



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, April 27th, 2016; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of the minutes of the 4-13-2016 Plan Commission meeting.**
- 4.) Public Hearings:
 - a. **Bradley Frome, owner, requests conditional use approval for a detached private residential utility shed in excess of 1,000 square feet at the property addressed 6702 North Mountain Road, Parcel #34.062807.014.011.00.00, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Docket #2016-17.**
 - b. **Paul Nielsen, Comprehensive Plan Future Land Use Map Amendment from Cropland and Forest Land to Residential and a Zoning Map Amendment from Rural Residential to Estate Residential – 1, for the property addressed 5908 South Mountain Road, Parcel(s) #34.172807.010.000.00.00 & #34.172807.011.000.00.00. Docket #2016-18.**
- 5.) New Business:
 - a. **Paul Nielsen, Certified Survey Map approval for the property addressed 5908 South Mountain Road, Parcel(s) #34.172807.010.000.00.00 & #34.172807.011.000.00.00. Docket #2016-19.**
 - b. **Dirks Holding LLC, owner, requesting Site Plan approval for a proposed parking lot expansion at the property addressed 3802 Hummingbird Road, Parcel #34.102807.014.022.00.00. Docket #2016-20.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
April 13, 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 March 9, 2016 Plan Commission meeting, as presented. Motion carried 7-0.

Prior to beginning the Public Hearing, Chairman Mataczynski asked Ghidorzi Construction if they would consider moving to the last public hearing agenda item. Chris Ghidorzi granted the Chairman's request.

Public Hearings:

- a. *Ghidorzi Construction, applicant, requests General Development Plan / Precise Implementation Plan approval for construction of a new hotel at the properties addressed 2101 North Mountain Road and 2102 Robin Lane, Parcel #34.032807.012.001.00.00 and Parcel #34.032807.012.007.00.00, per Rib Mountain Municipal Code (RMMC) Section 17.233 – Unified Development District Procedures. Docket #2016-13.*

Community Director Kunst briefly introduced the request and turned over the floor for a presentation from the applicant. Chris Ghidorzi began his presentation by introducing his team and emphasizing design features. Starting with the site plan, moving to the building layout and functionality, and finishing with the proposed signage.

Commissioner McGucken began the Plan Commission's discussion of the proposal by asking for clarification of the fencing being used and where it's applied. Ghidorzi indicated on the site plan the location of the 6' fencing and provided the Commission with an image of the proposed vinyl fence panel.

Jim Hampton confirmed with Ghidorzi the site is to be raised 4' and questioned how they plan to handle storm water on the parcel. Tom Radenz, project site engineer from REI, indicated on the displayed site plan the changes in elevation throughout the parcel, as well as the locations of the storm sewer system and the proposed detention pond that would direct the storm water offsite to the Hwy 51/29 right-of-way. In conjunction with the storm water management discussion, Kunst noted that the Town's storm water management consultant had conditionally approved the proposed plan.

Questions about snow storage and removal were also asked, to which the applicant indicated a number of spaces on the parcel that could be used for storage along with some parking areas on the eastern edge of the parcel.

Plan Commissioner, Ryan Burnett, asked about the proposed HVAC systems and their potential for noise. Ghidorzi stated the hotel rooms will be individually serviced by the quietest system they can install and that the conference and common areas would be serviced by roof top units.

Parking lot lighting plans were displayed indicating that light levels at the property lines meet the 0.50-foot candle requirement at the property line of the Town.

Signage location and square footage was the next item discussed. Ghidorzi indicated the location of each proposed piece of signage on the site plan, noting the pylon signage and monument signage will be similar in size to the Howard Johnson and Emma Krumbie's. Kunst noted the building and monument signage size would be typical of the signage area permitted for that parcel. Additionally, the pylon sign can be maintained due to the municipal code provision allowing same uses to reuse non-conforming signs. The total signage area was approximately 1,010 ft².

Upon completion of the signage discussion, Kunst reviewed the zoning standards not met by the proposal as indicated in the Plan Commission report, as well as his concerns about traffic visibility at the Robin Lane ingress/egress. Tom Radenz and Ghidorzi then briefly described the intent of the fencing and parking located near Robin Lane, and discussed possible changes with Commissioners to increase traffic visibility while maintaining separation from the adjacent residence.

Chairman Mataczynski opened the public comment period.

Wayne Lambrecht, 2008 Robin Lane, concerned about ability to back out of driveway safely due to proposed fence location and height. He is also worried about the parking area being located outside of his bedroom window. He would prefer not to see an ingress/egress location at all from Robin Lane.

