



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, November 11th, 2015; 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 of the 10-28-2015 Plan Commission meeting.**
- 4.) Public Hearings
 - a. **REI, agent, proposed amendment to the Town of Rib Mountain Comprehensive Plan 2005 to incorporate the "Conceptual Land Use Study The Hall Property CTH N and Bittersweet Road Town of Rib Mountain, WI" for the properties addressed 2902 and 3400 South Mountain Road, parcel #'s 34.162807.016.000.00.00, 34.162807.015.000.00.00, 34.162807.014.000.00.00, and 34.162807.003.000.00.00, Docket #2015-32.**
- 5.) New Business:
 - a. **REI, agent, pre-application discussion regarding modification of the Unified Development District Precise Implementation Plan for a redevelopment project at the property addressed 2101 North Mountain Road, parcel #34.032807.012.001.00.00, Docket #2015-33**
 - b. **Dylan Alwin. Finishing Touch Signs, agent, pre-application discussion regarding modification of the Unified Development District Precise Implementation Plan for alterations to the monument sign at the property addressed 3808 and 3804 Rib Mountain Drive, parcel #34.102807.014.028.00.00, Docket #2015-34.**
 - c. **Discussion and possible action regarding 2016 Plan Commission meeting schedule**
- 6.) Correspondence/ Questions:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 28, 2015

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

MINUTES:

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the September 23rd, 2015 Plan Commission meeting, as presented. Motion carried 5-0.

PUBLIC HEARING

- a. *Fastsigns, conditional use request for installation of a changeable message sign at the property addressed 1101 Morning Glory Lane, parcel #34.142807.006.028.00.00, Docket #2015-29*

Steve Kunst opened discussion with a review of Fastsigns' proposal for a "Changeable Message Sign" which would replace the existing pylon sign face at the former Crossfit Themis site. He also noted that the total signage proposed meets the allowable limits for the Urban Commercial zoning district. Kunst also noted the Zoning Ordinance regulates this type of signage by limiting changes in the signs appearance to no more than once every 30 seconds and future alterations to the sign would require modification to the proposed conditional use (i.e. public hearing).

Joe Mulanowski, representative for Fastsigns, presented a brief description of the business and, at the request of Chairman Mataczynski, noted that their proposed changeable message sign is intended to display examples of their companies product offerings. Kunst noted messages need to be related to the particular business in question, or the sign would be considered an off-premise sign, which are not permitted.

Commission members had general discussion relating to changeable message signs, color usage and consideration of brightness levels for future ordinance updates. Fastsigns representation noted the proposal is for a full color sign.

Chairman Mataczynski opened the public hearing. No public comment was made. Chairman Mataczynski closed the public hearing.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval of conditional use request. Motion carried 5-0.

NEW BUSINESS:

- a. *Pre-application discussion regarding a Comprehensive Plan Future Land Use Map amendment and rezoning of the property located at the intersection of Rib Mountain Dr. and Goose Lane, parcel #34.032807.014.025.00.00. Docket #2015-30*

Kunst introduced the request from U-Haul representatives for a pre-application conference as it relates to possible development on the parcel located at the intersection of Rib Mountain Drive and Goose Lane. Kunst noted rezoning and conditional use requirements would be part of future discussions and considerations given U-Haul's "Personal Storage Facility" and "Outdoor Display" uses as defined by the Rib Mountain Municipal Code (RMMC).

Justin Kaminski, President of U-Haul Company of Northern Wisconsin and the Upper Peninsula, presented the proposed development as a 3 story, 100,000 to 120,000 square foot facility that would house a corporate office, retail store, and 800-1,100 climate controlled storage facilities. Kaminski mentioned the purpose of building a new facility here would help U-Haul rebuild its brand image in our area.

Plan Commission members asked a variety of questions and expressed a number of concerns that would need to be addressed as the potential project progressed. Items of concern included; the building's proposed location on the parcel, its visual impact to motorists entering Rib Mountain, usage of interior spaces, the potential for onsite vehicle maintenance, the number of vehicles displayed outdoors, potential traffic ingress and egress challenges from the property, floodplain and wetland issues, property theft, future building use if they were to leave, and hours of operation.

Kaminski addressed those concerns as follows: He preferred to set the building off of Rib Mountain Drive as much as possible, and he understands the Commission's concern of visual impact upon entering the Town and is willing to work with the Town to do what's best for both parties. Projected interior space usage would consist of retail and storage on the ground level of the building, all storage on the second level and mix of storage and office space on the third floor. Kaminski assured the Commission no vehicle maintenance would occur on-site and his intent would be to display 20-25 of their newest rental fleet within street visibility. It was noted in U-Haul's long history, they have never abandoned a corporate facility. He also stated no property thefts have occurred since he has become President. Current hours of operation are 7 am to 7 pm M-Sa and 8 am – 5 pm on Sunday with storage facility access variable dependent on rental agreements.

Plan Commission recommended to move forward working with Town Staff to develop a plan concept that could further discussion.

- b. *Tim Vreeland, agent, preliminary plat review for Woodlawn Pines Plantation 1st Addition, for the property addressed 2101 Snowflake Lane, parcel #34.940.000.026.02.00. Docket #2015-31*

Tim Vreeland, surveyor for Woodlawn Pines Plantation LLC, presented a preliminary plat for the creation of 11 new single family lots as extension of Deertail Lane.

