



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, December 14th, 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 11-9-2016 Plan Commission meeting.
- 4.) Public Hearings:
 - a. Royalty Homes, applicant, requests an amendment to the Rib Mountain Zoning Map (rezoning) for the property legally described as the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, from Rural Agricultural – 1 to Estate Residential – 1, with the intent to subdivide. Parcel #34.162807.003.000.00.00. Docket #2016-51.
 - b. Royalty Homes, applicant, requests an amendment to the Rib Mountain Zoning Map (rezoning) for the property addressed 2902 and 2804 South Mountain Road, from Rural Agricultural – 1 to Suburban Residential-2 (SR-2) and Mixed Residential-4 (MR-4) with the intent to subdivide, Parcel #34.162807.016.000.00.00. Docket #2016-52.
- 5.) New Business:
 - a. Royalty Homes, applicant, preliminary plat review for Royal Ridge Estates for the property legally described as the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin. Parcel #34.162807.003.000.00.00. Docket #2016-54.
 - b. Royalty Homes, applicant, preliminary plat review for Royal View Estates for the property addressed 2902 and 2804 South Mountain Road. Parcel #34.162807.016.000.00.00. Docket #2016-55.
 - c. Discussion and recommendation on the Royalty Homes petition to expand the Rib Mountain Sanitary District to include the parcels legally described as the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin. Docket #2016-53
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
November 9, 2016

Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Ryan Burnett, Jay Wittman, Tom Steele, Jim Hampton and Laura McGucken. Ann Lucas was not in attendance. 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 October 26, 2016 Plan Commission meeting. Motion carried 5-0 with Laura McGucken abstaining.

PUBLIC HEARINGS:

- a. *Mike Besaw, owner, requests conditional use approval for construction of a private residential garage in excess of 1,000 square feet in area with a side wall height exceeding 12 feet at the property addressed 3901 Swan Avenue, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Parcel #34.361.000.005.00.00 Docket #2016-47.*

Chairman Hebbe introduced the request and noted Plan Commissioners received a letter from a neighbor expressing their views on the proposal. Community Development Director Kunst provided a brief narrative of the project, indicating the request is to exceed both the permitted area and sidewall parameters for detached buildings.

Mike Besaw, applicant, noted the increased sizes are due to the storage needs of a 45 foot long recreational vehicle and a number of other pieces of recreational equipment which are currently either stored outside on-site or at a number of off-site locations.

Plan Commissioners questioned whether any business is planned to be conducted within the building, if a driveway addition was also going to be proposed, if the applicant discussed the concept with neighbors, and whether a smaller sized garage could still fit all of the desired vehicles? Other comments from Commissioners included the proposed garage being too large for the subject property's size the building being substantially larger than anything else in the neighborhood.

Besaw noted that while he owns a business, he does not intend to conduct any business from the proposed garage. He does plan to install a driveway from his current attached garage to the proposed garage location. Some discussion took place amongst Commissioners and staff about the location of the driveway and the distance required from the side property line. Besaw noted he had spoken with neighbors and only one had expressed concern. Additionally, he noted a smaller garage would not be adequate to house his equipment and would likely not build a smaller garage if this proposal was denied.

Public Comment was opened with comments as follows.

Lynn Eby, 705 Warbler Way, noted she was the neighbor who supplied Plan Commission with the written correspondence and she felt the building was too large for the neighborhood and that it would greatly impact property values and her ability to enjoy her backyard.

Ed Jensen, 3900 Kinglet Circle, stated the overall size of the building is too large for a residential neighborhood. Additionally, he noted he contacted a realtor to see what impact it would have on resale value, to which the realtor noted they could not really put a price on the change in the value, but it would likely be more difficult to sell with a large structure in their backyard.

Kunst noted he also received email correspondence from a resident in the neighborhood indicating they were initially hesitant to accept the proposed garage, but they understood why the applicant was proposing it at that size. They would prefer if the garage were a bit smaller, but did not object to the proposal.

The Public Comment period closed.

Jay Wittman noted while the lot size does pose some challenges, we need to also consider the equipment may be stored outside if the proposal is denied. Laura McGucken stated she believed the intent of the conditional use to 1,500 square feet in area was to allow residents with large lot areas or more rural locations to have larger garages, and that the traditional neighborhoods should be treated differently.

Motion by Tom Steele, seconded by Jim Hampton to recommend denial of the conditional use request for the construction of a 1,500 square foot detached garage with 14-foot sidewall height at the property addressed 3901 Swan Ave. Motion carried 6-0.

OLD BUSINESS:

- a. *Discussion on update to the Rib Mountain Comprehensive Plan. Docket #2016-41.*

Kunst began discussion noting the Town will likely be partnering with the Regional Planning Commission after the Town budget is approved to begin work on the Rib Mountain Comprehensive Plan update. The purpose of this meeting was to help identify any areas Plan Commissioners want to see addressed during the update process. The following items were highlight by Plan Commissioners.

- New guidelines for residential accessory buildings based on previous conditional use recommendations (e.g. percentage based on lot size)
- Address on-premise storage of vehicles not housed inside of a building
- Revisit the keeping of chickens discussion
- Consider establishing a mechanism for Restrictive Covenant enforcement
- Identify what types of projects and what areas of Town would be considered for Tax Increment Financing
- Identify areas where multifamily housing would be appropriate and what types of design features would be acceptable
- Create a Design Overlay for the Rib Mountain Drive corridor.

CORRESPONDENCE & QUESTIONS:

- a. Hall Farm Update –Kunst noted that December’s Plan Commission meeting will be dedicated entirely to the Hall Farm proposal for a rezone and preliminary plat review.
- b. Lift Gym – Plan Commission was notified the LIFT gym bufferyard was completed and State Plan review had been completed and they are starting on the renovation.
- c. Lang Equipment – Plan Commission was notified the Town Board unanimously denied the Lang Equipment proposal.

PUBLIC COMMENT: None received

ADJOURN: Motion by Tom Steele, seconded by Jay Wittman to Adjourn. Motion carried 6-0. Meeting adjourned at 7:42 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: December 7, 2016
SUBJECT: Zoning Map Amendment

APPLICANT: Royalty Homes, prospective land purchaser
PROPERTY OWNER: Harold & Marian Hall (per County records)

LEGAL DESCRIPTION: SW ¼ of the NE ¼, Section 16
PARCEL #: 34.162807.003.000.00.00

REQUEST: Zoning Map amendment to rezone the property and subsequently subdivide

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

FUTURE LAND USE DESIGNATION: Residential
ADJACENT ZONING: Outdoor Recreation (OR) - North, Suburban Residential-3 (SR-3) - East, RA-1 - South & West

NARRATIVE:

Royalty Homes requests to rezone the property immediately west of the South Mountainside Estates Subdivision. The proposal is to rezone from RA-1 to ER-1. If approved for the rezoning, the applicant intends to pursue subdividing the property into eight (8) single family residential lots. The developer held a neighborhood meeting on this concept on November 29th to receive input prior to the public hearing.

PERMITTED USES WITHIN ER-1

- Single Family Home (40,000 ft.² min. lot size)
- Selective Cutting
- Passive Outdoor Recreation