Al Limberg, 1200 Pintail Ln, owner of 2106 and 2104 Robin Lane, asked if there was signage at the Robin Lane access, what the typical driveway setback is for that district, the location of the detention pond, whether it would be fenced to provide a level of safety, and the height of the proposed structure. Mr. Limberg also reiterated the concerns of Mr. Lambrecht regarding the traffic safety concern on Robin Lane caused by the proposed driveway access and fencing.

The Ghidorzi team and Plan Commission responded to each question noting there was no signage on Robin Lane, driveway setbacks are typically 5-10 feet from property lines, the detention pond is located on their property and would not be fenced because it will typically be dry, and the height of the structure is 55'.

Patrick Miller, 2006 Robin Lane, sees the proposed access to Robin Lane being disruptive to the neighborhood and readdresses the traffic concerns of the previous residence because of anticipated increase in traffic and decreased visibility due to the proposed fencing.

Burnett asked if Scott Turner, Streets and Parks Superintendent, had been aware of the access to Robin Lane and if there were traffic count studies completed. Kunst noted that Mr. Turner has seen the proposal and that his initial concerns were related to the demolition access only at

this time, and while no traffic study had been done, it is safe to assume that traffic will increased due to the proposed use.

Will Wood, 7201 Blackberry South, owner of 2007 North Mountain Rd, questioned if snow storage and runoff would affect his property.

Radenz displayed the stormwater management plan, noting storage may be located near their property; however, the slope of the parking lot and the storm sewer design would move water away from Mr. Wood's property.

Crystal Ringle, 2110 Robin Lane, expressed concern about the visibility of the detention pond to the North of her property and whether it is screened and safe. She wants to be notified of the schedule for demolition and construction.

Plan Commission and Radenz discussed the on-site storm water management, highlighting the intent and appearance of the detention pond, and noting that the proposal is actually an improvement upon the previous storm water system.

Commissioner Hampton, restated the public's concern related to the traffic safety issues created by the drive access and 6' fence and proposed the removal of the fence and three (3) parking stalls to allow for additional greenspace along Robin Lane which, would improve traffic safety and visibility to and from the site. Ghidorzi agreed to remove those parking spaces and return it to greenspace.

Chairman Mataczynski, summarized the public's concerns, closed the public comment portion of the meeting, and asked Kunst to address the Finding of Facts related to this project. Kunst reviewed the finding of facts with the Plan Commission stating that aside from the adverse impact the ingress/egress onto Robin Lane creates for property owners, the proposal adequately addresses the questions posed in the finding of facts.

Additional conversation between Plan Commission and Ghidorzi related to parking locations, snow removal, employee traffic and finding a balance between design, code requirements and public concerns. A number of Plan Commission members stated that while they sympathize with the concerns of the adjacent property owners, they are happy with the redevelopment of the parcel.

Motion by Laura McGucken, seconded by Harlan Hebbe to recommend approval of the General Development Plan and Precise Implementation Plan for the properties addressed 2101 North Mountain Road and 2102 Robin Lane conditioned upon the approval of a Stormwater Management Agreement and the approval of the Maintenance Agreement, as well as the elimination of three (3) parking stalls and the associated fence located nearest to Robin Lane. Motion Carried 7-0

- b. *American Asphalt, applicant, requests conditional use approval for a temporary asphalt plant at the property addressed 6703 South Mountain Road, Parcel #34.192807.002.002.00.00, per RMMC Section 17.056(9)(e) – Unclassified Uses. Docket #2016-14.*

Kunst opened discussion with a brief description of the request and noted it was similar to a 2008 request for the same unclassified use. Tom Burch, applicant, added they intend to be off site by mid-July 2016, and noted they plan to use the Town's yard waste site driveway access onto South Mountain Road with in restrictions to its use to residents, as questioned by Commissioner Steele.

McGucken asked if there were concerns with the 2008 request. Kunst noted previous minutes and staff reports show no indications of problems. He then addressed the additional considerations included in the Plan Commission Packet with the Commissioners.

Burnett questioned Mr. Burch about the potential for soil tracking onto the roadway, to which Mr. Burch noted it had not been an issue in the past and that South Mountain Rd will be pulverized and under construction for the duration of their operation.

No public comment was made on this agenda item.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval the Conditional Use request for a temporary asphalt plant located at the property addressed 6703 South Mountain Rd. Motion carried 7-0.

