



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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Wausau, Wisconsin 54401
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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, November 9th, 2016; 6:30 P.M.** at **3700 North Mountain Road, Town of Rib Mountain Municipal Center**. The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 10-26-2016 Plan Commission meeting.**
- 4.) 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.**
- 5.) Old Business:
 - a. **Discussion on update to the Rib Mountain Comprehensive Plan. Docket #2016-41**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 26, 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, Christine Nykiel and Jim Hampton. Laura McGucken was 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 October 12, 2016 Plan Commission meeting. Motion carried 6-0.

Prior to the Public Hearing portion of the meeting, Chairman Hebbe and Commission members agreed to move the Lang Equipment request to the first item of action.

OLD BUSINESS:

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

Discussion began with Nate Lang, applicant, distributing a revised site plan and example images to Plan Commission members and those from public in attendance. Additionally, he presented a video showing the appearance of the proposed outdoor display as seen from the highway. Lang indicated the site plan addresses the location of the 26 required parking spaces, the delineation of the display areas by use of timbers or mulch, the installation location of a six (6) foot tall wooden fence and the repair of the current dumpster enclosure.

Plan Commissioners identified a number of questions or concerns about the project including whether the display items are parked on mulch or grass and how these areas are to be maintained. Some Commissioners felt the business type and outdoor display does not fit the character of Rib Mountain. Additionally, some Commissioners expressed concern with the service aspect of the business and its conduciveness to a neighborhood setting. Other questions included the type of wooden fence to be installed, whether existing vegetation would be maintained, any planned building improvements, and the acceptable number of display items for the business.

Lang and the current property owners provided the following responses. Given the business sells lawn equipment, improper maintenance of the display areas and lot in general would greatly harm their business. Owners questioned Commissioners to define Rib Mountain character, noting Rib Mountain residents are their prime customers and that outdoor display is essential to their proposed business. They also noted the highway noise is significantly greater than any activity that would be present in the

building, stating that when all 10 of the example equipment pieces were running, they were inaudible due to the highway traffic. They also indicated they chose the Plan Commission's preference for their wooden fence, as presented at the previous meeting, and nearly all existing vegetation will remain. No building improvements are planned at this time and Lang noted he would like to see 20 pieces of equipment for display but would consider as few as 15.

Commission members felt that 15 pieces of equipment were too many and the display area should be confined to the width of the building. Three pieces of written correspondence from residents within the adjacent neighborhood were acknowledged as being received by Plan Commission members.

Motion by Jay Wittman, seconded by Harlan Hebbe, to approve the Conditional Use request for Outdoor Display and Indoor Maintenance Service at the property addressed 3300 Eagle Ave, conditioned upon the clear delineation of 26 parking stalls, the installation of a 6' fence as present by the applicant, the delineation of the display area adjacent the building and highway with timbers or other material as presented by the applicant, and a maximum of 10 pieces of displayed equipment confined to the width of the building.

Motion by Tom Steele to amend the initial motion to a maximum of eight (8) pieces of displayed equipment, no second was received, Motion Failed.

Initial Motion also failed 2-3-1, with Commissioners Nykiel, Steele, and Burnett voting nay and Commissioner Hampton abstaining.

PUBLIC HEARINGS:

- a. Town of Rib Mountain, applicant, requests conditional use approval for new emergency sirens at the properties addressed 5901 Hummingbird Road (Fire Station) and 6507 South Mountain Road (Yard Waste Site), per RMMC Section 17.056(3)(e) – Public Service and Utilities. Parcel #34.152807.015.006.00.00 and #34.192807.001.000.00.00 Docket #2016-49.*

Community Development Director Kunst began discussion noting Town Staff, in cooperation with members of SAFER, evaluated our emergency siren coverage. Kunst noted issues with the current, singular siren including a failed test last year, the siren's age, and challenging location. A number of sites were evaluated and two new locations; the Town public safety building and Town yard waste site, were chosen as the new siren locations. Kunst noted the Town went out for RFP and received two proposals and the Town Board approved the purchase of two sirens earlier this year.