Kunst stated original preliminary plat approval for Woodlawn Pines Plantation was completed in 2001; however, that approval expires after two years, creating the need for this preliminary approval. Kunst noted the current proposal is a small deviation from the original (larger lots, eliminating one lot) and that all proposed lots meet the town's zoning requirements. Kunst mentioned Tim Vreeland and others were working through stormwater management items as noted by Scott Turner and the Town's consultant. It was also identified there would need to be action from Marathon County on the preliminary plat as well.

Christine Nykiel questioned the content of a Developer's Agreement. Kunst noted that a Developer's Agreement could be concurrent with the final plat.

Jim Hampton expressed fire and safety concerns with the orientation of the road extension. It was noted that this had been brought up in previous approvals and that fire and safety officials were not concerned at that time. Kunst stated he would verify approval with SAFER contact, Marty Christiansen.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the preliminary plat conditioned upon approval by Fire and Safety (SAFER) personnel. Motion carried 5-0.

CORRESPONDENCE/QUESTIONS:

a. Supreme Court Ruling on Signage content - Reed vs. Town of Gilbert, AZ

Kunst and McGucken initiated a general discussion based on a Supreme Court ruling as it relates to the regulation of signage content. The basics of the ruling state that municipalities cannot treat similar sign types differently based on the content of the sign. Signage Ordinances must remain "content-neutral". Plan Commissioner's agreed to further research the decision and discuss implications to the current RMMC at a later date.

b. Accessory Structures and Residences without an Attached Garage

Paul Kufahl noted a potential buyer of a residential property prompted the discussion. The property contains a residence without an attached garage, a single stall detached garage near the residence, and multiple outbuildings. The potential buyer sought to demolish all detached buildings and construct a new, larger detached garage for the residence and a 1,500 square foot accessory building. Staff was seeking the Commission's opinion (based on historical precedent) on whether the single stall garage was considered an 'accessory building' or part of the principle residence, because the zoning ordinance requires a garage to accompany any residence. The general suggestion was for staff to complete additional research and maintain consistency with past situations.

c. Question of Modification of Conditional Use 3003 N. Mountain Rd

Kufahl began discussion by recapping a conversation had with the property owner. The owner is looking to build a detached storage building on this property; however, there are current conditional uses attached to the property's approved use within the Neighborhood Commercial zoning district. Plan

Commissioner's were in agreement that any changes to the property would require a modification to the approved conditional use (i.e. public hearing).

PUBLIC COMMENT: None

ADJOURN:

Motion by Christine Nykiel, seconded by Jim Hampton to Adjourn. Motion carried 5-0. Meeting adjourned at 7:54 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: November 6, 2015

SUBJECT: Proposed Amendment to the Town of Rib Mountain Comprehensive Plan 2005

APPLICANT: REI, agent

OWNER: Harold and Marian Hall

PROPERTY ADDRESS: 2902 and 3400 South Mountain Road, as well as the two forty acre parcels immediately north of 3400 South Mountain Road.

REQUEST: An amendment to the Town of Rib Mountain Comprehensive Plan 2005 to incorporate the ‘Conceptual Land Use Study Hall Property CTH N and Bittersweet Road Town of Rib Mountain, WI.’

ZONING: Rural Agricultural -1 (RA-1)

ADJACENT ZONING: Outdoor Recreation (North); Suburban Residential-3 (East) Estate Residential-1 (South), RA-1 and Rural Residential (West)

FUTURE LAND USE: Single Family Residential

BACKGROUND:

The Plan Commission previously held a pre-application conference (6/10/2015) dealing with a specific project proposal calling for an apartment complex. The Plan Commission directed the applicant to increase the project scope and consider the roughly 160 acre ‘Hall Farm’ property as a whole.

NARRATIVE:

The proposed document represents a new method of land use planning within the Town of Rib Mountain. Area/Site specific plans such as this are widely used as planning and development tools in urbanized areas. Doing so allows for greater project detail and public dialogue than a typical town wide comprehensive or master plan. The intent is to have this area specific plan (or some iteration thereof) incorporated within the Town of Rib Mountain Comprehensive Plan as an appendix. By doing so, the Town can identify its stance on the future development of this area.

The proposal identifies various forms and densities of residential development. In general, the proposal calls for higher density, potentially multifamily development along South Mountain Road and progressively decreases density in the form of single family development as the project heads north. The suggested zoning district related to multifamily development is Mixed Residential – 4 (MR-4). Below is the description of the MR-4 district found in the Town Zoning Ordinance.

“This district is intended to permit development which has a moderately high density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Mixed Residential (MR-4) District shall serve as a designation which preserves and protects the moderately high

density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre”

Permitted Uses within the MR-4 district include:

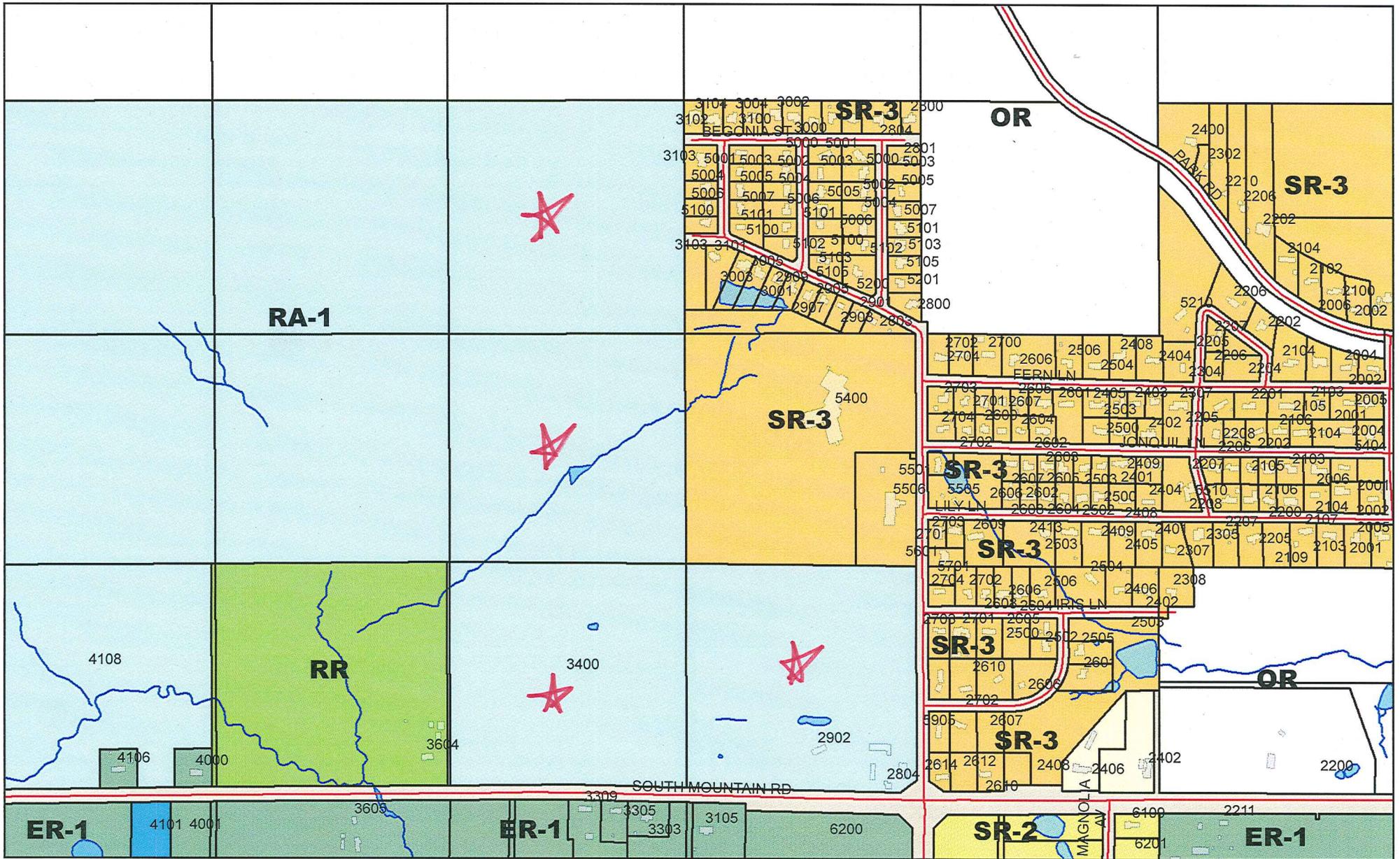
- Single Family Detached House
- Twin House/Duplex
- Selective Cutting
- Passive Outdoor Recreation

Residential uses of higher density than a duplex would be handled as a conditional use. Meaning, a project of that nature would require its own public hearing and Town Board approval.

****Document is too large for email; please refer to hard copy you receive in the mail****

POSSIBLE ACTION:

1. Recommend approval of the Comprehensive Plan Amendment to incorporate ‘Conceptual Land Use Study Hall Property CTH N and Bittersweet Road Town of Rib Mountain, WI.’
2. Recommend approval of the Comprehensive Plan Amendment to incorporate ‘Conceptual Land Use Study Hall Property CTH N and Bittersweet Road Town of Rib Mountain, WI’ with conditions/modifications.
3. Recommend denial of the Comprehensive Plan Amendment to incorporate ‘Conceptual Land Use Study Hall Property CTH N and Bittersweet Road Town of Rib Mountain, WI.’



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Prepared by:
CWE
cweengineering.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 | MR-4 Mixed Residential | SI Suburban Industrial | |
| RR Rural Residential | SC Suburban Commercial | ROW | |
| CR-5ac Countryside Residential | Unzoned | Parcel Outline | |
| SR-2 Suburban Residential | NC Neighborhood Commercial | Water Feature | |
| | UC Urban Commercial | Building (2010) | |



Map Printed: 11/6/2015

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REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: November 6, 2015

SUBJECT: Pre-Application Conference for a Unified Development District (UDD) Precise Implementation Plan (PIP) Modification

APPLICANT: REI agent

OWNER: Crab Tree Ridge LLC

PROPERTY ADDRESS: 2101 North Mountain Road

REQUEST: Pre-application Conference regarding a modification to the PIP for the Howard Johnson and Emma Krumbiee's site

ZONING: UDD

ADJACENT ZONING: UDD (North, East), SC (North, South), SR-3 (South), ROW (West)

FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE: The applicant is proposing a redevelopment project entailing demolishing existing structures and building a new Hilton Garden Inn. The proposal calls for the new roughly 105 room hotel, swimming pool and splash zone, workout facility, The Garden Grill and Bar, and conference center.