- c. Allen Limberg and Barbara Bradley, owners, request conditional use approval for the installation of roof-mounted solar panels in a residential zoning district at property addressed 101 East Rib Mountain Drive, Parcel #34.032807.004.002.00.00, per RMMC Section 17.056(8)(x) - Detached Energy Systems. Docket #2016-15.*

Chairman Mataczynski introduced the next item for discussion and asked Kunst to give a brief summary of the proposal. Kunst noted the Rib Mountain Municipal Code sections related to detached energy systems and the associated requirements on location and impact. Staff found the proposal to satisfy those requirements. It was additionally stated that Wisconsin State Statutes limit the conditions that municipalities can apply to solar energy systems.

Allen Limberg, applicant, described the packet of items provided to Plan Commission on the proposed solar panel use, highlighting the flush mounting, optimized roof pitch placement, and complementary shingle color to disguise the panels.

No public comment was made on this agenda item.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval the Conditional Use request for the installation of roof-mounted solar panels located at the property addressed 101 East Rib Mountain Drive. Motion carried 7-0.

- d. Bryan Brunow, applicant, requests conditional use approval for a welding operation at the property addressed 905 Morning Glory Lane, per RMMC Section 17.056(4)(e) - Indoor Maintenance Service, Parcel #34.142807.006.022.00.00. Docket #2016-16.*

Kunst began with a presentation of the applicants request along with additional background on the properties history, future redevelopment intentions, and other considerations related to an Indoor Maintenance Service land use, such as required parking and signage.

McGucken asked if there were any concerns about the impact on potential development of a neighboring parcel zoned UR-8. Kunst noted that the parcel is mostly wetlands, and that any development would likely occur along Swan Ave and not Morning Glory.

Chairman Mataczynski indicated the applicants use is similar to the current industrial feel of the area and asked the applicant about his intended duration of stay. Bryan Brunow, applicant, stated he had been in conversation with the property manager and is aware of future development potential on that parcel. Mr. Brunow also noted that he currently has a one (1) year lease agreement which he hopes to be an adequate time to grow his business and find a larger location elsewhere.

Commissioner Steele questioned the applicant about equipment and machinery storage on site, to which Mr. Brunow indicated that parking in front of the building would be limited to employee and customer vehicles and that finished work would likely be stored alongside the building or inside when possible. Additionally, Steele asked if the current signage was code conforming, and Kunst acknowledged it was.

There was no public comment

Motion by Harlan Hebbe, seconded by Christine Nykiel to recommend approval of the Conditional Use request for a welding operation located at the property addressed 905 Morning Glory Lane. Motion carried 7-0.

NEW BUSINESS:

a. Solar Panel Discussion

Harlan Hebbe indicated he would like to see roof-mounted solar energy systems removed from the Detached Energy Structures section of the Zoning code. After discussion with the Commission, they agreed to consider a definition change, but the conditional use procedure associated with the use should remain. They agreed to discuss this topic again in a future meeting.

CORRESPONDENCE/QUESTIONS:

a. Town Board Update

Kunst noted the Town Board had approved the Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property at 2600 Goldenrod Road, as recommended for approval at the last Plan Commission meeting. He also indicated they are in the process of approving the Electronic Message Sign ordinance amendments, pending additional language allowing the continued use of electronic signs for fuel prices at fueling stations.

PUBLIC COMMENT: None

ADJOURN:

Motion by Harlan Hebbe, seconded by Jim Hampton to Adjourn. Motion carried 7-0. Meeting adjourned at 8:48 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: April 21, 2016

SUBJECT: Conditional Use Request – Detached Accessory Building

APPLICANT: Bradley Frome, owner

PROPERTY ADDRESS: 6702 North Mountain Road

REQUEST: Conditional Use approval to allow the construction of a 24 ft. by 50 ft. accessory building on the property addressed 6702 North Mountain Road., resulting in greater than 1,000 square feet, but less than 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 - 2 (SR-2)