Chairman Hebbe, questioned whether funding was shared with other SAFER members, and Kunst noted that this was completely funded by Rib Mountain. Additionally, Jim Hampton asked if the Mosinee Hill antennas were evaluated for coverage and if the developer's agreement with the antenna approval required space for a Town's future siren. That location was evaluated in Bert Nitzke's report.

Tom Steele asked if there were any future plans for additional sirens on the north side of Rib Mountain. Kunst indicated there are plans to place one at the Municipal Center in an attempt to eventually remove the old siren atop Rib Mountain.

Public Comment was opened and received two responses.

John Beatty, 5901 Lakeshore Dr, questioned why he is unable to hear the siren tests. Plan Commission noted given his location in Town, the siren on the 89Q tower would not reach his home, and if he were to hear a siren, it would likely come from the Rothschild siren.

Scott Tesch, 5309 Dogwood Rd, is concerned about the total amount of noise at his residence because he is potentially able to hear all three Town siren tests.

Public Comment was closed.

Motion by Jim Hampton, seconded by Christine Nykiel, to recommend approval of the conditional use request for new emergency sirens, as presented. Motion carried 6-0.

- b. *Town of Rib Mountain, applicant, requests zoning text amendments to RMMC Section 17.213 – Definitions and Regulations Specific to Certain Signs and RMMC Section 17.214 – General Signage Regulations, related to Electronic Message Signs. Docket 2016-06*

Kunst reviewed previous meeting discussions and addressed the bullet point list of regulations proposed. Christine Nykiel questioned whether they would like to regulate specific colors. Commissioners noted they would allow all colors and would like to review this topic in a year to understand how the change in regulations affects area businesses and enforcement efforts.

Public Comment period was opened, with no comments received.

Motion by Tom Steele, seconded by Christine Nykiel, to approve the requested zoning text amendments related to Electronic Message Signs, conditioned upon a yearly review of feedback and enforcement items associated with this signage type. Motion carried 6-0.

CORRESPONDENCE & QUESTIONS:

- a. Town Board Update –Kunst noted there had not been a regular Town Board meeting since the previous Plan Commission meeting. Therefore, Town Board will be taking action on items for two Plan Commission meetings at the November 1, 2016 meeting.
- b. Future Plan Commission Meetings –Kunst noted he anticipates requested action on the Hall Farm property at December’s meeting and we will likely make that the only item on the agenda due to its anticipated length of discussion.
- c. Dog Park –Nykiel asked if there was any progress on the Dog Park proposal from Supervisor Klein. Kunst noted Mr. Klein and Administrator Rhoden had attempted to meet with the residents directly affected by the proposed location and that they plan to hold a public informational meeting with residents to present the dog park idea and receive feedback, prior to any public hearing.

PUBLIC COMMENT: None received

**ADJOURN: Motion by Tom Steele, seconded by Jim Hampton to Adjourn. Motion carried 6-0.
Meeting adjourned at 7:37 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: November 3, 2016

SUBJECT: Conditional Use Request – Detached Accessory Building

APPLICANT: Mike Besaw, owner

PROPERTY ADDRESS: 3901 Swan Avenue

REQUEST: Conditional Use approval to allow construction of a 30 ft. by 50 ft. accessory building with 14-foot side walls on the property addressed 3901 Swan Avenue, resulting in 1,500 square feet of total accessory building area; per RMMC Sec. 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed

ZONING: Suburban Residential - 3 (SR-3)

ADJACENT ZONING: SR-3 (North, South, East, and West)

NARRATIVE:

The applicant is seeking Plan Commission recommendation to allow construction of a 30 ft. x 50 ft. detached garage (1,500 ft²). Per RMMC Sec. 17.056 (8)(d), any one property may have greater than 1,000 square feet and up to a maximum of 1,500 square feet of accessory building area with Conditional Use approval. In addition, the applicant requests 14 ft. side walls on the structure. Requests with side wall heights greater than 12 ft. are also considered as a conditional use. The proposal calls for the exterior building materials (siding and shingles) to match the residence.

