



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, March 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 of the 2-24-2016 Plan Commission meeting.**
- 4.) Public Hearings:
 - a. **Thomas and Connie Schuette, owners, request a Comprehensive Plan Future Land Use Map amendment from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' and a Zoning Map amendment from 'Rural Residential' to 'Suburban Residential - 2' for the property addressed 2600 Goldenrod Road, parcel #34.222807.010.000.00.00. Docket #2016-10.**
- 5.) New Business:
 - a. **Thomas and Connie Schuette, owners, request a Certified Survey Map review for the property addressed 2600 Goldenrod Road, parcel #34.222807.010.000.00.00. Docket #2016-11.**
 - b. **Pre-application discussion regarding a potential Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property addressed 6221 Dogwood Road, parcel #34.202807.002.002.00.00. Docket #2016-12.**
 - c. **Discussion on Rib Mountain Municipal Code Section 17.056(8)(x) - Detached Energy Systems related to permanently placed generators, or similar energy producing devices.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 24, 2016

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

MINUTES:

Motion by Tom Steele, seconded by Harlan Hebbe to approve the minutes of the February 10, 2016 Plan Commission meeting, as presented. Motion carried 7-0.

Public Hearings:

- a. Town of Wausau, owner, public informational hearing regarding a Nonmetallic Mining Reclamation Permit expansion. Parcel #34.192807.013.000.00.00 and #34.192807.014.000.00.00. Docket 2016-09.*

Community Development Director Kunst stated the Town of Wausau was seeking to expand its existing nonmetallic mine west of Red Bud Rd, and that while Rib Mountain's Zoning Ordinance would typically require a conditional use approval, a 2013 State of Wisconsin rule change on nonmetallic mining has effectively removed the Town's ability to regulate the expansion of existing mines. It was also noted that because of the previous rule change, this public hearing is for informational purposes only and that the Planning Commission did not need to take action on this item.

Lane Loveland of Marathon County Conservation, Planning and Zoning then noted the meeting is a public notice and a public hearing can be requested if found necessary. He also stated that questions and information provided would be in regards to future reclamation of the site.

Laurau McGucken asked about the County approval process, at which time Mr. Loveland noted Marathon County is the approval authority. Loveland also noted that typically a financial surety would be required to ensure proper reclamation; however, because it is a government entity, this requirement is waived. He also stated that yearly fees are due based on the size of the impacted area.

Questions about future expansion and reclamation processes were asked by Commissioners Burnett and Nykiel. Kunst identified that while new mining operations would be required to go through the conditional use process, any approved nonmetallic mining sites are free to expand on the property they are approved. Jim Riehle, Chairman for the Town of Wausau, noted that reclamation of the mining site to a pond and prairie habit is an ongoing process and a number of ponds have already been created. . Riehle also stated they are currently into year 8 of a 15-year contract with Meverden Materials as the mine operator and he expects that use of the site would conclude at the end of the contract. He also confirmed that Meverden is responsible for the reclamation prior to completion of their contract, as

questioned by Commissioner Steele. Discussion concluded at this point, with no action required by the Planning Commission.

- b. Town of Rib Mountain, requests amendments to Rib Mountain Municipal Code, Section 17.190 – Fencing Standards, related to acceptable materials and maximum height standards. Docket #2016-05*

Kunst gave a brief background of the proposed fencing ordinance change, stating that the intent was to better represent the materials and installation practices common to the fencing industry. He also emphasized some the text changes as requested in previous meetings.

Christine Nykiel asked for clarification of the exceptions portion of the amendment. Kunst indicated that the proposed exceptions are consistent with other municipalities with similar ordinances and that the post spacing requirements would maintain the necessary aesthetic. To conclude discussion, McGucken verified with Kunst that the fencing image, as presented in the meeting document, would be part of the new ordinance.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval of the proposed amendments to Rib Mountain Municipal Code Section 17.190-Fencing Standards, as presented. Motion carried 7-0.