CONDITIONAL USES WITHIN ER-1

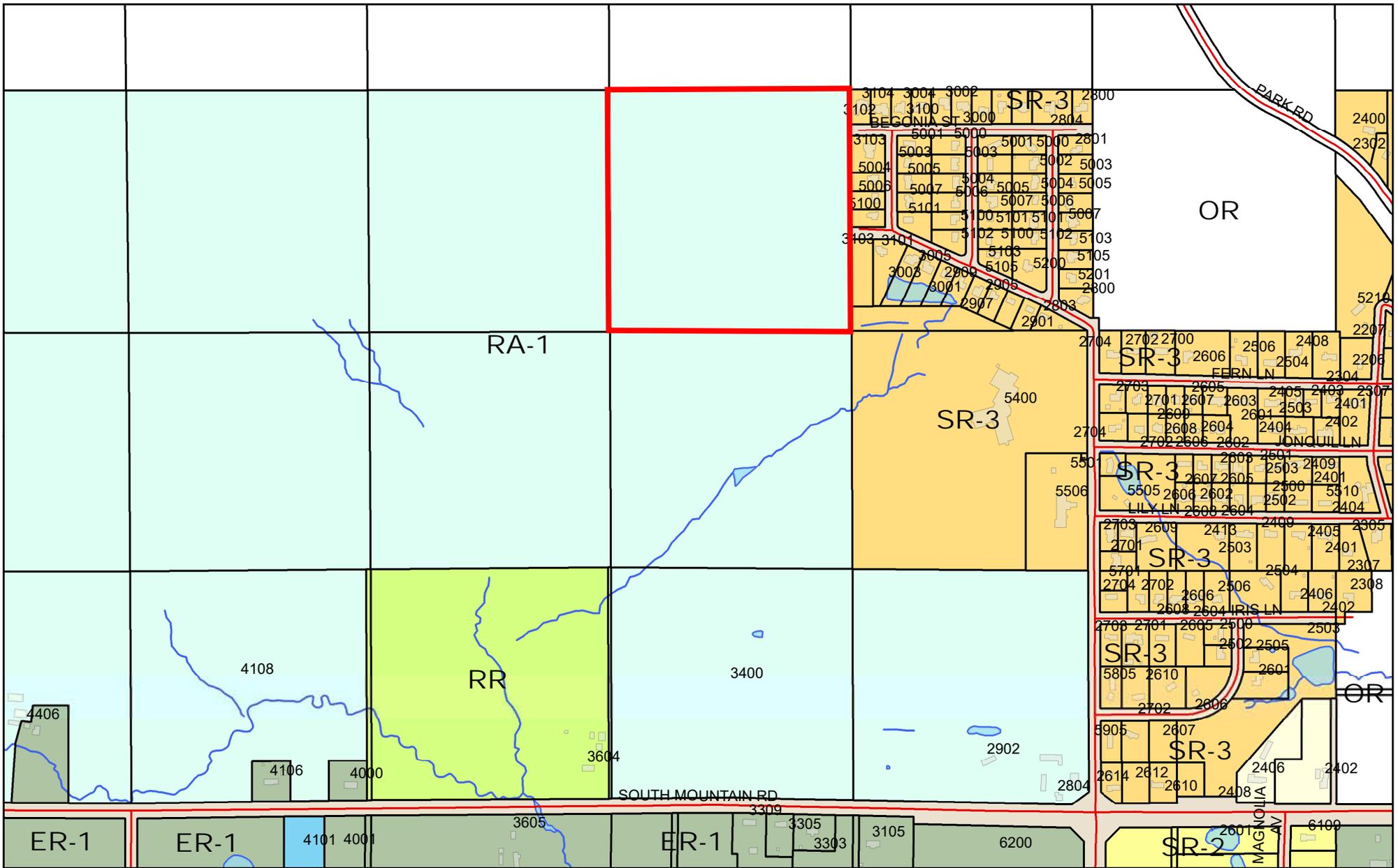
- Animal Husbandry
- Pubic Services and Utilities
- Clear Cutting
- Indoor / Outdoor Institutional
- Community Living Arrangement
- Bed & Breakfast

ADDITIONAL CONSIDERATIONS:

- The subject property has long been identified as ‘Residential’ in the Town’s Comprehensive Plan Future Land Use Map
- The proposal is consistent with the ‘Conceptional Land Use Study the Hall Property’ adopted as an appendix to the Rib Mountain Comprehensive Plan in 2015.
- Successfully rezoning the property does not guarantee the approval of a subdivision plat.

POSSIBLE ACTION:

1. Recommend approval of the rezoning application from RA-1 to ER-1 for the property legally described as the SW ¼ of the NE ¼, Section 16, Town of Rib Mountain.
2. Recommend denial of the rezoning application from RA-1 to ER-1 for the property legally described as the SW ¼ of the NE ¼, Section 16, Town of Rib Mountain.
3. Recommend approval of the rezoning application from RA-1 to a different zoning district for the property legally described as the SW ¼ of the NE ¼, Section 16, Town of Rib Mountain.



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

Prepared by:
CWE
cweengineers.com

- | | | | |
|--------------------------------|----------------------------|-------------------------|-----------------|
| 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 | NC Neighborhood Commercial | Unzoned | |
| SR-2 Suburban Residential | UC Urban Commercial | Parcel Outline | |
| | | Water Feature | |
| | | Building (2010) | |

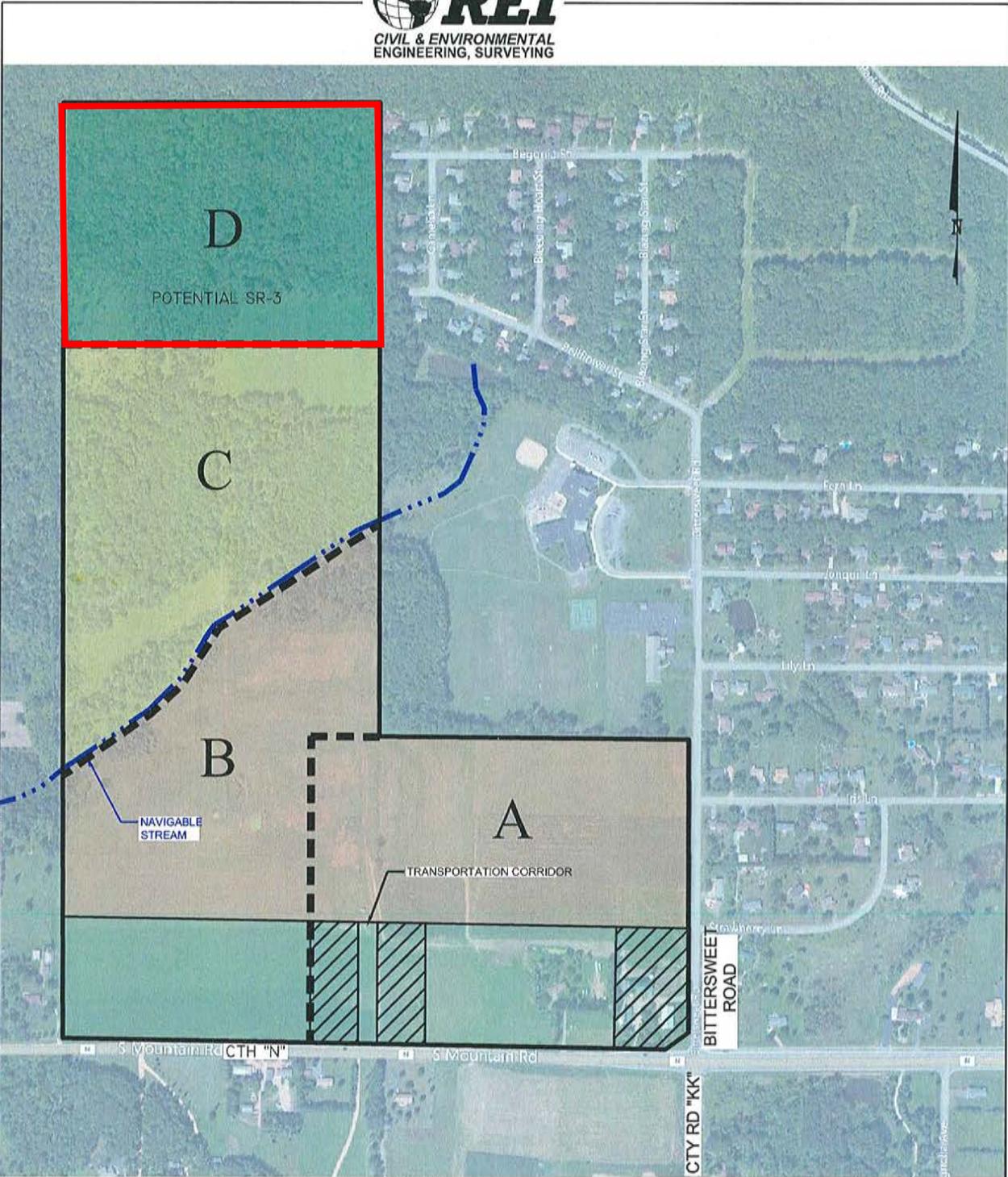


Map Printed: 6/3/2016

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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.

4a-2

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	
A	PROJECT PHASE IDENTIFIER
	ESTATE RESIDENTIAL (ER-1)
	SUBURBAN RESIDENTIAL (SR-2)
	SUBURBAN RESIDENTIAL (SR-3)
	SUGGESTED PROJECT PHASE BOUNDARY
	MIXED RESIDENTIAL (MR-4)
	MR-4 DISTRICT - GROUP DAYCARE, INDOOR INSTITUTIONAL, INSTITUTIONAL RESIDENTIAL USES ENCOURAGED, POTENTIAL UDD PROJECTS

REI Engineering, INC.