POSSIBLE ACTION:

1. Recommend approval of the conditional use to allow construction of a 1,500-square foot detached garage with 14-foot side wall height at the property addressed 3901 Swan Ave, as presented.
2. Recommend approval of the conditional use to allow construction of a 1,500-square foot detached garage with 14-foot side wall height at the property addressed 3901 Swan Ave, with conditions/modifications.
3. Recommend denial of the conditional use to allow construction of a 1,500-square foot detached garage with 14-foot side wall height at the property addressed 3901 Swan Ave

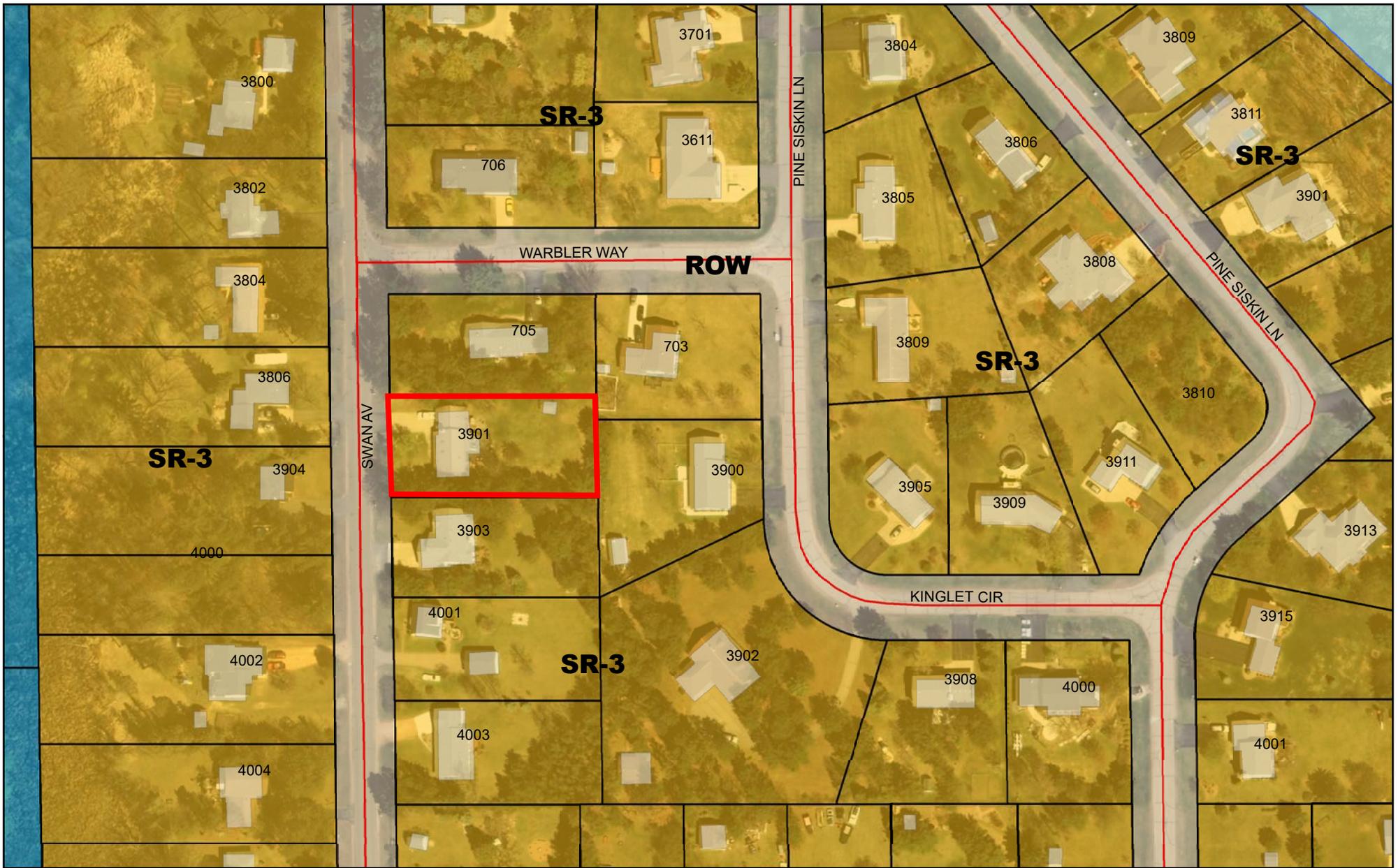
Figure 1: Front Yard looking East



Figure 2: Rear Yard looking West



Figure 3: North Neighbor Looking South



<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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Prepared by: **CWE** cweengineers.com