- c. Town of Rib Mountain, requests amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06*

Kunst opened discussion by noting the proposed amendments would establish two (2) new sign definitions and that the intent of the amendment was to prohibit the use of Electronic Message Sign due to overall aesthetic and traffic safety concerns. Kunst also asked the Commission to consider allowing staff to approve manually changeable message signs so long as they meet other established signage area and height requirements. Commission members discussed how the changeable message sign is currently used and potential situations where they may have concerns. The Plan Commission agreed that staff should be able to approve manually changeable message signs and that by striking the term “unique” from the changeable message sign definition it would eliminate the need for the previously required conditional use procedure.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the proposed amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, with the modification to omit the word “unique” from the definition of Changeable Message Sign. Motion carried 7-0.

NEW BUSINESS:

- a. Thomas and Connie Schuette, owners, pre-application discussion regarding a Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property addressed as 2600 Goldenrod Road, parcel #34.222807.010.000.00.00 Docket #2016-10*

The pre-application discussion, as described by Kunst, is intended to give the property owner and their representatives general direction regarding their proposal to amend the Town's Comprehensive Future Land Use Map from 'Cropland, Other Agriculture and Forest Land' to 'Residential' and the Town's Zoning Map from 'Rural Residential' to Suburban Residential - 2 (SR-2) to allow for the subdivision of the parcel into 4 units per the provided preliminary CSM.

Tom Radenz of REI, owner representative, provided the Commission with a physical description of the property and indicated the overall intent of the preliminary CSM. He also indicated where future roads may extend into the property and what opportunities that would allow.

Mike Heyroth, Rib Mountain Sanitary District was also present and noted that municipal water and sewer would be possible to those proposed parcels. Heyroth also stated that the southwest corner of the parcel would be an ideal location for a lift station that would allow for future service opportunities to a number of locations.

Commission members discussed very briefly the impact of the proposed changes and agreed that they were generally in favor of proceeding with the changes to the Comprehensive plan and Zoning maps. Radenz indicated his intent to move forward and pursue a public hearing for March 9, 2016.

CORRESPONDENCE/QUESTIONS:

a. Update on Marathon County Uniform Addressing Project

Kunst noted that the County Board passed the Uniform Addressing project and that the anticipated implementation for participating areas would be 2017-2018. Commission members were not pleased with the decision and indicated that they would like the Town to continue to pursue any avenue necessary to find a way for Rib Mountain to be exempt from the addressing change.

b. Hilton Garden Inn, GDP/PIP

Radenz of REI, owner representative, asked Commission if they would consider acting on both the GDP and PIP for the proposed Hilton Garden Inn, formerly the Howard Johnson/Emma Krumbes, on the same night to allow for a quicker turn around given the start of the construction season and the design process requirements with Hilton corporate offices. Commission members agreed that they were in favor of this and that it was often preferred. Radenz indicated they plan to move forward with this project and will likely attempt to schedule the hearing for March 23, 2016.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, seconded by Harlan Hebbe to Adjourn. Motion carried 7-0. Meeting adjourned at 7:17 pm.

Respectfully Submitted, Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: March 4, 2016

SUBJECT: Future Land Use and Zoning Map Amendments, Parcel #34.222807.010.000.00.00

APPLICANT: Thomas and Connie Schuette, owners

PROPERTY ADDRESS: 2600 Goldenrod Road

REQUEST: Future Land Use and Zoning Map Amendments to allow for the division of the 40-acre parcel into four (4) parcels and future residential development.

FUTURE LAND USE DESIGNATION: Cropland, Other Agriculture, and Forest Land

FUTURE LAND USE DESIGNATION REQUEST: Residential

ADJACENT DESIGNATIONS: Residential (North, South, East, and West)

ZONING: Rural Residential (35-acre minimum lot size)

ZONING REQUEST: Suburban Residential - 2

ADJACENT ZONING: SR-2 (North, South, East, and West)

NARRATIVE:

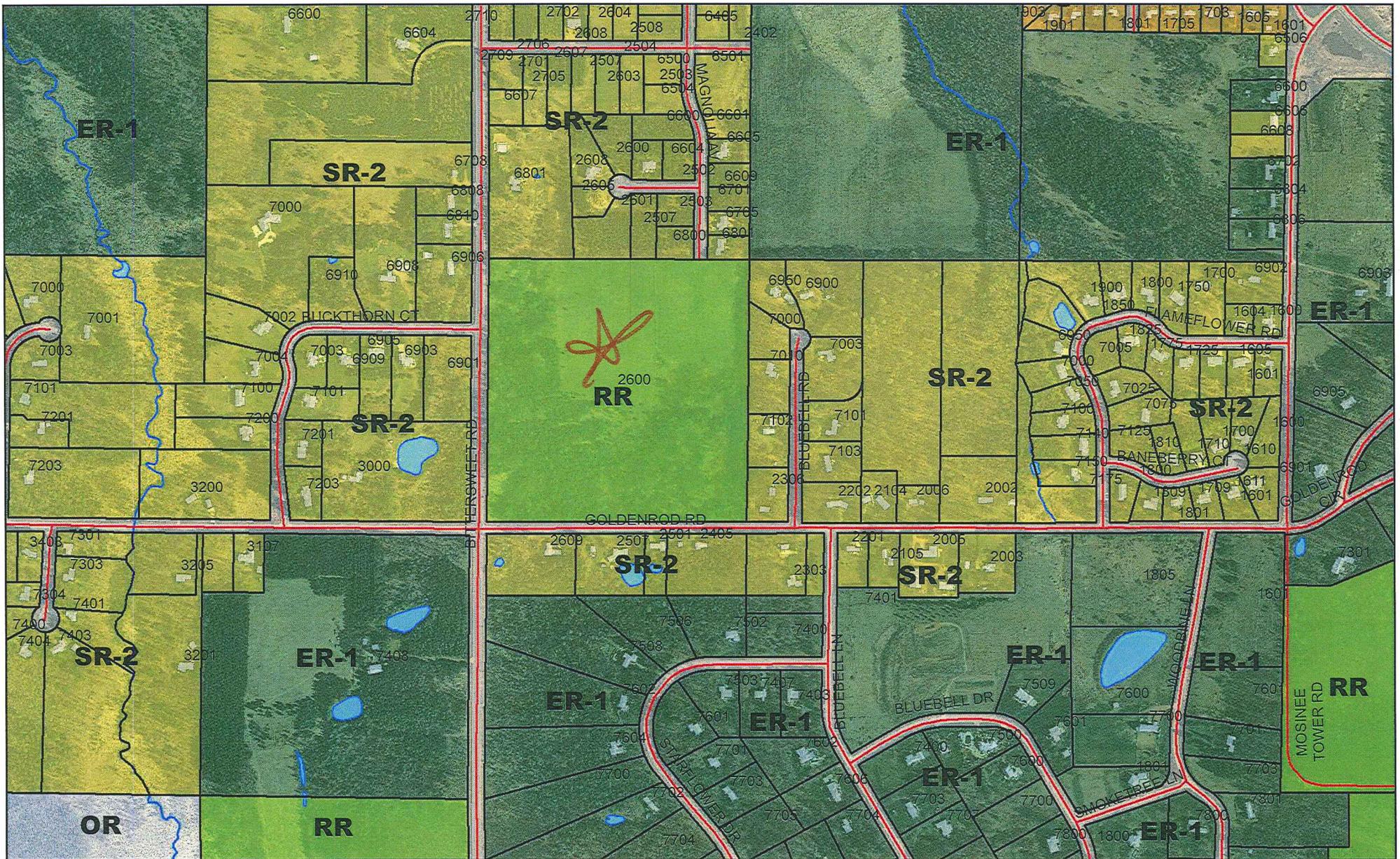
Thomas and Connie Schuette, owners, request an amendment the Town of Rib Mountain’s Comprehensive Plan Future Land Use Map from ‘Cropland, Other Agriculture, and Forest Land’ to ‘Residential’ and the Town Zoning Map from ‘Rural Residential’ to ‘Suburban Residential -2 (SR-2)’ for the 37.263-acre parcel on the northeast corner of the intersection of Goldenrod and Bittersweet roads. The intent is to then subdivide the parcel into four separate parcels.