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

Request to Rezone from RA-1 to ER-1

Royal Ridge Estates

Legal Description

A parcel of land being part of the Southwest 1/4 of the Northeast 1/4, in Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, more particular described as follows:

Commencing at the North 1/4 corner of said Section 16; thence South 00°12'27" East, coincident with the North-South 1/4 line of said Section 16, 1320.62 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4 and the point of beginning; thence North 89°54'31" East, coincident with the North line of said Southwest 1/4 of the Northeast 1/4, 1320.04 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4 and the Northwest corner of South Mountainside Estates, recorded in Plat Cabinet of Plats in Envelope 15A and 15B, as Document Number 813338, filed in the Marathon County Register of Deeds office; Thence South 00°11'43" East, coincident with the East line of said Southwest 1/4 of the Northwest 1/4 and the West line of said South Mountainside Estates, 819.00 feet to the beginning of a curve concave to the Southeast; thence 76.13 feet coincident with the arc of said curve, said curve having a radius length of 167.00 feet, a central angle of 26°07'04", and a chord that bears South 76°44'45" West for a distance of 75.47 feet to the beginning of a curve concave to the Northeast; thence 366.00 feet coincident with the arc of said curve, said curve having a radius length of 233.00 feet, a central angle of 90°00'00", and a chord that bears North 71°18'48" West for 329.51 feet; thence North 26°18'48" West, 79.24 feet to the South line of the North 1/2 of said Southwest 1/4 of the Northeast 1/4; thence South 89°49'37" West, coincident with said South line of the North 1/2 of said Southwest 1/4 of the Northeast 1/4, 899.72 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 of the Northeast 1/4; thence North 00°12'27" West, coincident with said North-South 1/4 line, 660.31 feet to said Northwest corner of the Southwest 1/4 of the Northeast 1/4 and the point of beginning.

Said parcel contains 938,079 square feet or 21.535 acres, more or less.

Said parcel is subject to easements, restrictions and right-of-ways of record.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: December 8, 2016
SUBJECT: Zoning Map Amendment

APPLICANT: Royalty Homes, prospective land purchaser
PROPERTY OWNER: Harold & Marian Hall (per County records)

PROPERTY ADDRESS: 2804 and 2902 South Mountain Road
PARCEL #: 34.162807.016.000.00.00

REQUEST: Zoning Map amendment to rezone the property and subsequently subdivide

CURRENT ZONING: Rural Agricultural (RA-1)

PROPOSED ZONING: Suburban Residential - 2 (SR -2) & Mixed Residential – 4 (MR-4)

FUTURE LAND USE DESIGNATION: Residential

ADJACENT ZONING: Suburban Residential-3 (SR-3) – North & East, RA-1 – West, Estate Residential – 1 (ER-1) South

NARRATIVE:

Royalty Homes requests to rezone the property immediately south of the South Mountain Elementary School and Mountain of the Lord Church. The proposal is to rezone from RA-1 to SR-2 and MR-4. If approved for the rezoning, the applicant intends to pursue subdividing the property into eight (32) single family residential lots and one 13-acre lot zoned MR-4. The developer held a neighborhood meeting on this concept on November 29th at Doepke Shelter to receive input prior to the Public Hearing.

PERMITTED USES WITHIN SR-2

- Single Family Home (20,000 ft.² min. lot size)
- Selective Cutting
- Passive Outdoor Recreation

CONDITIONAL USES WITHIN SR-2

- Animal Husbandry
- Pubic Services and Utilities
- Clear Cutting
- Indoor / Outdoor Institutional
- Community Living Arrangement
- Bed & Breakfast

PERMITTED USES WITHIN MR-4

- Single Family Home (10,000 ft.² min. lot size)
- Twin House / Duplex
- Selective Cutting
- Passive Outdoor Recreation

CONDITIONAL USES WITHIN MR-4

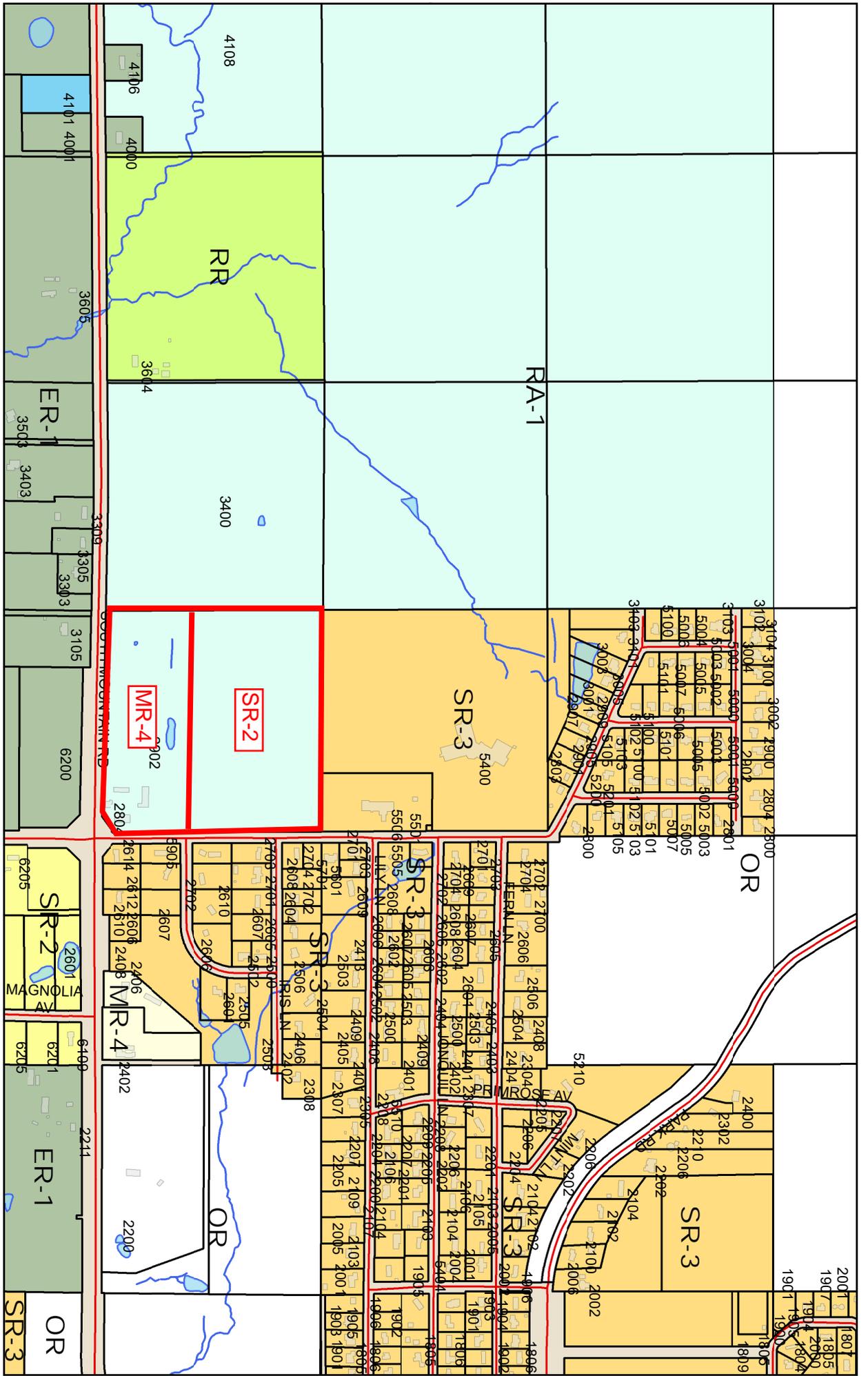
- Public Services & Utilities
- Village House / Two Flat
- Atrium House
- Town Houses
- Multiplex
- Apartment
- Clear cutting
- Indoor / Outdoor Institutional
- Bed & Breakfast
- Group Daycare (9+)
- Institutional Residential

ADDITIONAL CONSIDERATIONS:

- The subject property has long been identified as ‘Residential’ in the Town’s Comprehensive Plan Future Land Use Map
- The proposal is consistent with the ‘Conceptional Land Use Study the Hall Property’ adopted as an appendix to the Rib Mountain Comprehensive Plan in 2015.
- Any uses identified as a conditional use requires a separate public hearing for review
- Successfully rezoning the property does not guarantee the approval of a subdivision plat.