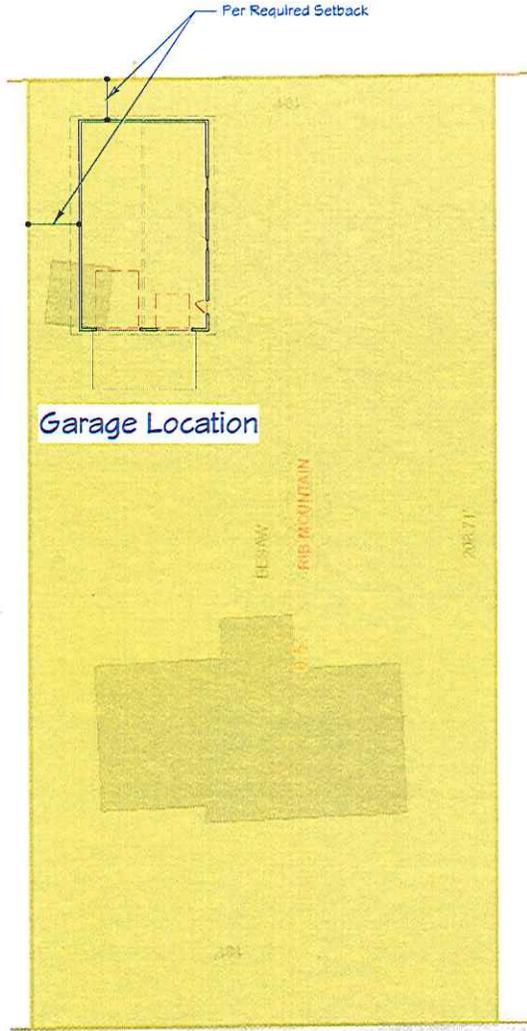
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Map Printed: 11/3/2016

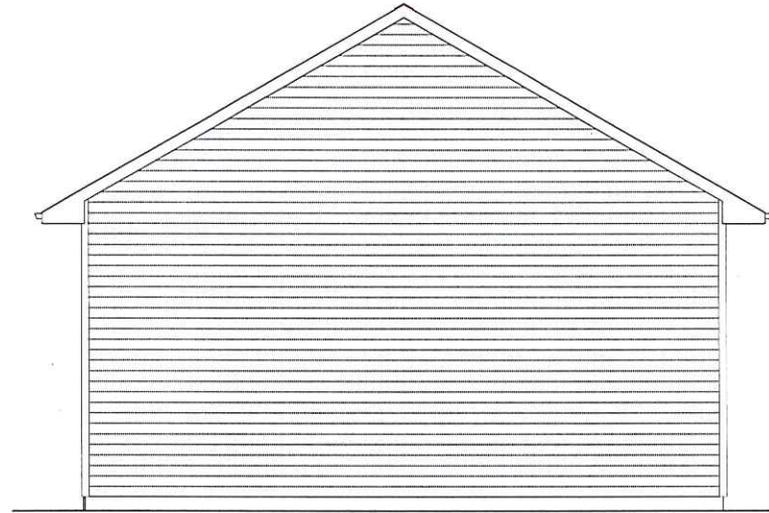
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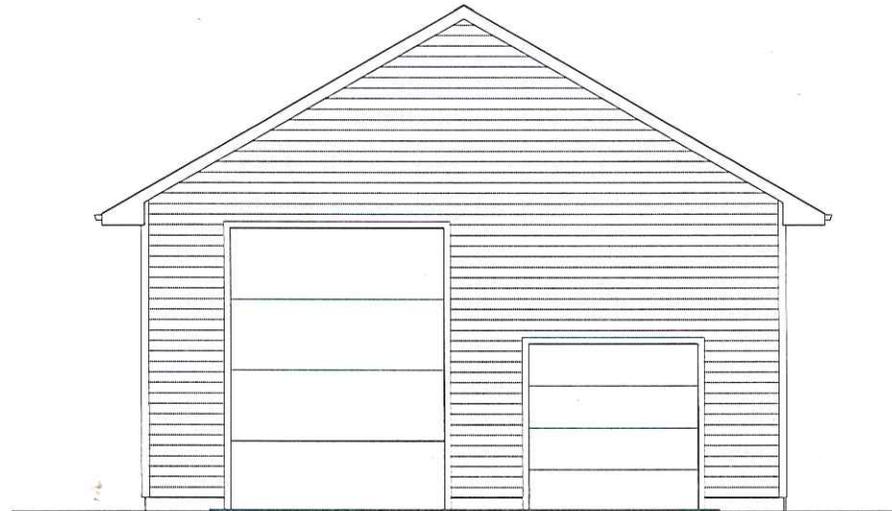
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3901 Swan Avenue
PLOT PLAN