ADDITIONAL INFORMATION:

The Towns Official Map identifies future road extensions throughout the subject property. One being an extension of Marigold to the south and eventually connecting with Goldenrod Rd. The other road identified on the Map is an east/west street connecting from the Marigold extension to Bittersweet Rd directly across from Buckthorn Ct.

POSSIBLE ACTION:

1. Recommend approval of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland, Other Agriculture, and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Suburban Residential’ for the property addressed 2600 Goldenrod Road, as presented.
2. Recommend approval of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland, Other Agriculture, and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Suburban Residential’ for the property addressed 2600 Goldenrod Road, with conditions/modifications.
3. Recommend denial of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland, Other Agriculture, and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Suburban Residential’ for the property addressed 2600 Goldenrod Road.



Zoning Districts (July 2014)

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

Map Information:
 Scale: 0 to 500 Feet
 Map Printed: 2/19/2016
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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.

RESOLUTION NO. 16-05

RE: COMPREHENSIVE PLAN AND ZONING ORDINANCE AMENDMENTS, SCHUETTE PROPERTY

TO THE HONORABLE CHAIRMAN AND MEMBERS OF THE RIB MOUNTAIN BOARD OF SUPERVISORS:

WHEREAS, Thomas and Connie Schuette, owners, request to amend the Rib Mountain Comprehensive Plan Future Land Use Map and Zoning Ordinance Map for the 37.263 acres included in parcel #34.222807.010.000.00.00, Lot 1 of CSM #15582, Volume 71, Page 6, being part of the NW ¼ of the SW ¼, Section 22, T28N, R7E, Town of Rib Mountain; and

WHEREAS, the owners request to change the future land use designation of the above described area from Cropland, Other Agriculture, and Forest Land to Residential; and

WHEREAS, the owners also request to change the zoning classification of the above described area from Rural Residential to Suburban Residential - 2; and

WHEREAS, the Rib Mountain Plan Commission held a public hearing on the proposed amendment in Small Meeting Room of the Rib Mountain Municipal Center on March 9, 2016 after due notices were published in the Wausau Daily Herald. At said hearing all those who wished to be heard were heard and pertinent facts constituting the testimony were recorded; and

WHEREAS, the Rib Mountain Plan Commission, after carefully considering the testimony, including the attached staff report at the March 9, 2016 meeting, has placed a recommendation with the Town Board that the request be approved; and

WHEREAS, the proposed amendment, with the information furnished in the attached reports, has been given due consideration by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that the Rib Mountain Board of Supervisors does enact and ordain as follows: The Rib Mountain Comprehensive Plan Future Land Use Map and Zoning Ordinance is hereby amended by changing the future land use designation from Cropland, Other Agriculture, and Forest Land to Residential and the zoning classification from Rural Residential to Suburban Residential – 2, for the 37.263 acres included in parcel #0134.222807.010.000.00.00.

Dated this 15th day of March, 2016.

Respectfully submitted,

PLAN COMMISSION

Kevin Mataczynski, Chairman

Harlan Hebbe, Vice-Chairman

Jim Hampton, Commissioner

Laura McGucken, Commissioner

Ryan Burnett, Commissioner

Christine Nykiel, Commissioner

Thomas Steel, Commissioner

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: March 4, 2016
SUBJECT: Certified Survey Map Review, Parcel #34.222807.010.000.00.00

APPLICANT: Thomas and Connie Schuette, owners

PROPERTY ADDRESS: 2600 Goldenrod Road

REQUEST: Certified Survey Map (CSM) approval for the division of the 37.263-acre parcel into four (4) parcels

ADJACENT FUTURE LAND USE DESIGNATIONS: Residential (North, South, East, and West)

ADJACENT ZONING: SR-2 (North, South, East, and West)

NARRATIVE:

Thomas and Connie Schuette, owners, request approval of the attached CSM to allow for the division of the 37.263-acre parcel on the northeast corner of the intersection of Bittersweet Rd and Goldenrod Rd. The request is predicated on approval of the Comprehensive Plan Future Land Use and Zoning Ordinance amendments being heard prior. If the rezoning request is approved, each of the proposed parcels within the CSM meet the requirements of the Rib Mountain Code of Ordinances. If the rezoning request is recommended for denial, the CSM request would not meet Town standards.