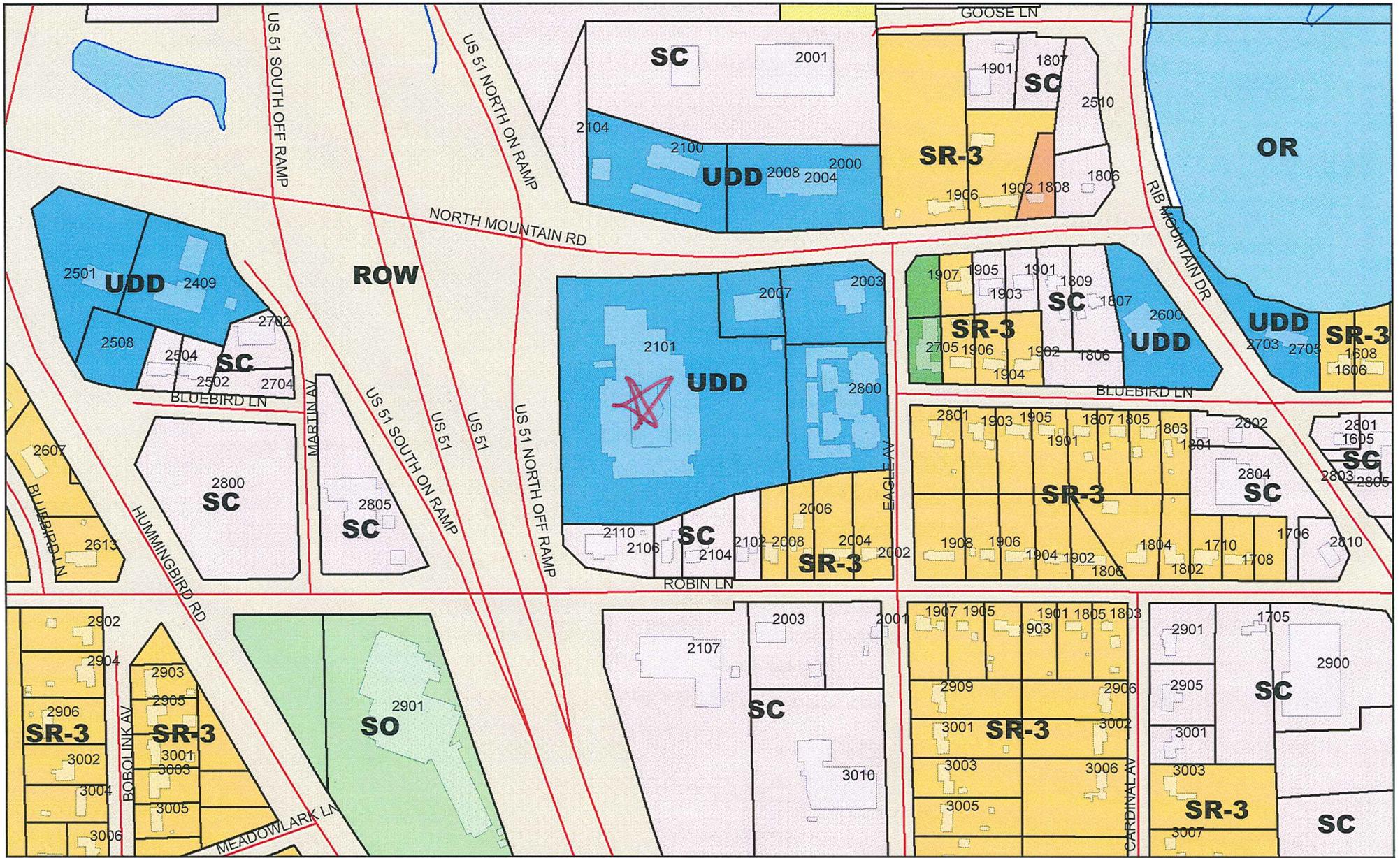
PRE-APPLICATION CONFERENCE:

The purpose of the 'Pre-Application Conference' is to allow the applicant to engage in an informal discussion with the Plan Commission regarding the potential UDD. Appropriate topics for discussion may include the location of the UDD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and non-residential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Master Plan.

NEXT STEPS

Upon receiving input from the Plan Commission at the pre-application conference, the applicant is able to apply for General Development Plan/Rezoning (GDP) approval (public hearing and Town Board approval). If the GDP is approved the applicant may move forward with PIP application.

ACTIONS TO BE TAKEN: No action to be taken. Item is for discussion purposes only.



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Prepared by
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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 | Planned Street (2013) |
| RA-1 Rural Agricultural | ER-1 Estate Residential | SI Suburban Industrial | |
| RA-2 Rural Agricultural | MR-4 Mixed Residential | ROW | |
| RR Rural Residential | SC Suburban Commercial | Unzoned | |
| CR-5ac Countryside Residential | NC Neighborhood Commercial | Parcel Outline | |
| SR-2 Suburban Residential | UC Urban Commercial | Water Feature | |
| | | Building (2010) | |

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Map Printed: 11/6/2015

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October 23, 2015

Town of Rib Mountain
Director of Community Development
Attn: Mr. Steve Kunst
3700 North Mountain Road
Wausau, WI 54401

Subject:

Submittal of 2101 North Mountain Road, LLC Redevelopment Project
(Howard Johnsons) – Unified Development District (UDD) Request.

Dear Steve:

Please accept the UDD submittal on behalf of 2101 North Mountain Road, LLC for the redevelopment of the Howard Johnson hotel located at 2101 North Mountain Road/2102 Robin Lane into a Hilton Garden Inn. We have provided the enclosed Concept Site Plan (10 copies) for review and approval at the November 11, 2015 Planning Commission meeting as required by Town of Rib Mountain Code 17.233(3) & (4).