REAR ELEVATION



FRONT ELEVATION

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafer.

REV. #	Date	Revised by:	Description

DATE: 8/27/2016
 SCALE: 1/4" = 1'-0" (18X24)
 NTS @ 11X17
 or As Noted

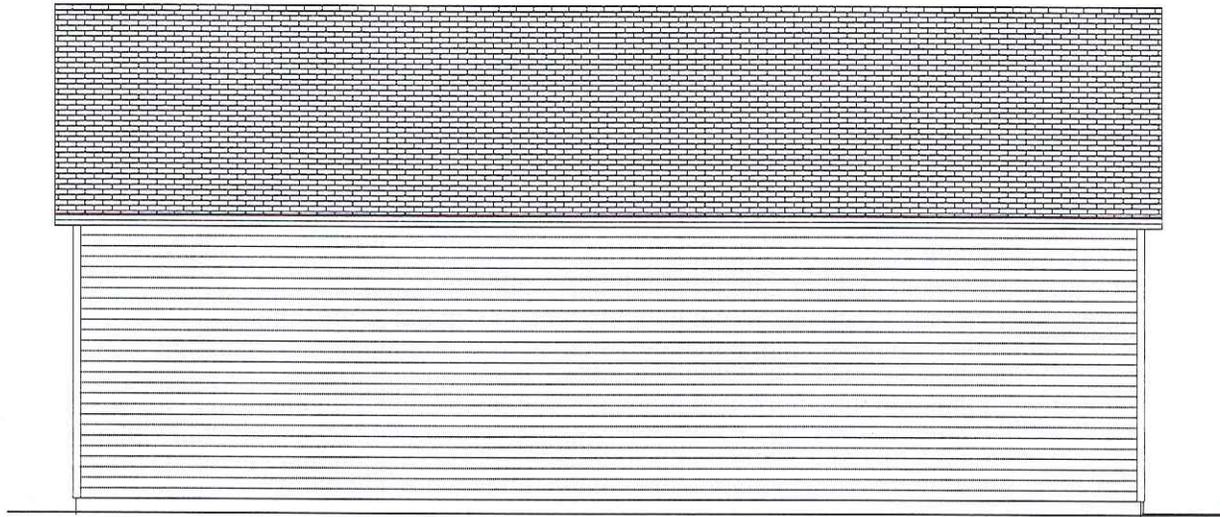
Builder:
T.B.D.
 Drawn for:
Mike & Becky Besaw
 Designed by: *Jeff B.*