POSSIBLE ACTION:

1. Recommend approval of the rezoning application from RA-1 to SR-2 and MR-4 for the property addressed 2804 and 2902 South Mountain Road.
2. Recommend denial of the rezoning application from RA-1 to SR-2 and MR-4 for the property addressed 2804 and 2902 South Mountain Road.
3. Recommend approval of the rezoning application from RA-1 to a different zoning districts for the property addressed 2804 and 2902 South Mountain 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

Map Information:

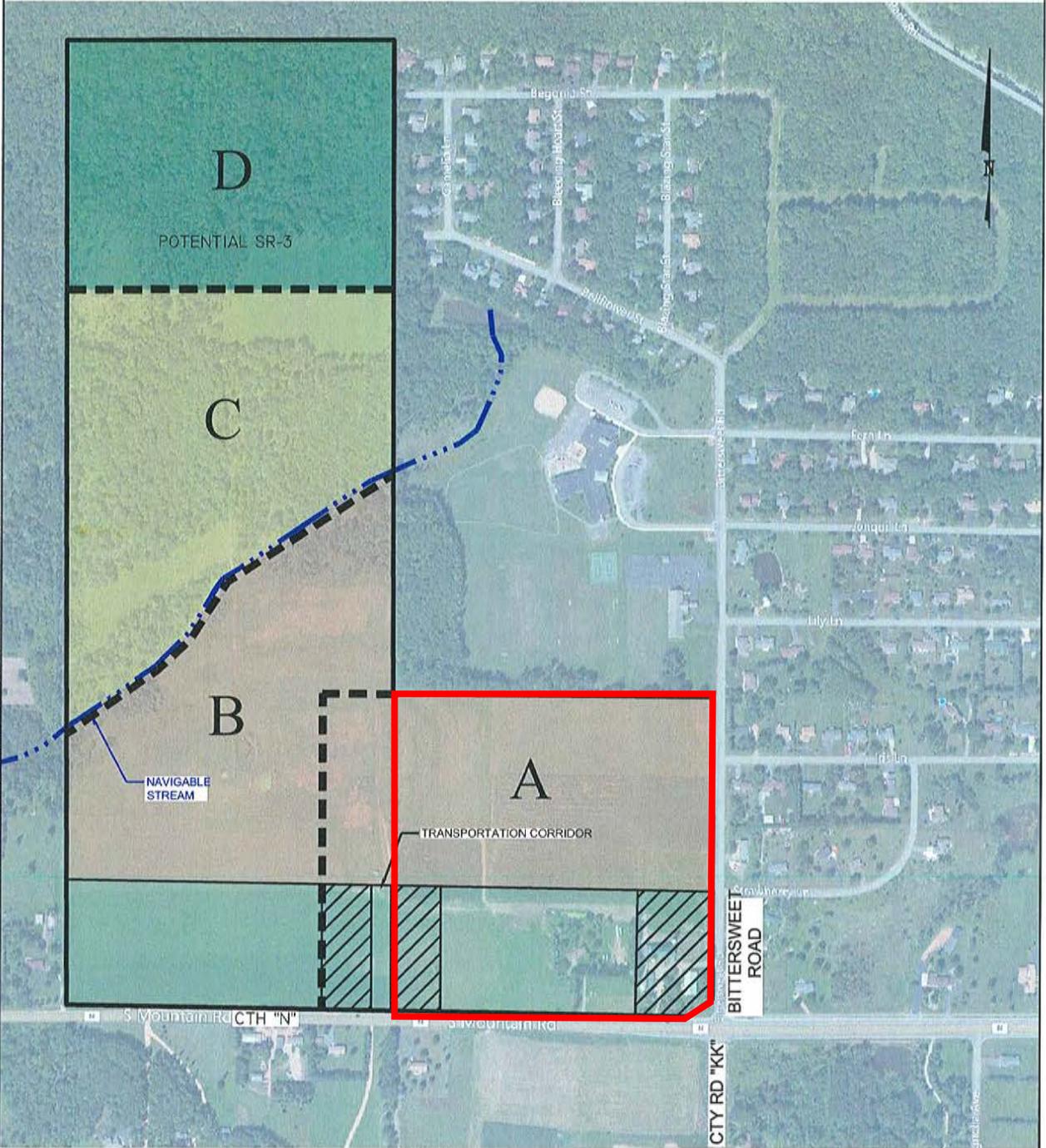
Map Printed: 12/8/2016

Scale: 0 to 500 Feet

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Prepared by: **CWE** (City of Wake County Engineering)

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	
A	PROJECT PHASE IDENTIFIER
	ESTATE RESIDENTIAL (ER-1)
	SUBURBAN RESIDENTIAL (SR-2)
	SUBURBAN RESIDENTIAL (SR-3)
	SUGGESTED PROJECT PHASE BOUNDARY
	MIXED RESIDENTIAL (MR-4)
	MR-4 DISTRICT - GROUP DAYCARE, INDOOR INSTITUTIONAL, INSTITUTIONAL RESIDENTIAL USES ENCOURAGED, POTENTIAL UDD PROJECTS

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

Request to Rezone from RA-1 to SR-2

Royal View Estates

Legal Description

A parcel of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, more particular described as follows:

Commencing at the South 1/4 corner of said Section 16; thence South 89°00'28" East, coincident with the South line of said Southeast 1/4, 1319.24 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 00°11'22" West, coincident with the West line of said Southeast 1/4 of the Southeast 1/4, 39.32 feet to the North right-of-way line of County Road "N"; thence continuing North 00°11'22" West, coincident with said West line of the Southeast 1/4 of the Southeast 1/4, 441.81 feet to the point of beginning; thence continuing North 00°11'22" West, coincident with said West line of the Southeast 1/4 of the Southeast 1/4, 821.52 feet to the Northwest corner of said Southeast 1/4 of the Southeast 1/4; thence South 89°34'55" East, coincident with the North line of said Southeast 1/4 of the Southeast 1/4, 1285.84 feet to the West right-of-way line of Bittersweet Road; thence South 00°11'51" East, coincident with said West right-of-way line, 821.52 feet; thence North 89°34'55" West, 1285.96 feet to said West line of the Southeast 1/4 of the Southeast 1/4 and the point of beginning.

Said parcel contains 1,056,327 square feet or 24.250 acres, more or less.

Said parcel is subject to easements, restrictions and right-of-ways of record.