The ability to bring this redevelopment site successfully through the UDD process will transform a tired and outdated lodging facility into a premier hotel that will set the area's standard for business and leisure travelers. The new Hilton Garden Inn will be a highly visible landmark property at the gateway to the Rib Mountain community.

This community asset will feature:

- Hilton Garden Inn branded hotel
- Custom architectural design utilizing high quality building materials to complement the Rib Mountain landscape while capturing views of Granite Peak Ski Area and Rib Mountain State Park.
- Floor to ceiling windows in guest rooms, which will be larger than the industry average for the comfort of guests
- Family friendly swimming pool with a children's splash zone
- State of the art workout facility
- The Garden Grill & Bar to serve guests with made to order breakfast and dinner, cocktails and evening room service.
- Improved position of the hotel to enhance views of Rib Mountain and Lake Wausau
- Enhanced courtyard main entrance
- Full cut-off LED lighting
- Job creation
- Increased Room Tax Dollars



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4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 www.REIengineering.com

5a-3

P:\3900-3999\3906A Ghidorzi\Letters\Other\3906Aa4.docx

The subject property is located at one of only two gateways to the Town of Rib Mountain's commercial district. Through the efforts of both public and private involvement, we have the opportunity to make this project a great success. We request the Town's cooperation during the UDD process with the following code considerations within the Suburban Commercial zoning district:

- 17.075 – Nonresidential Intensity Standards
 - Minimum Landscape Surface Ratio
 - Required by code - .350
 - Proposed - .247
 - Existing Landscaping Ratios
 - Hotel Site - .237
 - Residential Site - .893
 - Combined - .268
 - Maximum Floor Area Ratio
 - Required by code - .300
 - Proposed – Approximately .336
- 17.094 Non-Residential Bulk Standards
 - Pavement setback – 10 feet to a public street required – 2 to 5 feet shown
 - Maximum Building Height – 35-foot maximum height required – 56 feet requested
- 17.150(4)(b) – Landscape Requirements for Bufferyards
 - Minimum width per 17.056(4)(k) .60 Opacity – 20 feet adjacent to the SR-3 Zoning District
 - Proposed width along the east boundary – 4 feet/10 feet

Storm water management was largely addressed during the I39/CTH NN improvement project in 2005. The Wisconsin Department of Transportation (WisDOT) storm water pond that was constructed at the northeast quadrant of I39/CTH NN had additional capacity to store and treat storm water. An agreement to allow the storm water from the Howard Johnsons site (2101 North Mountain Road) through negotiations with WisDOT, the Town of Rib Mountain and Crab Tree Ridge, LLC was reached in 2005. This agreement was revisited with the subject parties in March of 2015. Storm water from 2102 Robin Lane parcel was not part of the 2005 agreement. This storm water will be addressed with the proposed on-site storm water facility.

The current project schedule anticipates the following:

- November 2015 – May 2016 regulatory review and approval
- 2016 demolition
- 2016 begin construction
- 2017 opening

*Town of Rib Mountain
Attn: Mr. Steve Kunst
October 23, 2015*

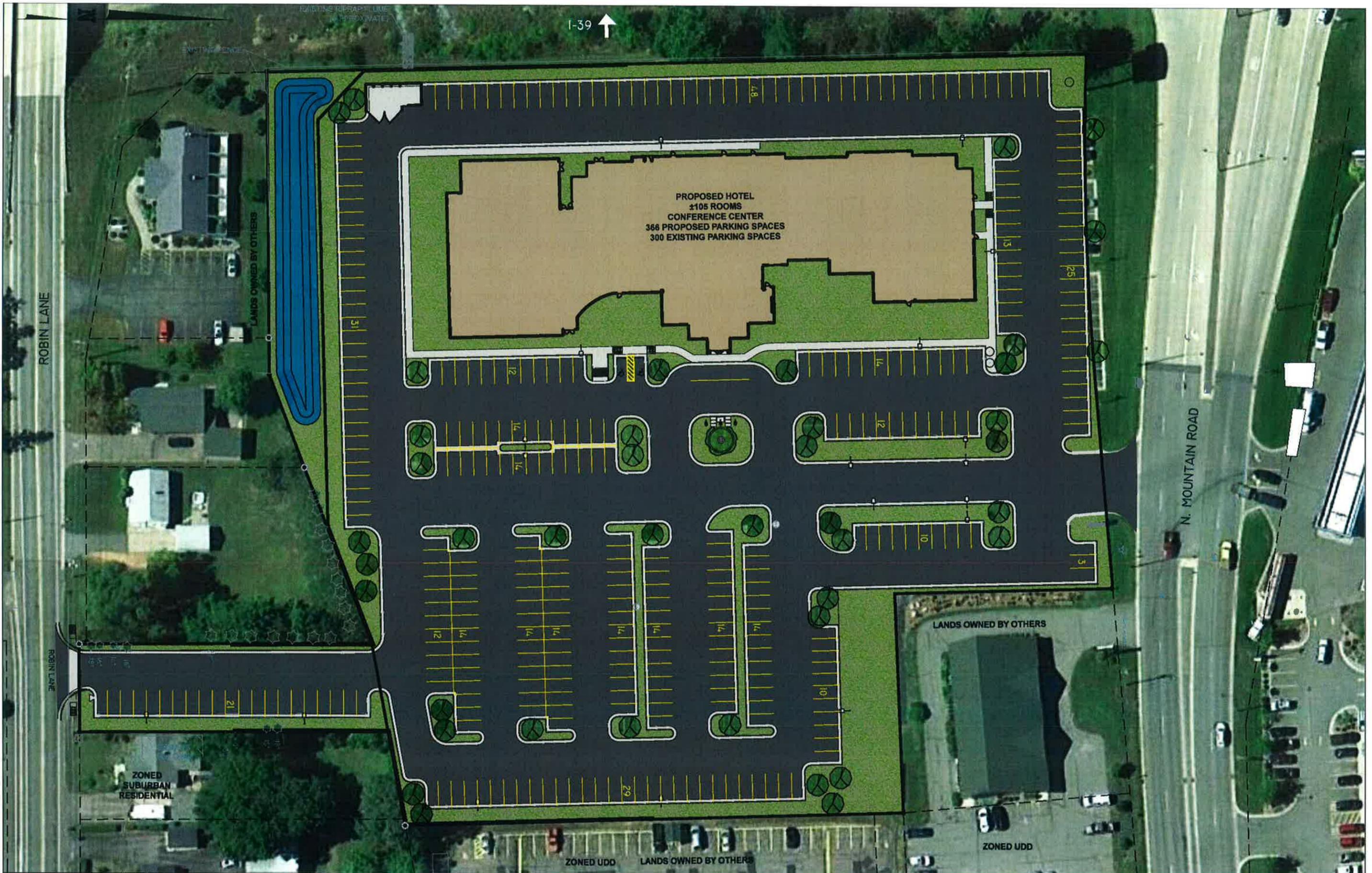
We look forward to working with the Town of Rib Mountain on this redevelopment project through the approval process to the ribbon cutting.