POSSIBLE ACTION:

1. Approval of the Certified Survey for the property addressed 2600 Goldenrod Road, as presented.

2. Approval of the Certified Survey for the property addressed 2600 Goldenrod Road, with conditions/modifications.

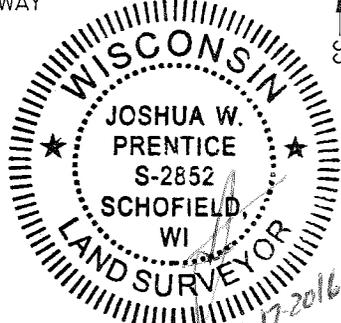
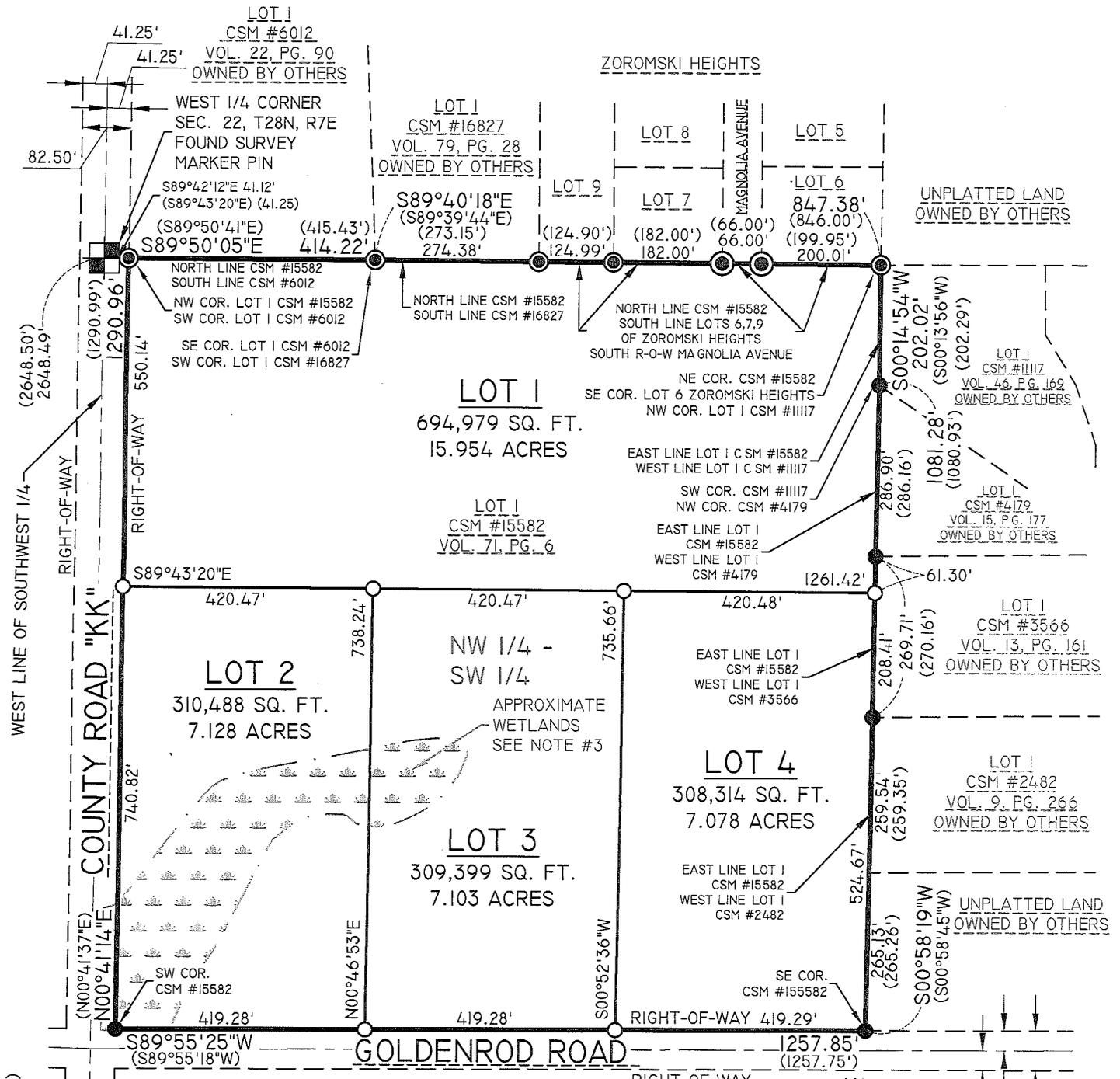
3. Denial of the Certified Survey for the property addressed 2600 Goldenrod Road.