Request to Rezone from RA-1 to MR-4

Royal View Estates

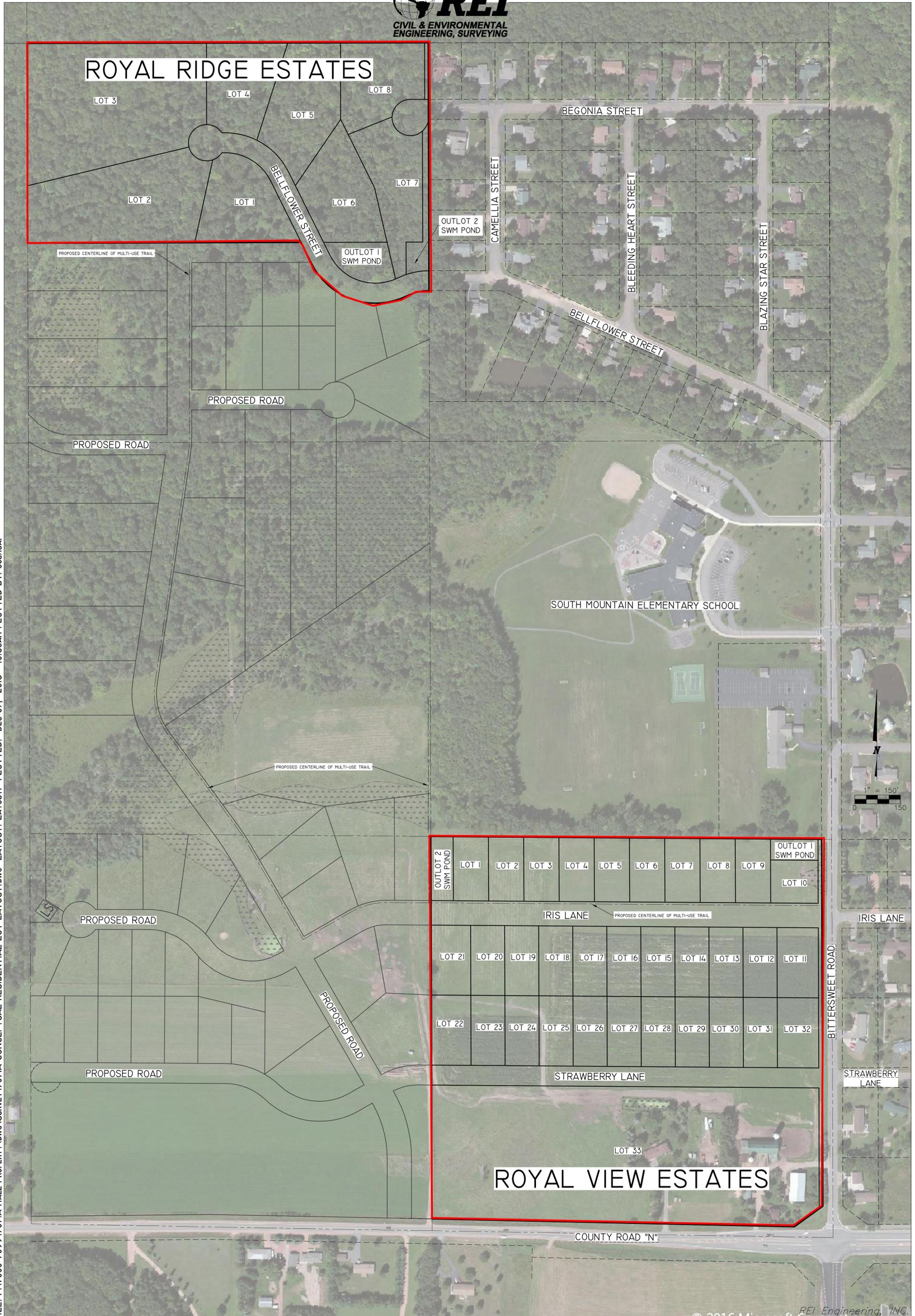
Legal Description

A parcel of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, more particular described as follows:

Commencing at the South 1/4 corner of said Section 16; thence South 89°00'28" East, coincident with the South line of said Southeast 1/4, 1319.24 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 00°11'22" West, coincident with the West line of said Southeast 1/4 of the Southeast 1/4, 39.32 feet to the North right-of-way line of County Road "N" and the point of beginning; thence continuing North 00°11'22" West, coincident with said West line of the Southeast 1/4 of the Southeast 1/4, 441.81 feet; thence South 89°34'55" East, 1285.96 feet to the West right-of-way line of Bittersweet Road; thence South 00°11'51" East, coincident with said West right-of-way line, 390.49 feet to said North right-of-way line of County Road "N"; thence South 53°53'59" West, coincident with said North right-of-way line, 115.74 feet; thence North 88°44'19" West, coincident with said North right-of-way line, 1192.58 feet to said West line of the Southeast 1/4 of the Southeast 1/4 and the point of beginning.

Said parcel contains 577,014 square feet or 13.246 acres, more or less.

Said parcel is subject to easements, restrictions and right-of-ways of record.



DRAWING FILE: P:\7000-7099\7071A HALL PROPERTY\DWG\SURVEY\7071A CONCEPTUAL RESIDENTIAL LOT LAYOUT.DWG LAYOUT: LAYOUT1 PLOTTED: DEC 07, 2016 - 10:58AM PLOTTED BY: JOSHUAP

HALL PROPERTY – CONCEPTUAL RESIDENTIAL DESIGN
 COUNTY ROAD "N"
 RIB MOUNTAIN, WISCONSIN

CONCEPTUAL RESIDENTIAL LOT LAYOUT		DATE: 10-20-2016
PROJECT No. 7071A	PREPARED BY: JLR	

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REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: December 8, 2016

SUBJECT: Preliminary Plat Review – Royal Ridge Estates

APPLICANT: Royalty Homes, applicant

OWNER: Harold & Marian Hall

LEGAL DESCRIPTION: SW ¼ of the NE ¼, Section 16

PARCEL #: 34.162807.003.000.00.00

REQUEST: Preliminary Plat Approval for Royal Ridge Estates

ZONING: Rural Agricultural-1 (RA-1) – Plat review is contingent upon successful rezoning of the property to Estate Residential-1 (ER-1)

ADJACENT ZONING: Outdoor Recreation (OR) - North, Suburban Residential-3 (SR-3) - East, RA-1 - South & West

PROPOSED LAND USE: Single Family Residential

NARRATIVE:

Royalty Homes requests preliminary plat approval for Royal Ridge Estates. The Plan Commission held a pre-application conference on this property in June of 2016. The original concept called for 20 lots utilizing the entire 40-acre parcel. The new proposal calls for eight (8) new single-family residential lots, resulting in an extension of Bellflower Street. The developer held a neighborhood meeting on this concept on November 29th to receive input prior to the public hearing.

APPLICABLE SUBDIVISION DESIGN STANDARDS

STREETS AND ALLEYS.

General Considerations: Streets shall be designed and located in relation to existing and planned streets; topographical conditions and natural terrain features, such as streams and existing tree growth; public convenience and safety; and in appropriate relation to the proposed uses of land to be served by such streets.

(a) Arrangement

1. All streets shall be properly integrated with any existing and proposed system of thoroughfares and dedicated rights-of-way.

The proposal calls for an extension of Bellflower Street to the west; thus, both existing paved areas and right-of-way are properly integrated.

2. All thoroughfares shall be properly related to special traffic generators, such as industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

The proposed street does not represent a thoroughfare, rather a residential or minor street as defined within the Rib Mountain Subdivision Ordinance. This residential street will serve to connect residences with collector streets including Bittersweet Rd. (CTH KK) and South Mountain Road (CTH N).

3. Minor streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, permit efficient drainage and sewer systems and to require the minimum amount of streets necessary to provide convenient and safe access to property.

The proposed street layout meets the minimum Town standards of right-of-way (60') and would not permit through traffic as it would be the end of a cul-de-sac. Specifics related to drainage and stormwater management are handled as part of the final plat process. At that time, a specific stormwater management plan will need to be completed and approved by the Town engineer.

4. The rigid rectangular gridiron street pattern need not necessarily be adhered to and the use of curvilinear streets, cul-de-sacs or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

As proposed, the street and lot layouts do not follow a rigid rectangular grid pattern.

5. Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Town planning agency, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

The proposal does not have the street extend to the end of the project parcel boundary. The conceptual plan for the entire Hall Farm property (see attached) calls for a connection to the adjacent 40 to the west at the southern border of the subject property, which is outside of the current project scope.

(b) Width of Streets: Right-of-way and paving widths of all streets shall be as indicated below:

	Paved Width	ROW
Residential or Minor Street	28'-32'	60'
Marginal Access Street	28'-32'	60'
Collector Street (e.g. County HWY)	40'	80'
Arterial	48'	100'

(c) Cul-de-sacs or Dead-End Streets:

1. The use of cul-de-sacs in street layouts shall be limited to portions of developments which due to unusual shape, size, location or topography may better be served by cul-de-sacs than by continuous streets. A layout making unrestricted use of cul-de-sacs or courts will not be acceptable.

The subject property is currently only accessible via dead-end streets in Bellflower and Begonia. The only route to avoid a cul-de-sac is to construct a new road to the south across lands currently outside of the developer's project scope.

2. A cul-de-sac shall not be longer than 500' measured on its centerline unless, by reason of topography or other circumstances beyond the control of the developer the Town planning agency, upon the recommendation of the Town Engineer, finds a greater length to be justifiable.

The proposed cul-de-sac exceeds 500' in length, as does the existing South Mountainside Subdivision. Previously, the Town planned to connect the South Mountainside neighborhood to Park Road to the east; however, the adjacent 40-acre parcel was subsequently donated to the Rib Mountain State Park and the potential connection was eliminated. As mentioned above, the only route to avoid a cul-de-sac greater than 500' is to go outside of the proposed project boundary to the south.

3. The diameter of a cul-de-sac turn around, measured as the outside right-of-way, shall not be less than 100'.

The proposed cul-de-sac is called to be 120' in diameter, this requirement is met.

(d) Residential Blocks:

1. Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads or waterways.