Sincerely,
REI Engineering, Inc.


Tom Radenz, PLS

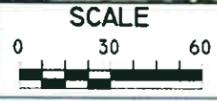
Enclosures

cc. Chuck & Chris Ghidorzi, 2101 North Mountain Road, LLC, 2100 Stewart Avenue,
Suite 300, Wausau, WI 54401



REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9764 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM

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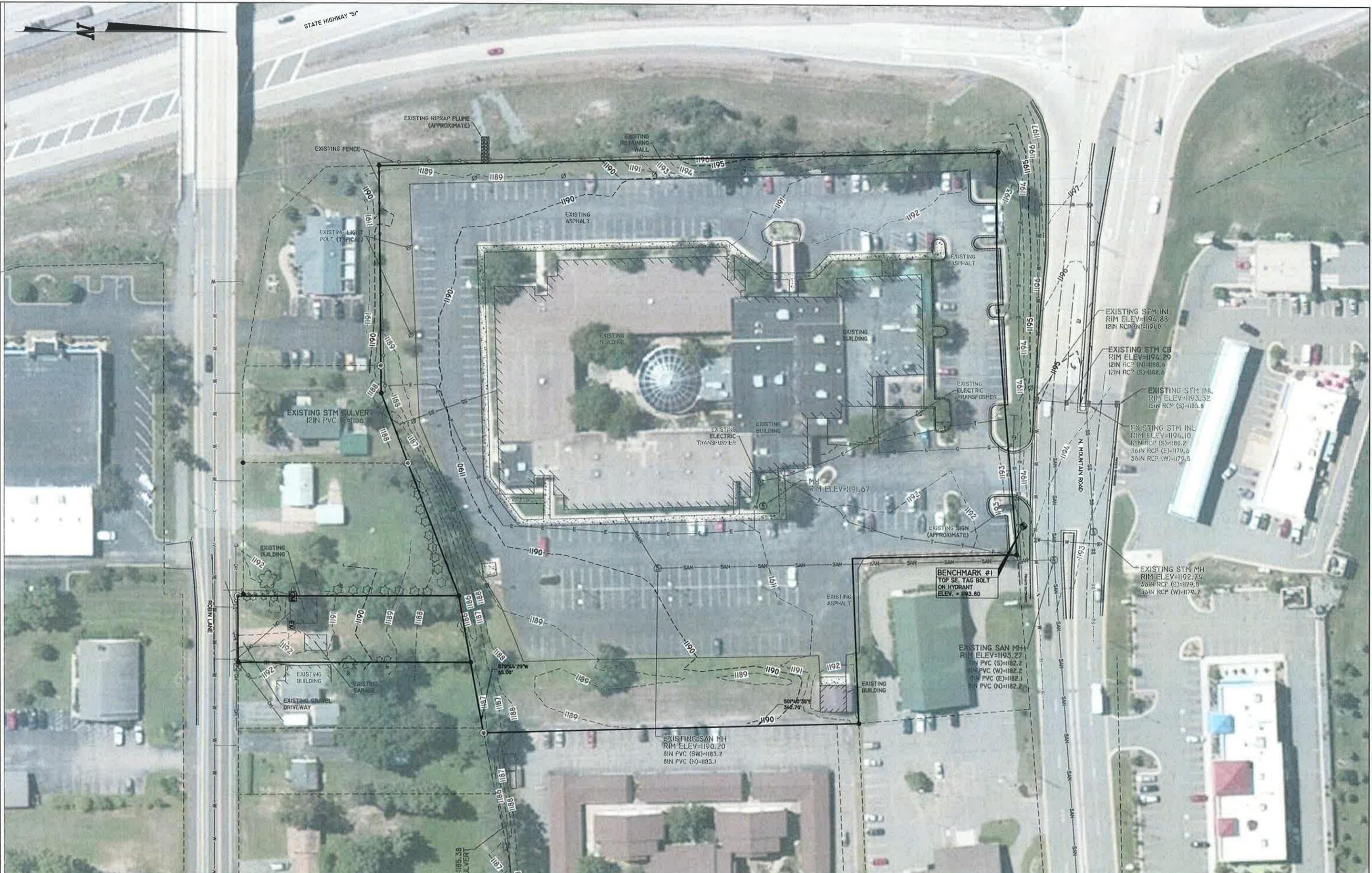
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DESIGNED BY:	CHECKED BY:
SURVEYED BY:	APPROVED BY:
DRAWN BY: NAP	DATE: 10/14/15