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

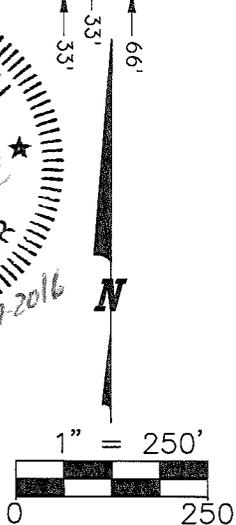
PREPARED FOR: TOM SCHUETTE LAND OWNER: TOM SCHUETTE

OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, RECORDED IN VOLUME 71, ON PAGE 6, AS DOCUMENT NUMBER 1551704, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LEGEND	
	- 1 1/4 IN. IRON BAR FOUND
	- 3/4 IN. REBAR FOUND
	- 1 1/4 IN. O.D. IRON PIPE FOUND
	- 1 1/4 IN. O.D. X 18 IN. IRON PIPE FOUND
	WEIGHING 1.68 LBS/LIN. FT. SET
	126.00' - MEASURED BEARING/LENGTH
	(126.00') - RECORDED BEARING/LENGTH

NOTES:
 1. FIELD SURVEY WAS COMPLETED ON 01-14-2016.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°41'20" WEST.
 3. THE WETLANDS BOUNDARY IS APPROXIMATE FROM WISCONSIN DNR WETLAND INVENTORY MAPPING.



R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: TOM SCHUETTE LAND OWNER: TOM SCHUETTE

OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, RECORDED IN VOLUME 71, ON PAGE 6, AS DOCUMENT NUMBER 1551704, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, RECORDED IN VOLUME 71, ON PAGE 6, AS DOCUMENT NUMBER 1551704, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 89°42'12" EAST, 41.12 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 15582, THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6012, RECORDED IN VOLUME 22, PAGE 90 AS DOCUMENT NUMBER 930527, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD "KK" AND THE POINT OF BEGINNING; THENCE SOUTH 89°50'05" EAST, COINCIDENT WITH THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 15582, AND THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 6012, 414.22 FEET TO THE SOUTHEAST CORNER SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6012 AND THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16827, RECORDED IN VOLUME 79, PAGE 28 AS DOCUMENT NUMBER 1671447, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°40'18" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16827, THE SOUTH LINE OF LOTS 6, 7, AND 9 OF ZOROMSKI HEIGHTS, AND THE SOUTH RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, 847.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, THE SOUTHEAST CORNER OF SAID LOT 6 OF ZOROMSKI HEIGHTS, AND THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 11117, RECORDED IN VOLUME 46, PAGE 169 AS DOCUMENT NUMBER 1197003, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°14'54" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP 15582, AND THE WEST LINE OF SAID LOT 1 OF CERTIFIED MAP 11117, 202.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP 11117, AND THE NORTHWEST CORNER OF LOT 1 CERTIFIED SURVEY MAP 4179, RECORDED IN VOLUME 15, PAGE 177 AS DOCUMENT NUMBER 856253, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°58'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, THE WEST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4179, THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3566, RECORDED IN VOLUME 13, PAGE 161 AS DOCUMENT NUMBER 822454, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2482, RECORDED IN VOLUME 9, PAGE 266 AS DOCUMENT NUMBER 764079, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, 1081.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582 AND THE NORTH RIGHT-OF-WAY LINE OF GOLDENROD ROAD; THENCE SOUTH 89°55'25" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF GOLDENROD ROAD, 1257.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582 AND SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD "KK"; THENCE NORTH 00°41'14" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD "KK", 1290.96 FEET TO SAID NORTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15582, SAID SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6012, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,623,180 SQUARE FEET, 37.263 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TOM SCHUETTE, OWNER OF SAID PARCEL.

