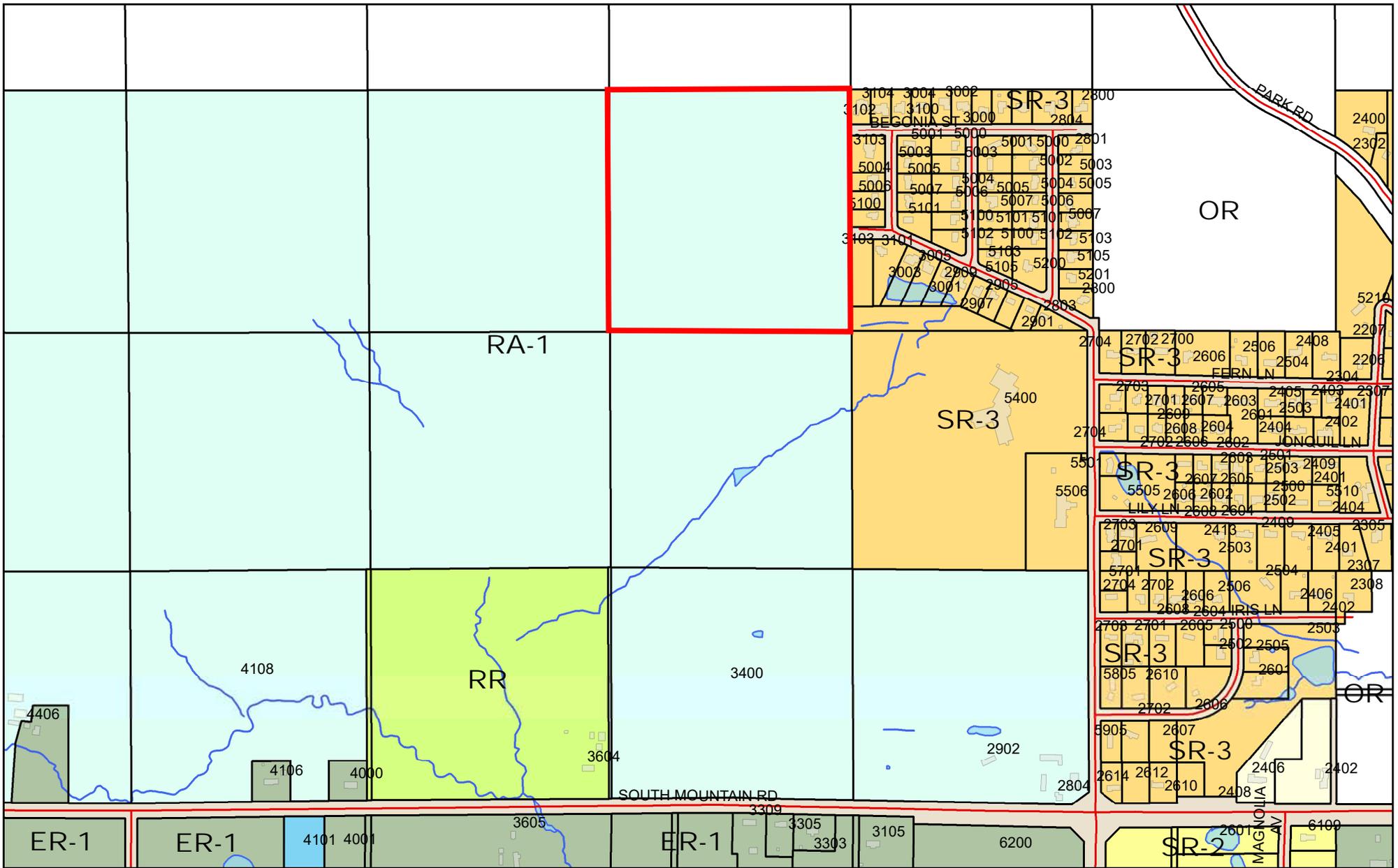
Royalty Custom Homes seeks a pre-application discussion with the Plan Commission regarding a potential rezoning to allow for the subdivision of land. No formal layouts have been provided, the intent of this discussion is general in nature. Below are provisions within the Zoning Ordinance related to appropriate discussion points for pre-applications.

PRE-APPLICATION TALKING POINTS:

- General location
- General project themes and images
- Mix of dwelling unit types and intensities
- General relationship to nearby properties and streets

Points of discussion and conclusions reached in this stage of the process shall be in no way be binding upon the Applicant or the Town, but should be considered as the informal, non-binding basis for proceeding to the next step.

POSSIBLE ACTION: No action to be taken. Item is for informal discussion purposes only.