Plan#: 2335
 Sheet: A1 of 4

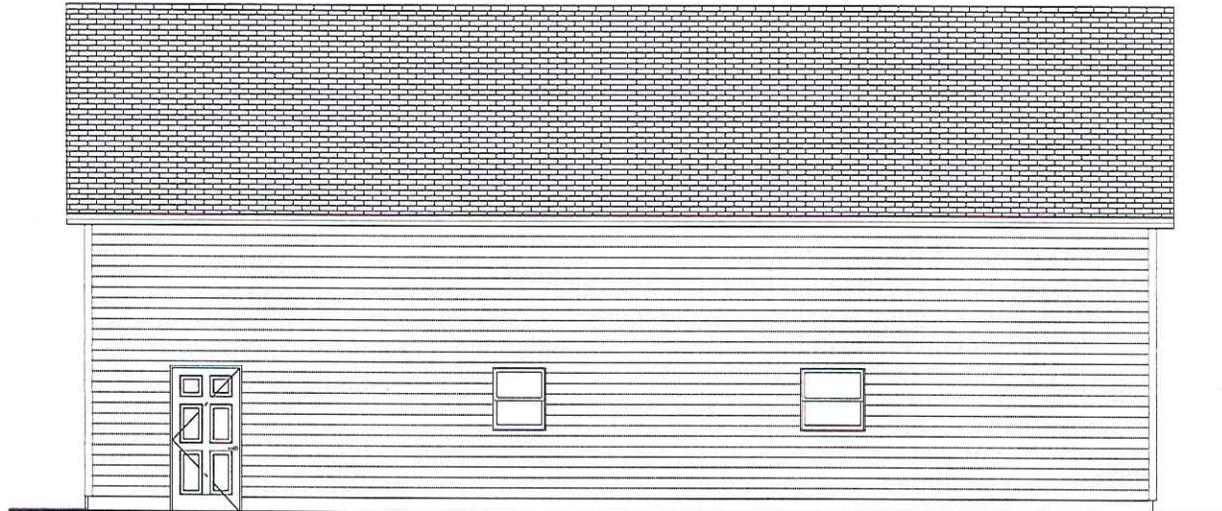
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MIKE BESAW

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LEFT ELEVATION



RIGHT ELEVATION

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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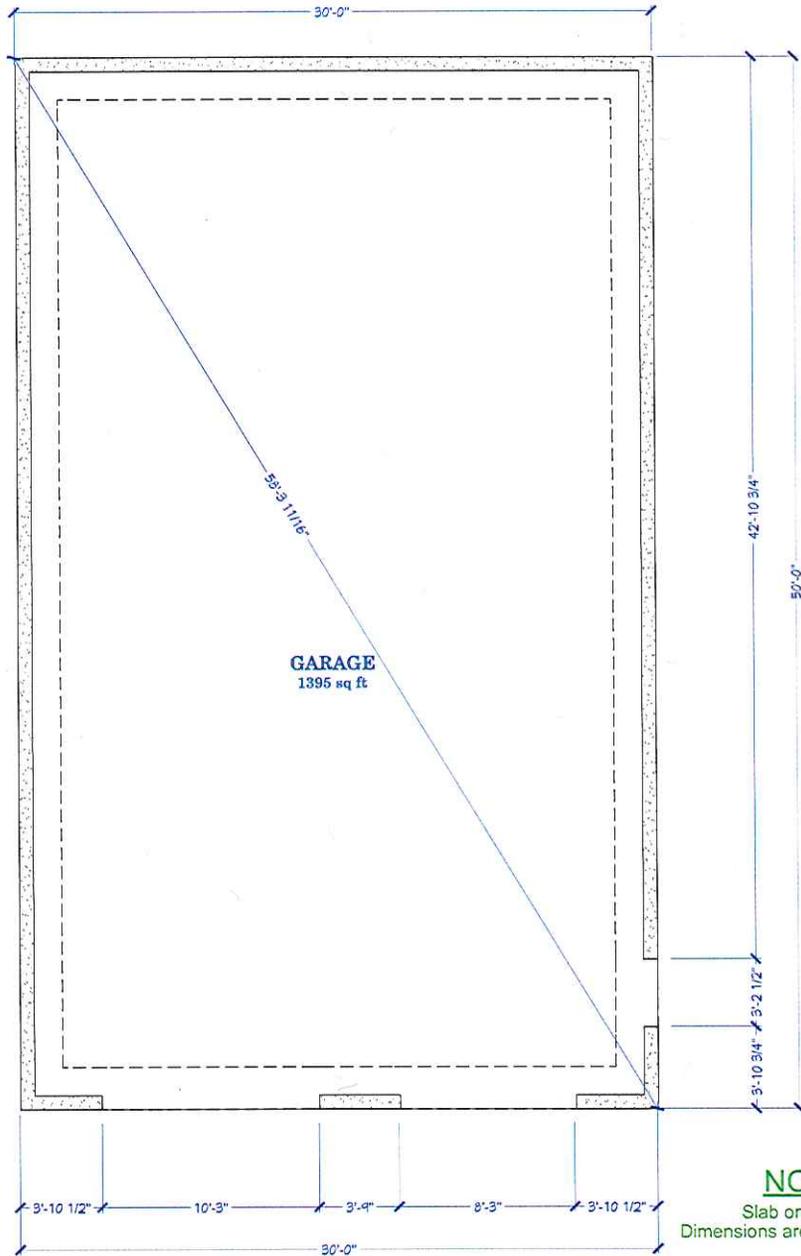
Builder: T.B.D.
 Drawn for: Mike & Becky Besaw
 Designed by: Jeff B.

