



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, July 13th, 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 the minutes of the 6-22-2016 Plan Commission meeting.**
- 4.) 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.**
 - b. **Pre-application discussion regarding potential future Town Dog Park at the property addressed 2201 Oriole Lane. Parcel #34.102807.008.006.00.00 and Parcel #34.102807.008.013.00.00. Docket #2016-30.**
 - c. **Pre-application discussion regarding potential outdoor display and indoor maintenance service at the property addressed 3300 Eagle Avenue, Parcel #34.102807.008.011.00.00. Docket #2016-33.**
- 5.) Correspondence/ Questions/Town Board Update:
- 6.) Public Comment
- 7.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 22, 2016

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

MINUTES:

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the June 8, 2016 Plan Commission meeting, as presented. Motion carried 4-0. Tom Steele abstained from voting.

CERTIFIED SURVEY MAP APPROVALS:

- a. *Thomas Schuette, owner, requesting Certified Survey Map approval for the property addressed 7401 Bluebell Lane, parcel #34.208.000.031.01.00. Docket #2016-31*

Community Development Director Kunst stated the request for approval of the presented CSM is intended to allow for the re-division of lots originally part of Countryside Estates 1st Addition that were previously combined in 2005 for tax purposes. Kunst also noted that the proposal calls for additional lands to be added to the original lots numbered 46 & 47, and that Proposed Lot 3 is outside of the subdivision boundary.

Plan Commission members confirmed that the zoning districts have remained consistent with the original subdivision plat and they received clarification on the extent of add lands to original Lots 46 & 47. Additionally, they questioned the applicant if the original covenants were still applicable and if the lots would be served by municipal water or private systems. Mr. Schuette noted the easement along the east boundary of the CSM is for his private municipal water and the intent was for the lots in discussion to be serviced by private systems. Schuette added he assumed that the covenants would still be place, but was not 100% sure.

Commissioners discussed the importance of maintaining the subdivisions original covenants, and noted that any recommendation should include confirmation that they still apply.

Motion by Jim Hampton, seconded by Tom Steele to recommend approval of the Certified Survey Map for the property addressed 7401 Bluebell Lane, pending verification that the original covenants of Countryside Estates remain in place for proposed Lots 1 & 2. Motion carried 5-0.

OLD BUSINESS:

- a. *Discussion of possible amendments to RMMC Section 17.056(8)(x) – Detached Energy Systems, related to Solar Panels. Docket #2016-25*

Kunst began with a brief review of previous Solar Energy discussions, stating that the intent of this conversation was to get general direction for future ordinance amendments that will permit by-right some solar energy systems. Kunst noted State Statutes limit the amount of regulation a municipality has on solar energy access and that staff had provided some potential definitions and criteria for future approvals.

Plan Commission members identified flush mounted or building integrated solar energy systems located on the rear or side of homes are locations and applications with which they feel comfortable. They indicated they would like to see examples or images of systems mounted on brackets at a different angle from the roof, as well as, those located on the street facing side of the house. In addition to panels mounted on primary structures, Commission members questioned the placement of solar energy systems on detached buildings and the need to incorporate location into future definitions and regulations. Commissioner Steele requested a site visit to 101 E. Rib Mountain Drive when that previously approved solar energy system is completed, so that Commission members can get a better understanding of the panel's appearance.

b. Discussion on possible amendments to RMMC Subchapter X – Signage Regulations related to electronic message signs. Docket #2016-06

Discussion began with Kunst reviewing Plan Commission's previous recommendation for a prohibition of electronic message signs and Town Board's direction to determine a method of regulation, rather than a prohibition. It was noted common areas of regulation include; display time, message transitions, brightness levels, total size, location, and malfunction responses.

Commissioners indicated their concerns are for the overall appearance of the commercial corridor, traffic safety, and enforceability. A potential solution noted was to regulate them by size and appearance to the point they become undesirable for business owners. Another suggestion was to establish a set of design standards for their color, size, and monument design to create a uniform appearance along Rib Mountain Drive. Other Commission members indicated public safety was the main concern and regulations should be geared towards limiting the amount of potential distractions they create.

CORRESPONDENCE/QUESTIONS:

a. Town Board Update

Kunst gave a brief recap of the Petro Mart court decision and the basics of the applied remedy. It was also noted that Bill Shnowske, Royalty Custom Homes, would be having his pre-application discussion with Town Board on June 30.