Rib Mountain:
"Where Nature,
Family, and
Sport Come
Together"

Prepared by:
CWE
cweengineers.com

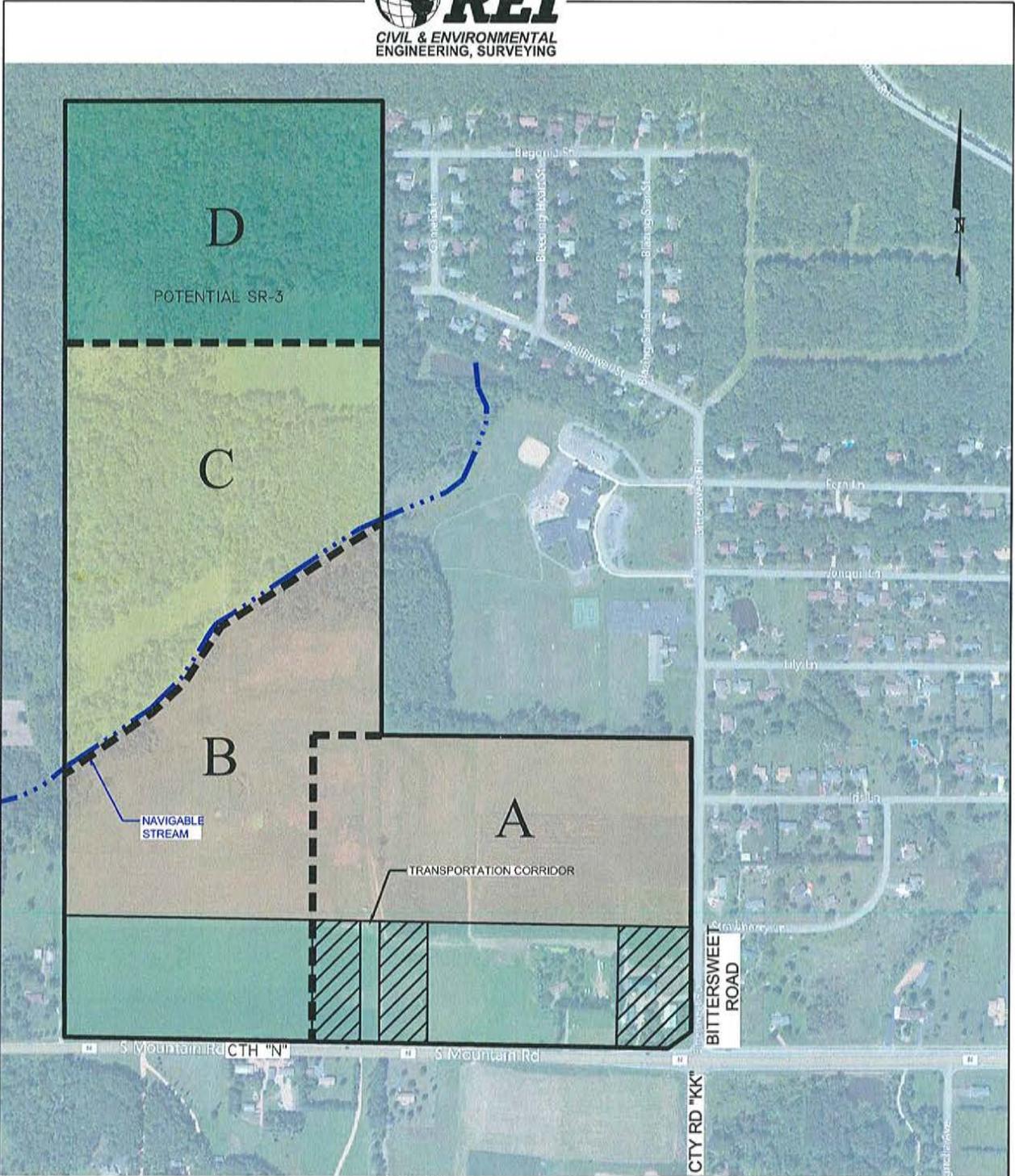
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|--------------------------------|----------------------------|-------------------------|-----------------|
| Zoning Districts (July 2014) | SR-3 Suburban Residential | UDD Unified Development | Road Centerline |
| OR Outdoor Recreation | UR-8 Urban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



Map Printed: 6/3/2016

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There is no Statement of Accuracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadastral Parcel Layer. For planning purposes only.

DRAWING FILE: P:\17000-7099\17071 - HALL PROPERTY\DWG\EXHIBITS\17071-LAND USE.DWG LAYOUT: LAND USE_PLOTTED: OCT 22, 2015 - 3:46PM PLOTTED BY: TODD W