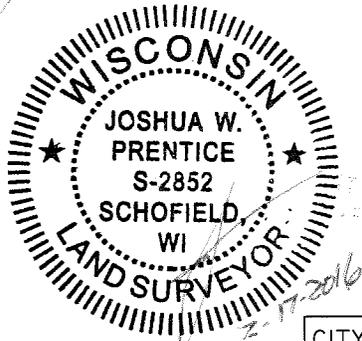
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF SCHOFIELD, AND MARATHON COUNTY.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 17TH DAY OF FEBRUARY 2016

REI
 JOSHUA W. PRENTICE
 WI P.L.S. S-2852



TOWN OF RIB MOUNTAIN
 APPROVED FOR RECORDING UNDER THE
 TERMS OF THE TOWN OF RIB MOUNTAIN
 LAND DIVISION ORDINANCE.

By: _____

DATE: _____

Approved for Recording Under the
 Terms of the Marathon County Land
 Division Regulations.
 By: Christyler A. Fucin
 Date: 2-22-2016
 Marathon County Conservation,
 Planning and Zoning Department

516-009

CITY OF SCHOFIELD EXTRATERRITORIAL APPROVAL CERTIFICATE
 RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS WITHIN THE
 EXTRATERRITORIAL AREA OF THE CITY OF SCHOFIELD AND IS HEREBY
 APPROVED.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: March 4, 2016

SUBJECT: Pre-Application Discussion for potential Future Land Use and Zoning Map Amendment, Parcel #34.202807.002.002.00.00

APPLICANT: Ryan Burnett, owner

PROPERTY ADDRESS: 6221 Dogwood Road

REQUEST: Pre-Application Discussion regarding amendments to the Comprehensive Plan Future Land Use and Zoning Maps related to a potential Personal Storage Facility.

ZONING: ER -1, Estate Residential

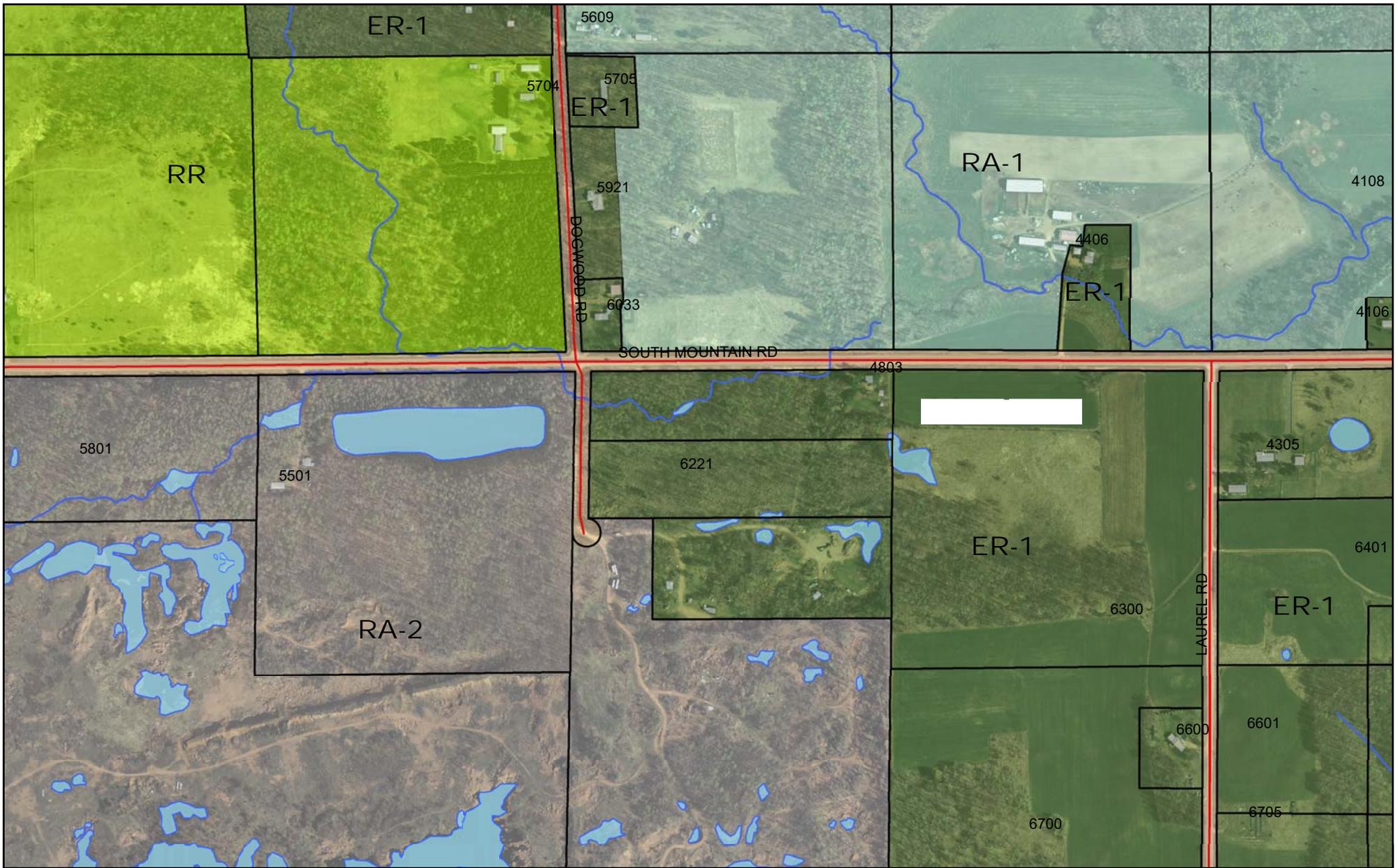
FUTURE LAND USE DESIGNATION: Forest Land