None of the proposed eight (8) lots provide for two tiers of lots. Those on the south side of the proposed road would have two street frontages. Lots on the north side abut State Park land, essentially functioning as a water body in the sense that no additional development will occur on those lands.

LOTS.

(a) In general, the size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Lot dimensions shall conform to the requirements of [Ch. 17](#) of this General Code.

The proposed lots meet the standards for overall size, shape and orientation for the proposed zoning district (ER-1).

(b) All plats shall indicate building setback lines or yards equivalent to those required in [Ch. 17](#) of this General Code.

This item will need to be met as part of a final plat proposal.

(c) Residential lots to be served by private or individual sewerage disposal facilities shall comply with the rules of the State Board of Health.

Town and Sanitary District staff do not recommend serving these lots with private systems. The intent is to amend the Sanitary District Boundary to include this area to provide for public sewer and water.

(d) Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type and use and development contemplated as established in [Ch. 17](#) of this General Code.

Not Applicable.

(e) Corner lots for residential use shall have extra width to permit full building setback as required in [Ch. 17](#) of this General Code.

Proposed Lot 1 is the only lot meeting this definition and is wide enough to permit full building setback requirements.

(f) Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Town planning agency.

This requirement is met.

(g) Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

As mentioned previously, a complete stormwater management plan is required as part of any final plat review. Water will naturally drain from north to south based on existing topography. Ditching and detention/retention ponds will be located accordingly.

(h) Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.

This requirement is met.

(i) In case a tract is subdivided into parcels containing one or more acres, such parcels shall be arranged to allow the re-subdivision of any parcels into smaller lots in accordance with the provisions of this chapter.

Only proposed Lots 2 & 3 are large enough to consider additional land divisions; however, neither would allow for the standard 100' of public road frontage. Each would likely allow for at least one division with 100' of width at building site.

(j) Lot lines shall follow Town boundary lines, whenever practicable, rather than cross them.

This requirement is met.

(k) Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

The proposal does not initially create any double frontage lots, however, if the southern 20 acres were to develop according to the concept plan included in the submittal, both Lots 1 & 2 would have double frontages.

ITEMS FOR POTENTIAL FINAL PLAT:

- Successful rezoning to appropriate districts
- Action from the Town Board and Marathon County Land Conservation Committee on the preliminary plat
- Town engineer approved stormwater management plan
- A developer's agreement covering all public improvements (street, utilities, etc.)
- Copy of the subdivision covenants and primary contact person(s)

POSSIBLE ACTION:

1. Recommend approval of the preliminary plat for Royal Ridge Estates, as presented
2. Recommend approval of the preliminary plat for Royal Ridge Estates, with conditions/modifications.
3. Recommend denial of the preliminary plat for Royal Ridge Estates.

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: December 8, 2016

SUBJECT: Preliminary Plat Review – Royal View

APPLICANT: Royalty Homes, applicant

OWNER: Harold & Marian Hall

PROPERTY ADDRESS: 2804 & 2902 South Mountain Road

PARCEL #: 34.162807.016.000.00.00

REQUEST: Preliminary Plat Approval for Royal View Estates

ZONING: Rural Agricultural-1 (RA-1) – Plat review is contingent upon successful rezoning of the property to Suburban Residential-2 (SR-2) and Mixed Residential-4 (MR-4)

ADJACENT ZONING: Suburban Residential-3 (SR-3) – North & East, RA-1 – West, Estate Residential – 1 (ER-1) - South

PROPOSED LAND USE: Single Family Residential (north of Strawberry Lane), No specific plans for the southern area proposed to be rezoned to MR-4

NARRATIVE:

Royalty Homes requests preliminary plat approval for Royal View Estates subdivision. The Plan Commission held a pre-application conference on this concept in June of 2016. The proposal calls for 32 new single-family residential lots, resulting in extensions of Strawberry and Iris Lanes. Additionally, a 13-acre parcel is proposed to be zoned Mixed Residential-4 (MR-4). No development proposal is included for this proposed parcel. As part of the plat proposal, the developer calls for additional rights-of-ways along the west side of Bittersweet Road and the north side of the proposed Iris Lane extension to allow development of multi-use paths. The developer also held a neighborhood meeting on this concept on November 29th to receive input prior to the Public Hearing.

APPLICABLE SUBDIVISION DESIGN STANDARDS

STREETS AND ALLEYS.

General Considerations: Streets shall be designed and located in relation to existing and planned streets; topographical conditions and natural terrain features, such as streams and existing tree growth; public convenience and safety; and in appropriate relation to the proposed uses of land to be served by such streets.

(a) Arrangement

1. All streets shall be properly integrated with any existing and proposed system of thoroughfares and dedicated rights-of-way.

The proposal calls for extensions of Iris and Strawberry Lanes to the west; thus, both existing paved areas and rights-of-way are properly integrated.

2. All thoroughfares shall be properly related to special traffic generators, such as industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

The proposed streets do not represent thoroughfares, rather residential or minor streets as defined within the Rib Mountain Subdivision Ordinance. These residential streets will serve to connect residences with collector streets, including Bittersweet Rd. (CTH KK) and South Mountain Road (CTH N).

3. Minor streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, permit efficient drainage and sewer systems and to require the minimum amount of streets necessary to provide convenient and safe access to property.

The proposed street layout meets the minimum Town standards of right-of-way (60') and do not necessarily encourage through traffic. However, the potential does exist for vehicles to travel through existing neighborhoods along Iris, Strawberry, and Fern Lanes. Specifics related to drainage and stormwater management are handled as part of the final plat process. At that time, a specific stormwater management plan will need to be completed and approved by the Town engineer.

4. The rigid rectangular gridiron street pattern need not necessarily be adhered to and the use of curvilinear streets, cul-de-sacs or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

The proposal utilizes a rigid, rectangular grid pattern for lot layouts.

5. Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Town planning agency, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

The right-of-way for each proposed street extends to the west boundary line.

(b) Width of Streets: Right-of-way and paving widths of all streets shall be as indicated below:

	Paved Width	ROW
Residential or Minor Street	28'-32'	60'
Marginal Access Street	28'-32'	60'
Collector Street (e.g. County HWY)	40'	80'
Arterial	48'	100'

(c) Cul-de-sacs or Dead-End Streets:

1. The use of cul-de-sacs in street layouts shall be limited to portions of developments which due to unusual shape, size, location or topography may better be served by cul-de-sacs than by continuous streets. A layout making unrestricted use of cul-de-sacs or courts will not be acceptable.

To avoid creating two cul-de-sacs greater than 500' in length, the developer is proposing to utilize the west half of Lots 21 & 22 for a temporary roadway connecting Iris and Strawberry Lanes. This portion of roadway would likely not be paved, and function primarily as an emergency access route. This temporary roadway would be removed if/when the adjacent parcel develops. Staff determined this concept meets the intent of the Ordinance and would be plowed in the winter.

2. A cul-de-sac shall not be longer than 500' measured on its centerline unless, by reason of topography or other circumstances beyond the control of the developer the Town planning agency, upon the recommendation of the Town Engineer, finds a greater length to be justifiable.

As noted above, staff believes the intent of the Ordinance is met with the temporary roadway; thus, this requirement is met.

3. The diameter of a cul-de-sac turn around, measured as the outside right-of-way, shall not be less than 100'.

No cul-de-sac is proposed as part of this plat. Emergency vehicles and Town plow trucks will be able to utilize the temporary roadway for turnarounds.

(d) Residential Blocks:

1. Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads or waterways.

This requirement is met.

2. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 1,800' nor be less than 400' in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than 1,000' in length.

The overall length of the proposed block is just over 1,200 lineal feet. This requirement is met.

LOTS.

(a) In general, the size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Lot dimensions shall conform to the requirements of [Ch. 17](#) of this General Code.

The proposed lots meet the standards for overall size, shape and orientation for the proposed zoning districts (SR-2 and MR-4).

(b) All plats shall indicate building setback lines or yards equivalent to those required in [Ch. 17](#) of this General Code.

This item will need to be met as part of a final plat proposal.

(c) Residential lots to be served by private or individual sewerage disposal facilities shall comply with the rules of the State Board of Health.

Town and Sanitary District staff do not recommend serving these lots with private systems. The intent is to amend the Sanitary District Boundary to include this area to provide for public sewer and water.

(d) Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type and use and development contemplated as established in [Ch. 17](#) of this General Code.

Not Applicable.