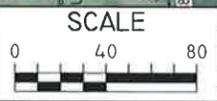
HOWARD JOHNSONS REDEVELOPMENT
 CRAB TREE RIDGE LLC
 2101 NORTH MOUNTAIN DRIVE & 2102 ROBIN LANE
 WAUSAU, WISCONSIN 54401

REI No. 3906A
 SHEET 1 OF 1

DRAWING FILE: P:\3900-3999\3906A_GH\DRG\DWG\SURVEY\3906A_TOPO.DWG LAYOUT: TOPO EXPANDED
 PLOTTED: Oct 23, 2015 - 9:36AM PLOTTED BY: NATHANP



REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHK'D
	5a-7		

DESIGNED BY:	CHECKED BY:
SURVEYED BY: DRD, AJB	APPROVED BY:
DRAWN BY: JWP	DATE: 01-16-2015

TOPOGRAPHIC SURVEY
 HOWARD JOHNSON INN & RESIDENTIAL HOUSE
 2101 NORTH MOUNTAIN DRIVE & 2102 ROBIN LANE
 WAUSAU, WISCONSIN 54401

REI
 REI No. 3906A
 SHEET TOPO

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: November 6, 2015

SUBJECT: Pre-Application Conference for a Unified Development District Precise Implementation Plan (PIP) Modification

APPLICANT: Dylan Alwin, Finishing Touch Signs, agent

OWNER: Blue Moon Properties LLC

PROPERTY ADDRESS: 3808 and 3804 Rib Mountain Drive

REQUEST: Approval to modify the Unified Development District Precise Implementation Plan for the purposes of altering the approved signage for the multi-tenant building at 3880 and 3840 Rib Mountain Drive.

NARRATIVE: Owners of the multi-tenant building housing both Jim Kryshak Jewelers and Cellcom are considering an alteration to the existing monument sign located along Rib Mountain Drive. The proposal calls for a larger sign, both in square footage of business signage and height. Overall monument signage would increase from 65 square feet to 85 square feet. The applicant seeks to increase the overall height of the sign from 8 ft. 4 inches to 12 feet. The attached sketch shows only the top portion of the proposal. This sign would sit upon existing 2 ft. 4 inch base.

- **Proposed sign area change** – 20 ft²
- **Proposed sign height change** – 3ft 8 inches
 - Exceeds typical code height allowance by 2 ft.

BACKGROUND:

As part of Plan Commission Docket #2015-51, the Commission decided to use the frontage of interior streets when calculating total allowable signage. Doing so allows for roughly 350 square feet of signage. Currently, the development displays 278 square feet of signage.

PLAN COMMISSION DOCKET #2014-02

In early 2014, the Plan Commission made amendments to the signage portion of the Zoning Ordinance related specifically to pylon/monument signs. These amendments allow for the 10 foot maximum sign height to be exceeded via conditional use, if located within the I-39/USH-51 Corridor. The property in question does not fall within the highway corridor.

ACTIONS TO BE TAKEN: No action to be taken. Item is for discussion purposes only

SIGN SPECIFICATIONS

- * remove existing cabinet and replace with new cabinet
- * internally lit with push through letters
- * finish to match building black and metallic silver cabinet face
- * exact build and color TBD (color to be metallic with double clear coat)



Job Number

THIS ARTWORK IS COPYWRITED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS THE PROPERTY OF FINISHING TOUCH AND MUST BE RETURNED TO THEM.