LEGEND

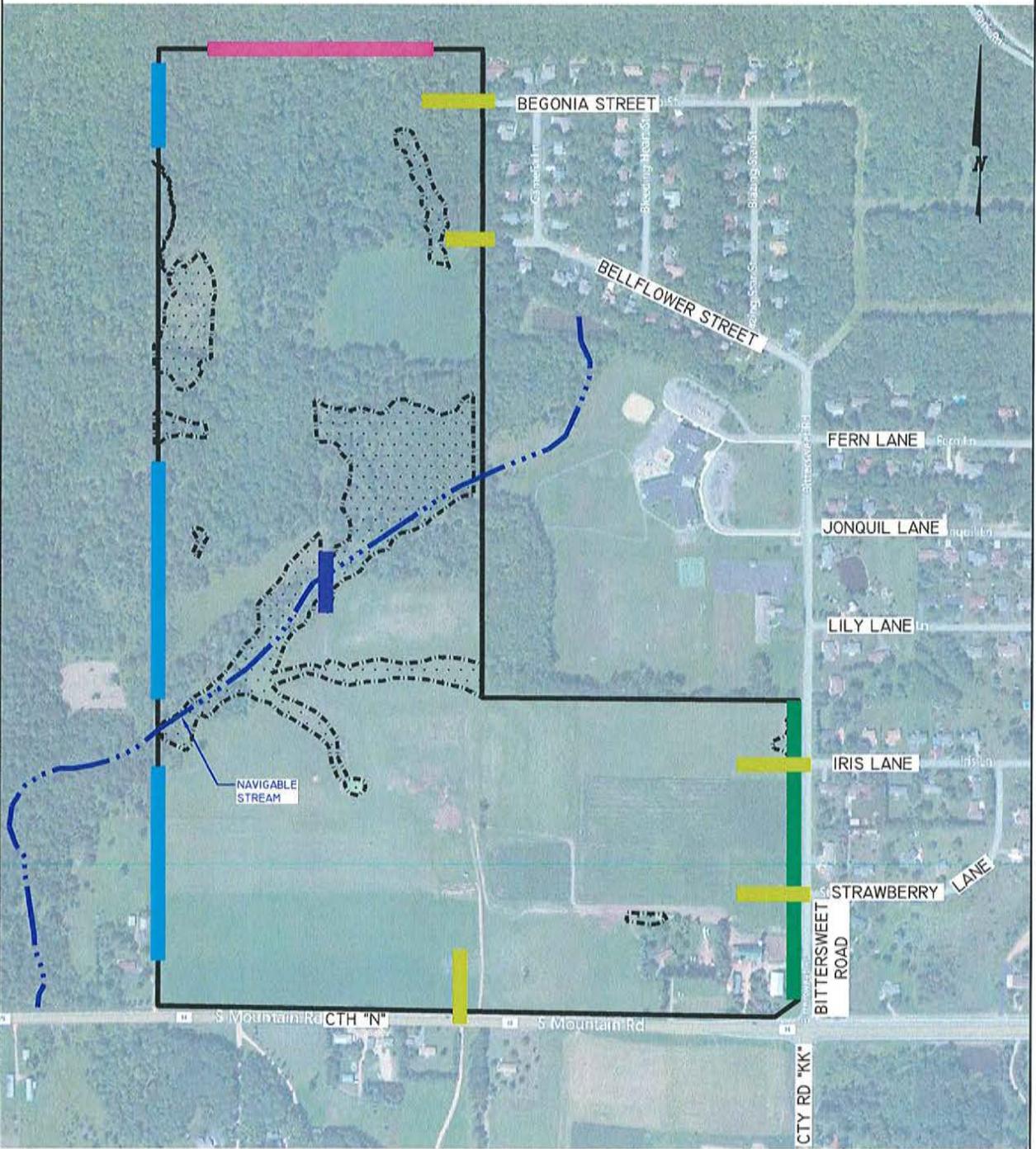
0 600
 SCALE: 1" = 600'

<p>A PROJECT PHASE IDENTIFIER</p> <ul style="list-style-type: none"> ESTATE RESIDENTIAL (ER-1) SUBURBAN RESIDENTIAL (SR-2) SUBURBAN RESIDENTIAL (SR-3) 	<ul style="list-style-type: none"> SUGGESTED PROJECT PHASE BOUNDARY MIXED RESIDENTIAL (MR-4) MR-4 DISTRICT - GROUP DAYCARE, INDOOR INSTITUTIONAL, INSTITUTIONAL RESIDENTIAL USES ENCOURAGED, POTENTIAL UDD PROJECTS
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REI Engineering, INC.

HALL PROPERTY COUNTY ROAD N RIB MOUNTAIN, WISCONSIN 54401		FIGURE 9 : PROPOSED LAND USE PLAN	
PROJECT NO.	7071	DRAWN BY:	DATE:
		NAP	09/09/15

DRAWING FILE: P:\7000-7099\7071 - HALL PROPERTY\DWG\EXHIBITS\7071-ACCESS.DWG LAYOUT- ACCESS PLOTTED: OCT 05, 2015 - 1:58PM PLOTTED BY: NATHANP



LEGEND	
	POTENTIAL FUTURE CONNECTION TO ADJACENT LANDS WITHIN THIS AREA
	STREET ACCESS POINTS
	PROPOSED TRAIL
	PROPOSED TRAIL CONNECTION TO STATE PARK SYSTEM WITHIN THIS AREA
	EXISTING NAVIGABLE STREAM / WETLAND CROSSING - FIELD ROAD

REI Engineering, INC.

HALL PROPERTY COUNTY ROAD N RIB MOUNTAIN, WISCONSIN 54401		FIGURE 7 : ACCESS EXHIBIT	
PROJECT NO.	7071	DRAWN BY:	DATE:
		NAP	09/09/15