PUBLIC COMMENT:

- a. Marilyn Mohr questioned the progress of the former BOJO's bar, Mr. Kufahl and Kunst noted that a previous site visit indicated they were nearing completion of the construction/remodel and that they were in the process of finding staff.

ADJOURN:

Motion by Tom Steele, seconded by Ryan Burnett to Adjourn. Motion carried 5-0. Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: July 8, 2016

SUBJECT: Special Use Application

APPLICANT: TRS Development

OWNER: Same

PROPERTY ADDRESSE(S): 801 Sunflower Lane

REQUEST: Special Use Application for an Off-Site Parking Lot behind the existing Ryder Truck Facility

ZONING: Urban Commercial (UC)

ADJACENT ZONING: UC (North, South, & West); UDD (East)

FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE:

This item has been removed from consideration until a later date.

POSSIBLE ACTION: No action to be taken.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: July 7, 2016
SUBJECT: Pre-Application Discussion for potential Town Dog Park

APPLICANT: Town of Rib Mountain

PARCEL #(S): 34.102807.008.006.00.00 & #34. 102807.008.013.00.00

REQUEST: Pre-application discussion for possible location of a Town Dog Park

CURRENT ZONING: Suburban Office (SO)

FUTURE LAND USE DESIGNATION: Barron (north parcel) & Office (south parcel)

ADJACENT ZONING: UDD (North); SO (South); Right-of-Way (East); SR-3 (West)

NARRATIVE:

Town Board Supervisor, Gerry Klein, has been working with Marathon County on acquiring access to the property addressed 2201 Oriole Lane and the parcel immediately to its south for the potential of locating a Town Dog Park. Dog and other animal parks are considered ‘Active Outdoor Public Recreation Uses’ within the Zoning Ordinance. A dog park is considered either low or high intensity depending on the percentage of the property being used for the activity, but both are handled as conditional uses.

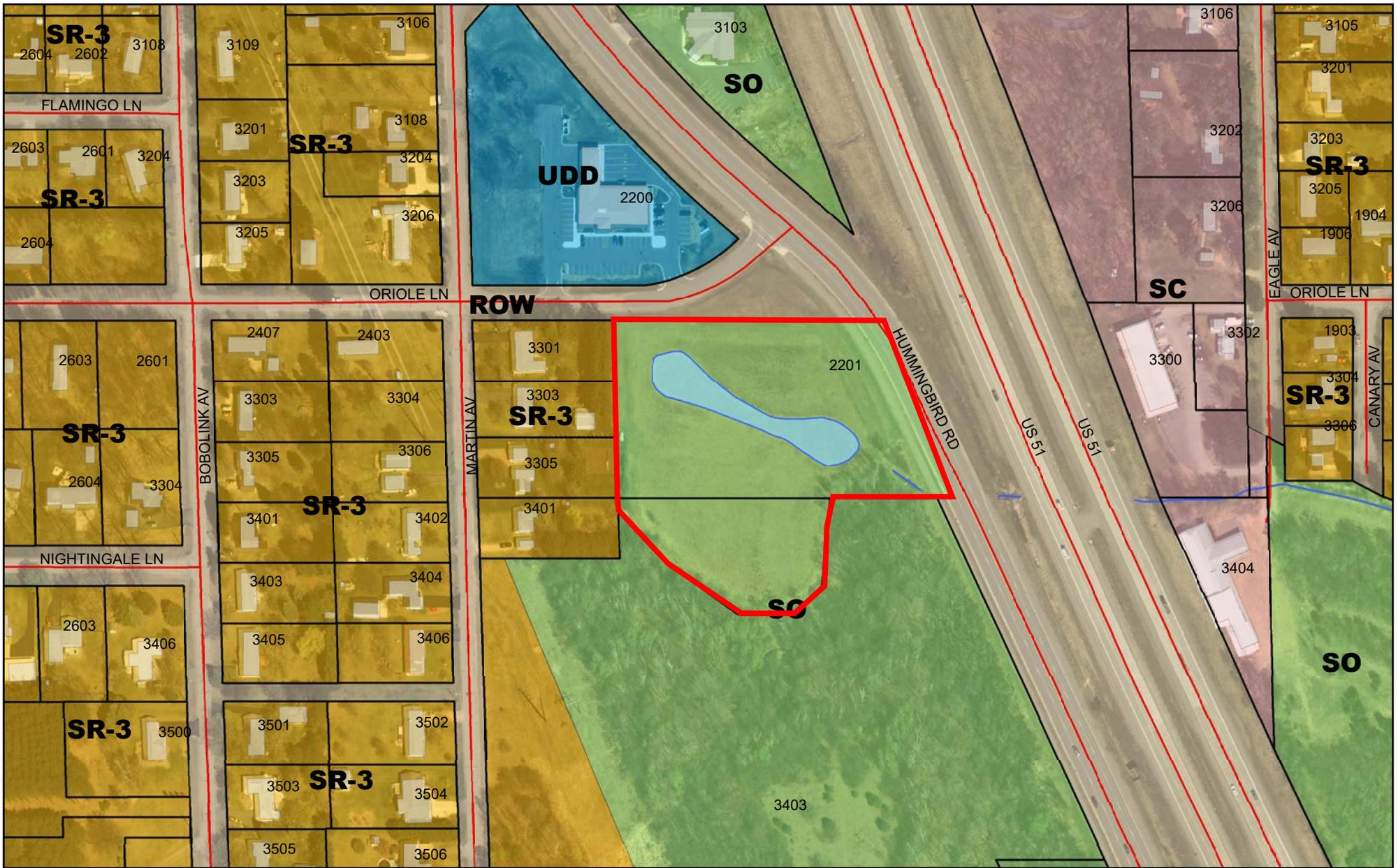
One of the conditions associated with the active outdoor public recreation use is a 0.60 bufferyard requirement. This includes a six (6) foot privacy fence with landscaping along all property lines adjacent to residentially zoned property (west). The idea has also been presented to the Park Commission.