Customer: Jim Kryshak

Customer Rep: Dylan Alwin

Date: 08/27/15

5b-2

Revision Date: 10/22

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

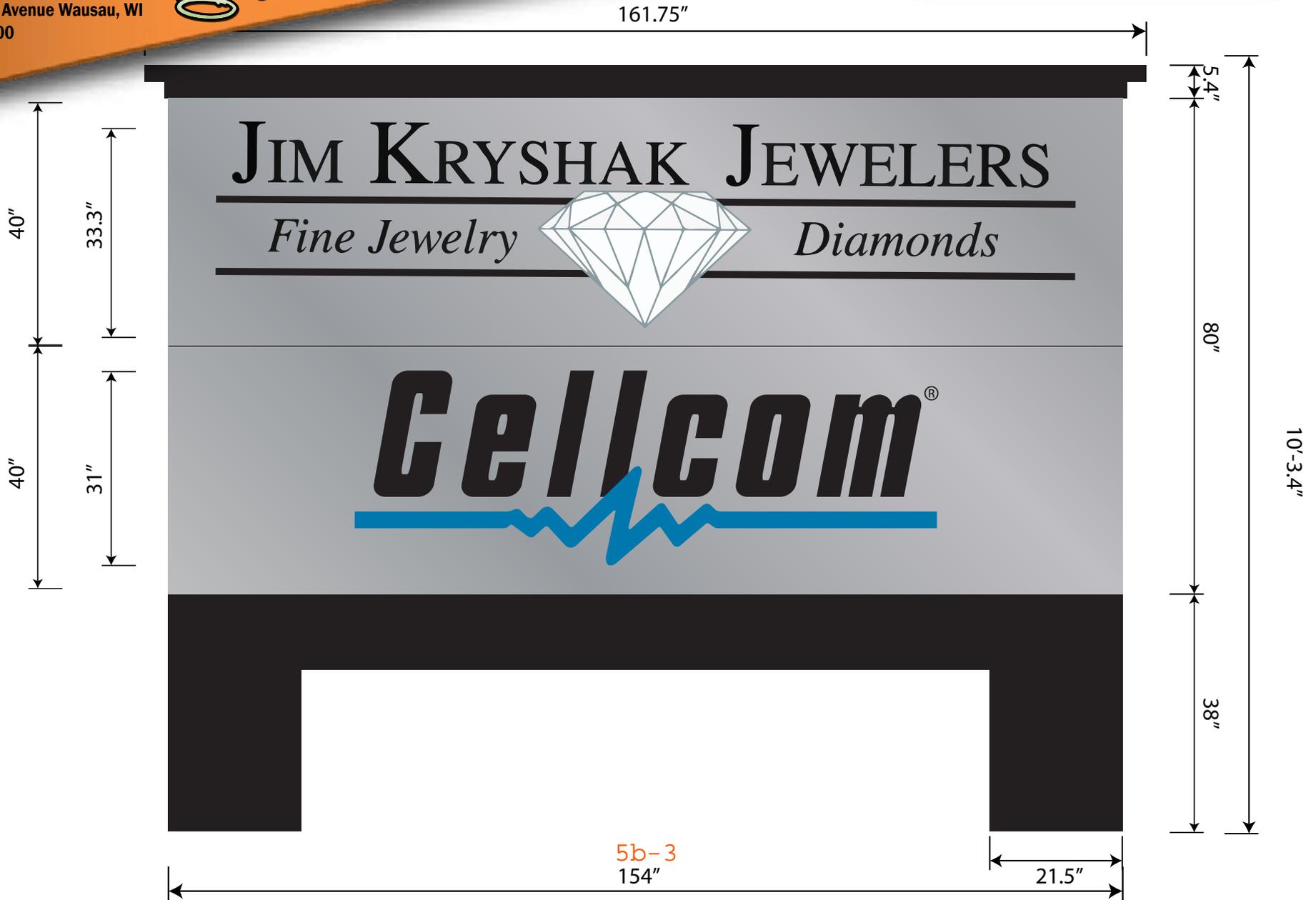
signature:

date:

COLORS SHOWN FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL GRAPHICS MAY NOT MATCH INK COLORS ON LAYOUT

SIGN SPECIFICATIONS

- *replace existing Cellcom tenant panel with new logo
- *refinish existing sign (paint)
- *add crown molding to top of sign



TOWN OF RIB MOUNTAIN
 Marathon County, Wisconsin
DRAFT 2016 Planning Commission Schedule

The Planning Commission normally meets on the second and fourth Wednesday of each month. All meetings are held in the rear meeting room of the Town Hall at 6:30 p.m. on meeting nights with the regular meeting immediately following the hearing. Petitioners or their representative should be present to answer questions and to avoid having their item tabled or laid over.

The Meeting agenda closes at 12:00 P.M. noon on Wednesday two weeks before the meeting date, unless otherwise noted. A meeting date may change if a quorum cannot be assembled or if there is another conflict. For this reason we ask that you check with the Clerk's Office on the day of the meeting, especially if you must travel any distance.

Agenda Date	Meeting Date	Agenda Date	Meeting Date
December 30, 2015	January 13, 2016	June 8, 2016	June 22, 2016
January 13, 2016	January 27, 2016	June 29, 2016	July 13, 2016
January 27, 2016	February 10, 2016	July 13, 2016	July 27, 2016
February 10, 2016	February 24, 2016	July 27, 2016	August 10, 2016
February 24, 2016	March 9, 2016	August 10, 2016	August 24, 2016
March 9, 2016	March 23, 2016	August 31, 2016	September 14, 2016
March 30, 2016	April 13, 2016	September 14, 2016	September 28, 2016
April 13, 2016	April 27, 2016	September 28, 2016	October 12, 2016
April 27, 2016	May 11, 2016	October 12, 2016	October 26, 2016
May 11, 2016	May 25, 2016	October 26, 2016	November 9, 2016
May 25, 2016	June 8, 2016	November 30, 2016	December 14, 2016

The Planning Commission reviews and approves Site Plans and makes recommendations to the Town Board for action on the following:

1. Division or combination of property.
2. Request for a change of zone or conditional use (Class II notice required – add three weeks prior to agenda date*).
3. Creation of a subdivision*.
4. Amendments to the Zoning Ordinance (Class II notice required – add three weeks prior to agenda date*).
5. Items requiring staged approval (e.g. UDD Plans – plan six to eight weeks approval time*)
6. Items specified by the Town Board.

Petitioners, their agents and surveyors should be aware of all ordinances relative to their request. The ordinances governing most items specify time intervals between approval stages that the petitioner must take into consideration with the meeting schedule.

* Items requiring consultant review may require an additional two weeks.