ADJACENT ZONING: ER-1 (North, South, East), RA-2 (South, and West)

NARRATIVE:

Aside from the Unified Development District (UDD), Personal Storage Facilities are only permitted through the conditional use process in the Urban Commercial (UC), Suburban Industrial (SI), and Urban Industrial (UI) zoning districts. With that, in order for the subject property to be developed for personal storage facilities (aka mini-warehouses) the property would need comprehensive plan and zoning ordinance amendments.

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



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



Map Printed: 3/4/2016

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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 Cadastrial Parcel Layer. For planning purposes only.

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: March 4, 2016

SUBJECT: RMMC Section 17.056(8)(x)(3) – Permanently placed generators, or similar energy producing devices

APPLICANT: Town of Rib Mountain

REQUEST: Plan Commission input on the Town of Rib Mountain Zoning Ordinance related to Generators and Solar Panels

NARRATIVE:

Staff seeks Plan Commission direction/clarification on the installation of generators and solar devices. With recent inquiries into potential solar devices on a residence, staff realized any and all request for solar energy devices and generators are required to go through the conditional use process (see below code section).

3. Permanently placed generators, or similar energy producing devices: (This section includes all solar-electric devices mounted flush with or integral with a roofing system design)

a. Permitted by Right: Not applicable.

b. Special Use Regulations: Not applicable.

c. Conditional Use Regulations: (All Districts).

d. Exemptions:

1. Conditional use exemptions are granted for any demonstrated medical need for emergency power as determined by the Zoning Administrator.

2. The Town may not prohibit the placement of emergency power systems for Mobile Service Towers per Wisconsin State Statute § 66.0404 - Mobile Tower Siting Regulations. Also see Rib Mountain Municipal Code [Section 17.056\(7\)\(c\)4.\(a\)](#).

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

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

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

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

1. Locations: No detached energy system shall be located in a front or street yard location.

2. Impacts: No detached energy system shall create an undesirable impact upon adjacent property or otherwise create a public nuisance.

Essentially, staff is seeking input as to whether the Plan Commission feels it necessary to continue seeing requests for generators and/or solar panels as conditional uses or if the potential exists to handle them within the 'Performance Standards' section of the Zoning Ordinance, similar to the way we handle fences.

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