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Plan#: 2335
 Sheet: A2 of 4

MIKE BESAW

10:38:51 AM 8/27/2016



NOTES

Slab on Grade Beam
Dimensions are Framing to Framing

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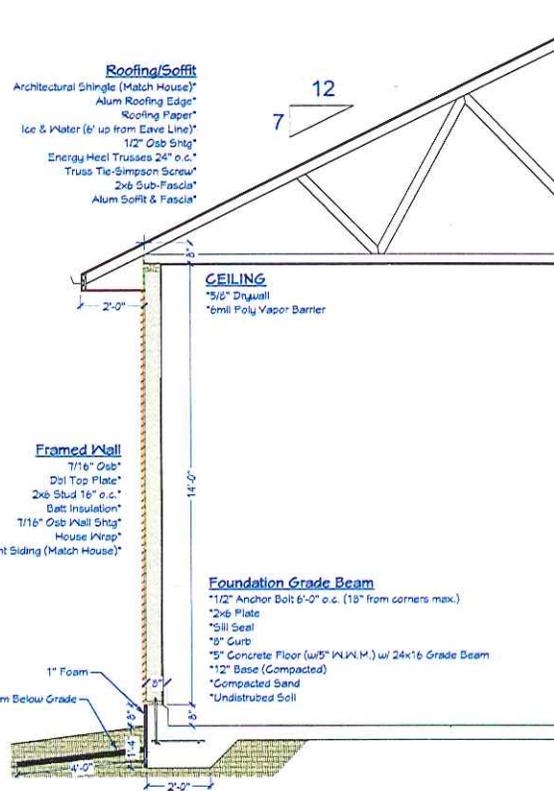
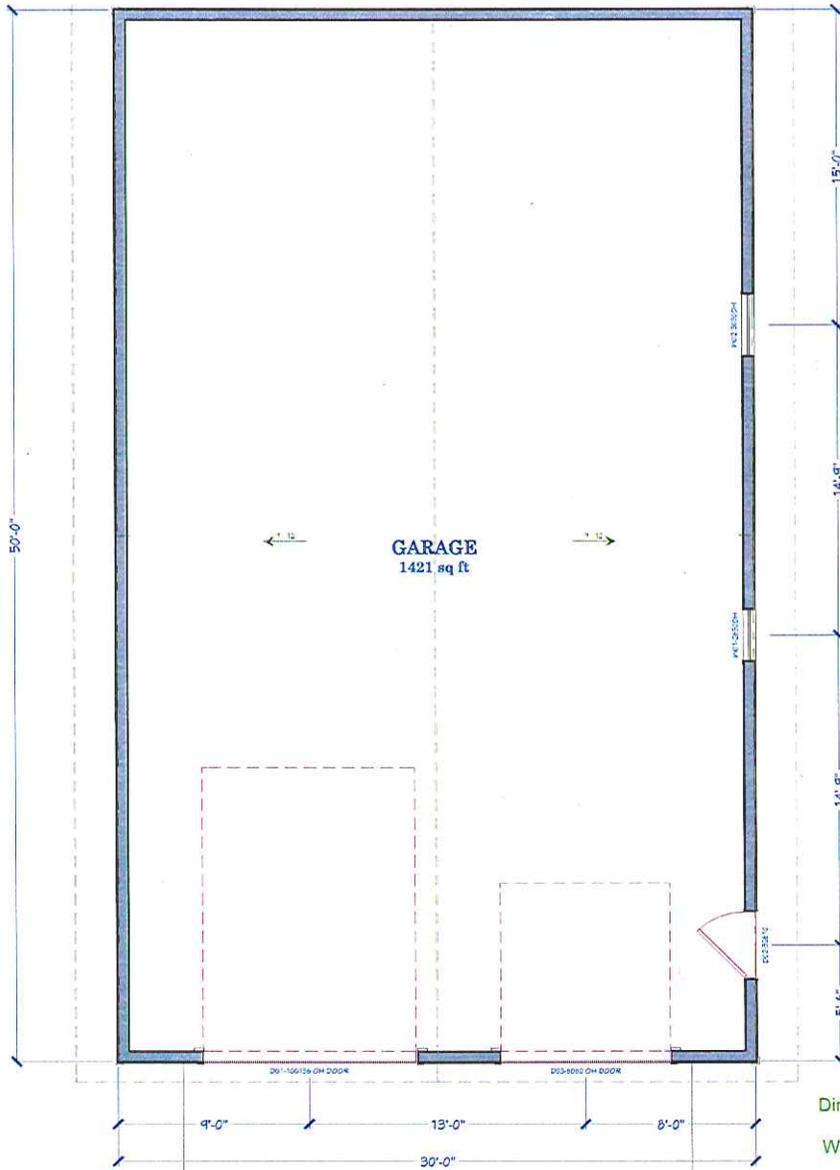
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Sheet: A3 of 4