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.



<p>Zoning Districts (July 2014)</p> <ul style="list-style-type: none"> OR Outdoor Recreation RA-1 Rural Agricultural RA-2 Rural Agricultural RR Rural Residential CR-5ac Countryside Residential SR-2 Suburban Residential 		<ul style="list-style-type: none"> 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 		<ul style="list-style-type: none"> UDD Unified Development EO Estate Office SO Suburban Office SI Suburban Industrial ROW Unzoned Parcel Outline Water Feature Building (2010) 		<p>— Road Centerline</p>	
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Rib Mountain: "Where Nature, Family, and Sport Come Together"

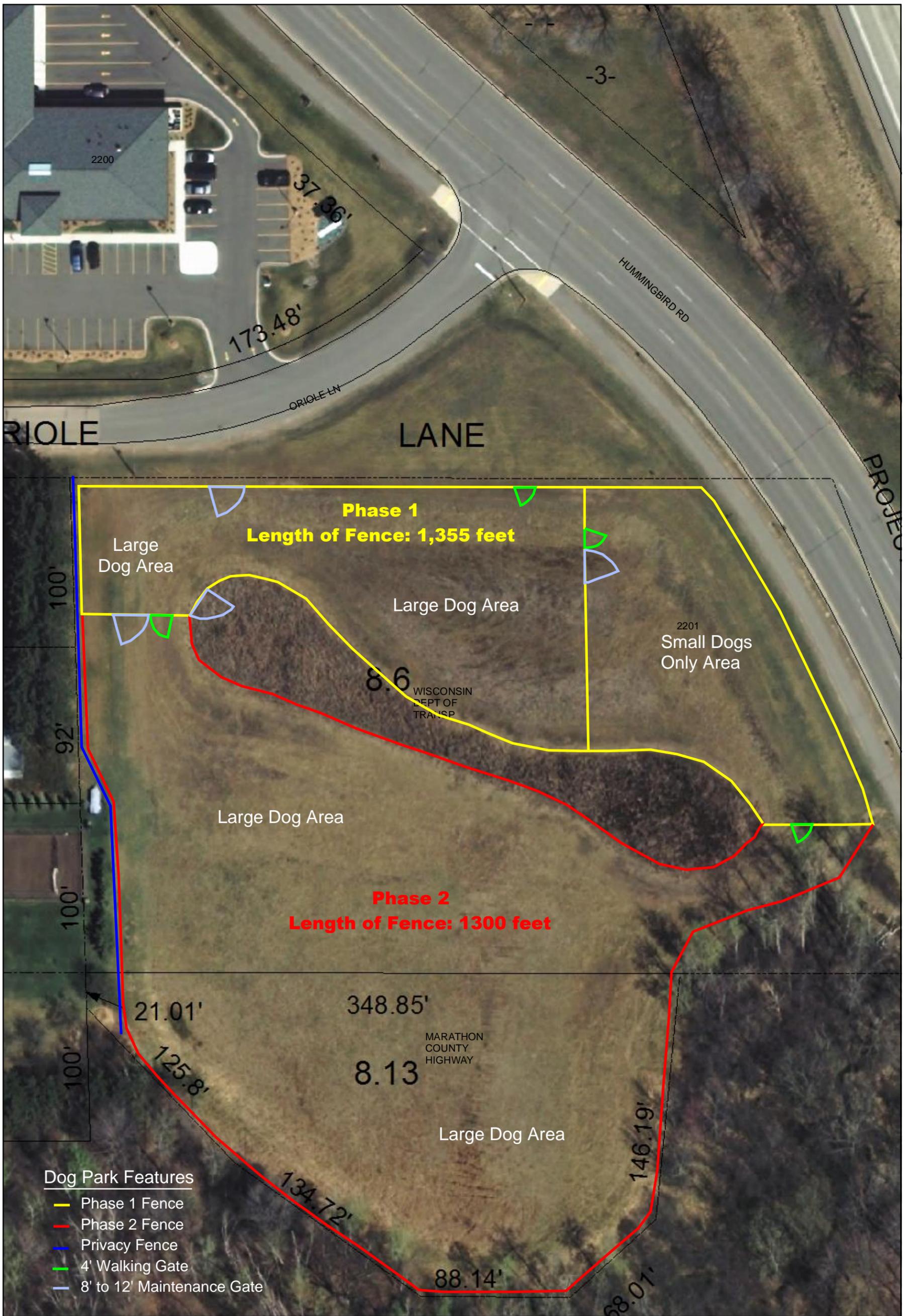
Prepared by
CWE
cweengineers.com

0 115 230
Feet

Map Printed: 7/7/2016

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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.



Phase 1
Length of Fence: 1,355 feet

Large Dog Area

Large Dog Area

2201
 Small Dogs Only Area

Large Dog Area

Phase 2
Length of Fence: 1,300 feet

Large Dog Area

- Dog Park Features**
- Phase 1 Fence
 - Phase 2 Fence
 - Privacy Fence
 - 4' Walking Gate
 - 8' to 12' Maintenance Gate

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Prepared by:

 cwengineers.com

Zoning	UDD	Town Park	Hydrant
OR	EO	County Park	Water Well
RA-1	SO	Planned Park	Water Latera
RA-2	SI	County Forest	Watermain
RR	ROW	Water Feature	
CR-5ac	Unzoned	Woods	
SR-2	Section Line	Building Outline	
SR-3	Paved Road ROW	Index Contour	
UR-8	Unpaved Road ROW	Intermediate Contour	
ER-1	Parcel Boundary	Road Centerline	
MR-4	Platted Parcel	Planned Street	
SC	Shoreland Setback	Soil	