(e) Corner lots for residential use shall have extra width to permit full building setback as required in [Ch. 17](#) of this General Code.

All corner lots in the proposal include additional width to accommodate larger setback requirements (Lots 10, 11, & 32).

(f) Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Town planning agency.

This requirement is met.

(g) Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

As mentioned above, a complete stormwater management plan is required as part of any final plat review.

(h) Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.

This requirement is met.

(i) In case a tract is subdivided into parcels containing one or more acres, such parcels shall be arranged to allow the resubdivision of any parcels into smaller lots in accordance with the provisions of this chapter.

As proposed, no additional land divisions would be permitted north of Strawberry Lane as the minimum lot size in the SR-2 zoning district is 20,000 ft.². The land south of Strawberry and north of South Mountain Road would permit additional land divisions. This requirement is met.

(j) Lot lines shall follow Town boundary lines, whenever practicable, rather than cross them.

This requirement is met.

(k) Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

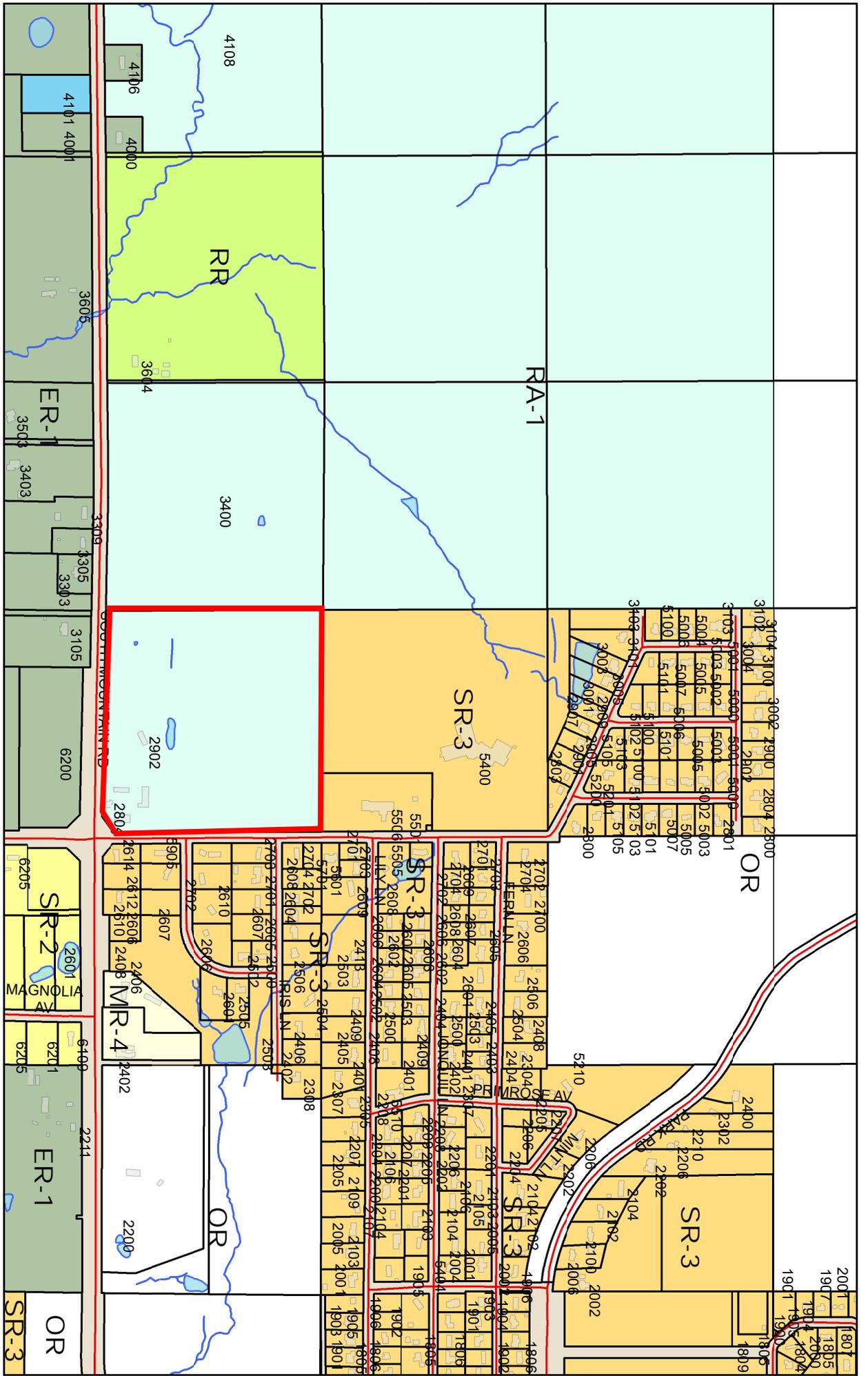
The proposal does not create any double frontage lots, this requirement is met.

ITEMS FOR POTENTIAL FINAL PLAT:

- Successful rezoning to appropriate districts
- Action from the Town Board and Marathon County Land Conservation Committee on the preliminary plat
- Town engineer approved stormwater management plan
- A developer's agreement covering all public improvements (street, utilities, etc.)
- Copy of the subdivision covenants and primary contact person(s)

POSSIBLE ACTION:

1. Recommend approval of the preliminary plat for Royal View Estates, as presented
2. Recommend approval of the preliminary plat for Royal View Estates, with conditions/modifications.
3. Recommend denial of the preliminary plat for Royal View Estates.



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

Map Printed: 12/8/2016

0 250 500 Feet

DISCLAIMER: The information and opinions contained herein are for informational purposes only and do not constitute a contract. The user assumes all responsibility for the use of this information. The user agrees to hold the provider harmless from any and all claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this information. The provider makes no warranty, express or implied, in connection with the use of this information. The provider is not liable for any errors or omissions in this information. The provider is not responsible for any changes or updates to this information. The provider is not responsible for any consequences arising from the use of this information. The provider is not responsible for any damages, including consequential damages, arising from the use of this information. The provider is not responsible for any losses, including lost profits, arising from the use of this information. The provider is not responsible for any actions or inactions taken by the user based on the use of this information. The provider is not responsible for any legal consequences arising from the use of this information. The provider is not responsible for any claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this information. The provider is not responsible for any consequences arising from the use of this information. The provider is not responsible for any damages, including consequential damages, arising from the use of this information. The provider is not responsible for any losses, including lost profits, arising from the use of this information. The provider is not responsible for any actions or inactions taken by the user based on the use of this information. The provider is not responsible for any legal consequences arising from the use of this information.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: December 9, 2016
SUBJECT: Petition to Expand the Rib Mountain Sanitary District Boundary

APPLICANT: Yvonne Mattson, Hall Farm Family Member
PROPERTY OWNER: Harold & Marian Hall (per County records)

LEGAL DESCRIPTION: SE ¼ of the SE ¼, the SW ¼ of the SE ¼, the NW ¼ of the SE ¼, and the SW ¼ of the NE ¼, Section 16
PARCEL #(S): 34.162807.003.000.00.00, 34.162807.014.000.00.00, 34.162807.015.000.00.00, & 34.162807.016.000.00.00

REQUEST: Petition to expand the Rib Mountain Sanitary District Boundary to include 160 acres of the Hall Farm

EXISTING LAND USE: Agricultural (cultivation) and Forest
PROPOSED LAND USE: Residential
FUTURE LAND USE DESIGNATION: Residential

NARRATIVE:

As part of Royalty Homes proposals to rezone and subdivide the subject properties, Town and Rib Mountain Sanitary District staff recommended expanding the Sanitary District Boundary to serve any new development. The northern most proposed development would be served by the utilities extending from Bellflower and Begonia Streets, while the southeast 40-acres would utilize infrastructure from Strawberry and Iris Lanes.

The entire property is currently within the [Wausau Urban Area Sewer Service Plan Area](#). The Rib Mountain Sanitary District Board approved the expansion petition at their October 17th, 2016 meeting; however, the expansion must also be approved by the Town of Rib Mountain Board of Supervisors.

POSSIBLE ACTION:

1. Recommend approval of the petition to expand the Rib Mountain Sanitary District Boundary, as presented.
2. Recommend approval of the petition to expand the Rib Mountain Sanitary District Boundary, with conditions/modifications.
3. Recommend denial of the petition to expand the Rib Mountain Sanitary District Boundary.