MIKE BESAW

10:38:51 AM 8/27/2016



Typical Wall Detail

Scale: 3/8" = 1'-0"

NOTES

14'-0" WALL HEIGHTS
 Dimensions are Framing to Sel-Struc Headers (u.n.o.)
 Wall Bracing Determined by Others

Label	Qty	Length	Height	W/O	Door Schedule	Description	Miner	Grade Type
D01-100154 OH DOOR	1	120"	152"	150"x162 1/2"	Slab	Garage-Slab	2x10x12@12'	Lumber
D02-32610	1	31 1/2"	81 3/4"	30 1/2"x62"	Door FHM	ext. Hinged-Door FHM	2x10x44 1/2' (2)	Lumber
D03-2050 OH DOOR	1	46"	46"	46"x47 1/2"	Slab	Garage-Slab	2x10x102' (2)	Lumber

Label	Qty	Length	Height	Top	Bottom	Description
PK1-2x6JDPH	1	29"	26"	54 1/2"	46 1/2"	Double Hung
PK2-3230PH	1	26"	26"	62 1/2"	46 1/2"	Double Hung

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Builder:
T. B. D.
 Drawn for:
Mike & Becky Besau
 Designed by: *Jess B.*

Plant:
 2335
 Sheet:
 A4 of 4

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REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: November 4, 2016
SUBJECT: Update to the Rib Mountain Comprehensive Plan 2005

NARRATIVE:

Before the Town officially begins the process of updating its comprehensive plan early next year, I again wanted to provide the Plan Commission an open-ended opportunity to discuss their goals. Planning concepts or area specific projects they wish the Town to dig into deeper as part of the plan. Below is a general list of items either staff or the Commission has brought up since my arrival to begin the discussion:

- Design Overlay District for Rib Mtn. Dr.
- Senior Housing / Community Living Facility
- Residential Revolving Loan Fund
- Bike/Ped Facilities for new Development
- Accessory Building Standards
- Sign Code
- Tax Increment Financing (TIF)
- Redevelopment Code Incentives
- Multi-Family Development

Again, the idea is to have an open conversation on what the Plan Commission wishes to accomplish as part of this project prior to the Town finalizing a contract with the Regional Planning Commission to complete the work.

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