NC	FEMA 100 Year Flood Plain	WDNR Mapped Wetland	
UC		Potential Wetland	



Contours: from Marathon Co. 2012 LIDAR, current as of 6-2013
 Parcels: from Marathon Co., current as of 6-2013
 Building Outlines: from Marathon Co., current as of 2010
 Transportation: from Marathon Co., current as of 6-2013
 ROW: from Marathon Co., current as of 2011
 Utilities: from RMSD, current as of 7-2013
 Soils: from USDA NRCS, current as of 9-2013
 Wetlands: from WDNR, USDA NRCS, current as of 8-2013
 Parks: from Marathon Co., current as of 6-2013
 Zoning: from Marathon Co., current as of 6-2013
 Gun & Firearms: from T. Rib Mtn, current as of 9-2013
 Orthophoto: from T. Rib Mtn, Spring 2010

Map Printed: 5/25/2016

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REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: July 8, 2016

SUBJECT: Pre-Application discussion regarding potential outdoor display and indoor maintenance uses

APPLICANT: Lang Equipment LLC

OWNER: JS Rib Mountain LLC

PROPERTY ADDRESSE(S): 3300 Eagle Avenue

REQUEST: Pre-Application discussion regarding a potential outdoor display and indoor maintenance conditional use request for an implement dealership.

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, and East); SR-3 (East); and Right-of-Way (West)

FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE:

Lang Equipment LLC is looking to discuss a potential implement dealership near the south end of Eagle Avenue. The company currently has locations in Marshfield and the Town of Stettin in which they manufacture, sell and service attachments for tractors, excavators, and other agricultural equipment. They also sell tractors, excavators and other agricultural equipment.