October 20, 2016

Town of Rib Mountain
Attn: Chairman Opall
3700 North Mountain Road
Wausau, WI 54401

RECEIVED

OCT 24 2016

Subject:

Petition requesting the expansion of the Rib Mountain Sanitary District Service Area to include the Hall Property.

Dear Chairman Opall:

On behalf of the Hall family we respectfully request that the Town Board of the Town of Rib Mountain review and approve our request to expand the Rib Mountain Sanitary District (RMSD) Service Area to include the lands formally known as the Hall farm. Our interest in requesting the RMSD Service Area expansion is the following:

- The passing of our parents Harold and Marian Hall have changed how the land will be used moving forward.
- The future land use will accommodate residential development.
- The expansion of the RMSD service area allowing for public potable water supply for human consumption/use and fire protection and public sanitary sewer to serve the proposed residential development is in the best interest of the public health, safety, convenience or welfare of the community.
- Public potable water supply for human consumption/use and fire protection and public sanitary sewer are required to obtain the residential density desired within the Town of Rib Mountain Comprehensive Plan.
- The RMSD currently serves adjacent Town of Rib Mountain residents.
- The RMSD is the only service provider of public water supply and public sanitary sewer service in the immediate area making a connection to the RMSD the logical choice.

The legal description of the subject lands formerly known as the Hall farm is; *the Southeast ¼ of the Southeast ¼, the Southwest ¼ of the Southeast ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼, all in Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.* A map of the subject lands is attached.

We look forward to moving this process forward to completion within the 2016 calendar year. If you need any additional supporting information for this request, please contact me at 715-355-5845.

Sincerely,

Yvonne Mattson

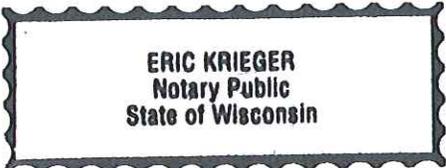
Yvonne Mattson

STATE OF WISCONSIN) MARATHON COUNTY) ^{SS}

Personally came before me this 19 day of October, 2016, the above named Yvonne Mattson to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) *Eric Krieger*
ERIC KRIEGER
12/1/2019

Notary Public, _____,
Wisconsin My commission expires



cc. Jessica Trautman, Town of Rib Mountain Clerk, Town of Rib Mountain, 3700 North Mountain Road, Wausau, WI 54401

Michael Heyroth, Rib Mountain Sanitary District Utility Director, Rib Mountain Sanitary District, 5703 Lilac Avenue, Wausau, WI 54401

Bill Shnowkse, Royalty Homes, P.O. Box 8, Wausau, WI 54402

Enclosure

**RIB MOUNTAIN SANITARY DISTRICT
REGULAR MEETING
October 17th, 2016**

The regular meeting was called to order at 6:02pm by president Ed Abendroth. Present were Commissioners Ed Abendroth, Ed Jensen, Bill Miller and Director Heyroth.

No one in the audience.

Bill Miller made a motion to convene to closed session. Ed Jensen 2nd and motion carried. Bill Miller made a motion to approve the closed session minutes from the September, 2016 meeting, Ed Jensen 2nd and motion passed. Closed session minutes are detailed separately. Employee performances were discussed.

Bill Miller made a motion to move into the budget discussion. Ed Abendroth 2nd and motion carried. Discussion was about the overall budget and rate structure. General consensus was to keep budget the same as discussed in September.

Bill Miller made a motion to close the budget hearing and open regular meeting. Ed Jensen 2nd and the motion carried.

Call to order.

No questions from the audience.

The Treasurer's Report for September 2016 was reviewed. Motion to accept the Treasurer's report, was made by Bill Miller, seconded by Ed Jensen, motion carried.

The minutes from the September 2016 regular meeting were reviewed. No questions. Ed Abendroth made a motion to approve the minutes, seconded by Ed Jensen; motion carried.

The Utility Supervisor's report:
See attached pages at end of this report.

Water System Work:

Dirty water update – Received 3 brown water complaints in last month.

Panda Express paid the outstanding water bill.

Leaks - There was a leak in water service at 6200 Big Pine Ln. Leak was before meter and under building. Water leaking out was not being accounted for.

Richard Dreher does not like our water and had it tested by a private lab. All results came back within parameters.

Flushed the system weeks of 17th and 24th of October. Lots of brown water was coming out of the system. There is still way too much iron and Manganese entering the water system from wells #1 and #2.
Vyredox is back working.

Sanitary System Work:

Discussed Briqs soft serve was not getting charged for water going down the sewer from three water cooled machines. This amounted to about 200 dollars per year in lost revenue. Spoke with the owners and explained situation. He agreed to correct the plumbing. I will follow up with this correction.

Other Significant Activity:

Director Heyroth updated the board on the effect of Lake Wausau drawdown on RMSD pumping wells. We are seeing about a 3-4 lower pumping rate. It is of some concern as we do not want to introduce air into the system if the water level gets too low.

Hall Farm update – Developer and engineer have submitted preliminary plans for the development. Director Heyroth showed some conceptual plans to the board.

RMSD is locating many of our services along Rib Mountain Drive in preparation of the reconstruction in 2017. Manhole adjustments will be handled in project bid and all other adjusts will be by RMSD staff.

Wimmer development – Pressure test passed. The only items left are two safe bactis and some final manhole adjustments. Most other items are complete in regards to RMSD concerns.

Granite Peak Update – Director Heyroth had a meeting with Becher Hoppe about various situations and possibilities of getting water to Granite Peak.

Action Items:

- Item #11- 2017 BUDGET: It was improperly listed as 2016 budget in the agenda. Same error for the tax levy. Bill Miller made a motion to accept the 2017 budget as presented by Director Heyroth. Ed Abendroth 2nd and the motion passed.

- Item #12 - 2017 TAX LEVY: Discussion was about if the Tax Levy could be increased. Bill Miller asked if we left at current amount if it would should a decrease on the tax bills, which it would if property values are increasing. Consensus was to leave it at \$170,350 for 2017. Bill Miller made a motion to set Tax Levy at \$170,350 for the year 2017, Ed Jensen 2nd and the motion carried.
- Item #13 - LATERAL CHARGE REFUND: A customer at 4002 Lakeshore was getting billed for a lateral that was not abandoned at the curbsstop but was turned off for more than one year. Director Heyroth researched this scenario compiling comments and data from the PSC, RMSD and the homeowner. After collecting all data Director Heyroth determined the past charges were indeed incorrectly applied. All past charges were refunded. Total charges were 1,160.06. \$285.35 were reversed from this year and a check was made out to property owner for \$874.71 to cover the balance. Bill Miller made a motion to refund this money, Ed Jensen 2nd and the motion carried.
- Item #14 – KINGS CAMPERS FRENCH DRAIN – Director Heyroth updated the board about this situation. Mr. Heyroth spoke with the Town and they would not be willing to prohibit this type of installation. Mr Heyroth also meet with a person from WRWA (Andrew A.) who is an expert in well head protection rules. He felt the risk of this type of situation was relatively low. He thought it was basically clean water running off the parking lot and unless there was a spill in the parking lot, the risk to contaminating the well was low. He said it was not an ideal situation of course and would have been best to work around in the first place. He was more concerned about the salt levels in the wells and thought the salt from the parking lot was contributing to this. He thought we should work with Kings to help them use less salt or a salt alternative. Director Heyroth will meet with Kings again to discuss this. He will also poll other utilities about if they prohibit French drains in their wellhead protection ordinances.
- Item #15 – HALL FARM BOUNDRY AMMENDMENT - Director Heyroth gave an overview of the 4 – 40 acres parcels (see map in packet) which are being requested to enter into the RMSD boundary's. Discussion was conducted about if this would benefit the Sanitary District. All commissioners agreed that it would. Ed Abendroth made a motion of support for the inclusion of this land into the district, Ed Jensen seconded and the motion passed.
- Item #16 – SNOWPLOW PURCHASE – The commissioners reviewed several bids for a snowplow. After reviewing and a recommendation from Director Heyroth, they determined the plow from Fox Valley truck(Snowex) was the best choice. Ed Abendroth made a motion to purchase this plow for \$5,650 dollars, Ed Jensen seconded, and the motion passed.

With no further business before the commission, motion to adjourn was made by Ed Jensen and seconded by Bill Miller, Motion passed; meeting adjourned at 7:45pm.

Mike Heyroth
 Director of Public Works
 MH/m