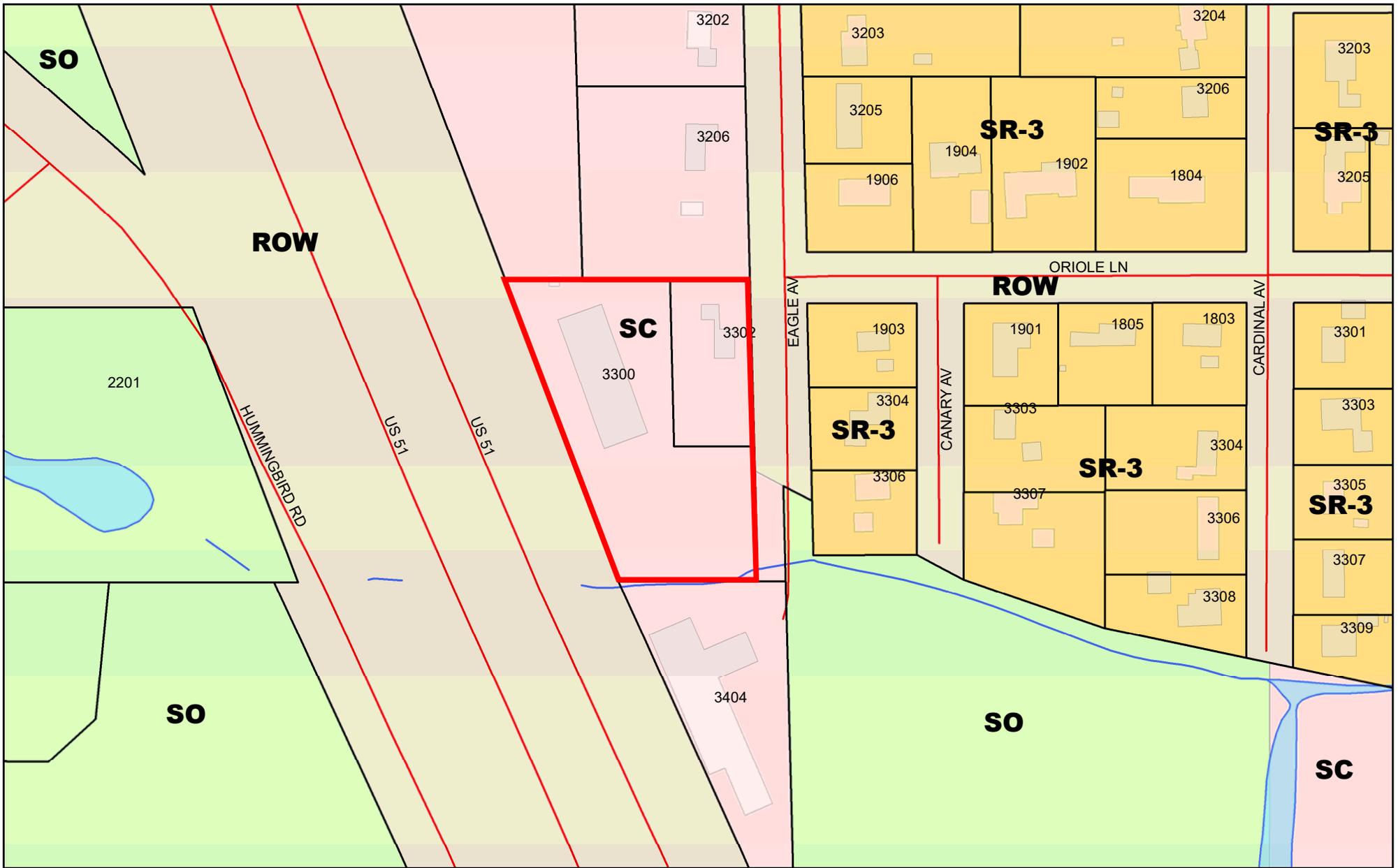
Permitted uses of the proposal include indoor sales and service (retail) and office. Conditional uses of the proposal include both outdoor display of equipment for sale as well as indoor maintenance for repairs and other work completed on equipment.

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.



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	<p>4c-2</p>			

0 75 150 Feet

Map Printed: 7/8/2016

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