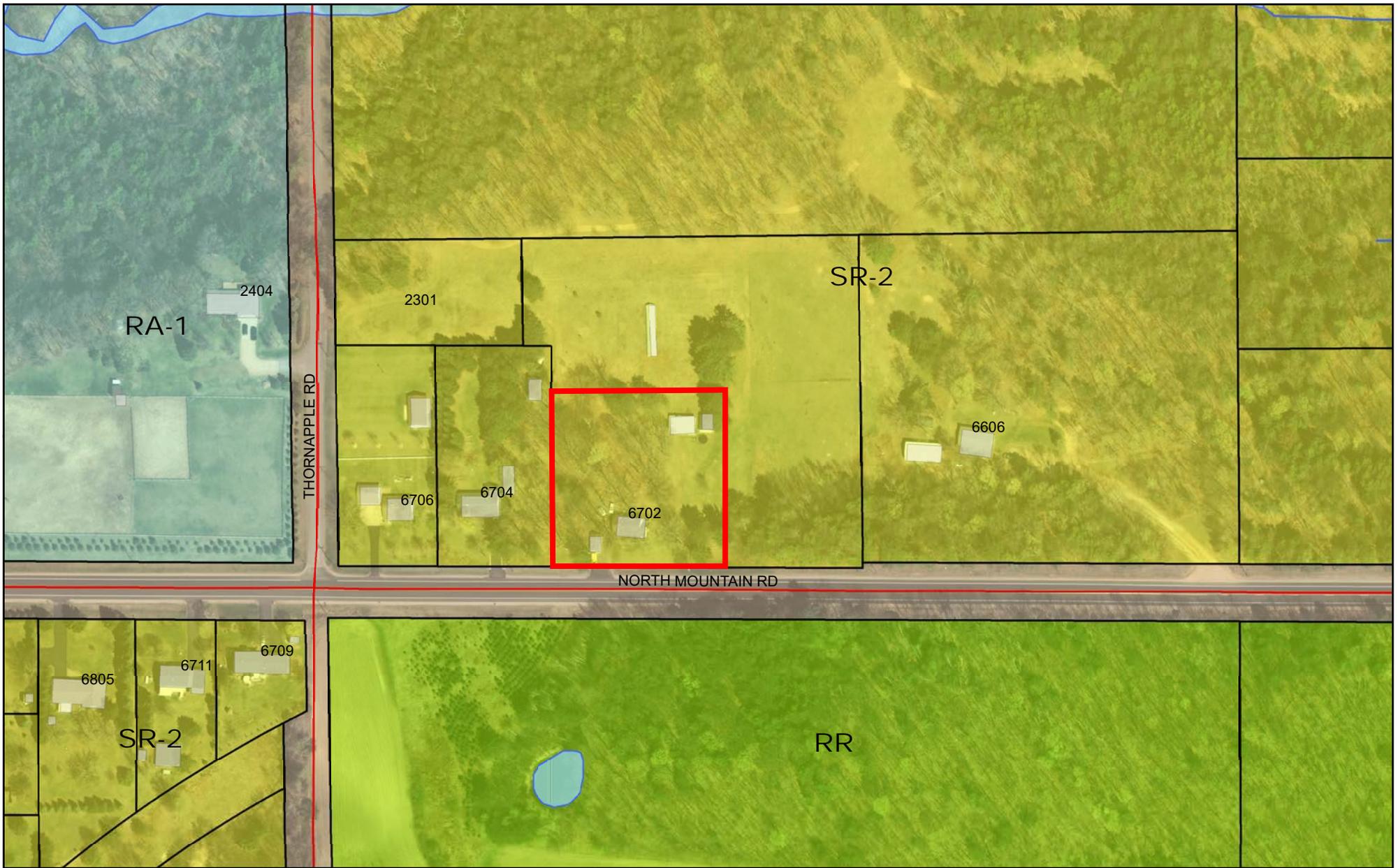
ADJACENT ZONING: SR-2 (North, East, and West); RR (South)

NARRATIVE:

The applicant is seeking Plan Commission recommendation to allow for the construction of a 24 ft. x 50 ft. utility shed (1,200 ft²), resulting in 1,464 ft² of total accessory buildings area. One detached building currently exists on the 1.5-acre property and functions as the residential garage. 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. The proposal calls for the exterior building materials as white Smartlap siding.

POSSIBLE ACTION:

1. Recommend approval of the conditional use to allow construction of a detached utility shed greater than 1,000 square feet in area at the property addressed 6702 North Mountain Road, as presented.
2. Recommend approval of the conditional use to allow construction of a detached utility shed greater than 1,000 square feet in area at the property addressed 6702 North Mountain Road, with conditions/modifications.
3. Recommend denial of the conditional use to allow construction of a detached utility shed greater than 1,000 square feet in area at the property addressed 6702 North Mountain Road.



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

Prepared by: **CWE** cweengineers.com

| | | | |
|---|---|---|-----------------|
| 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 |
|---|---|---|-----------------|

0 100 200 Feet

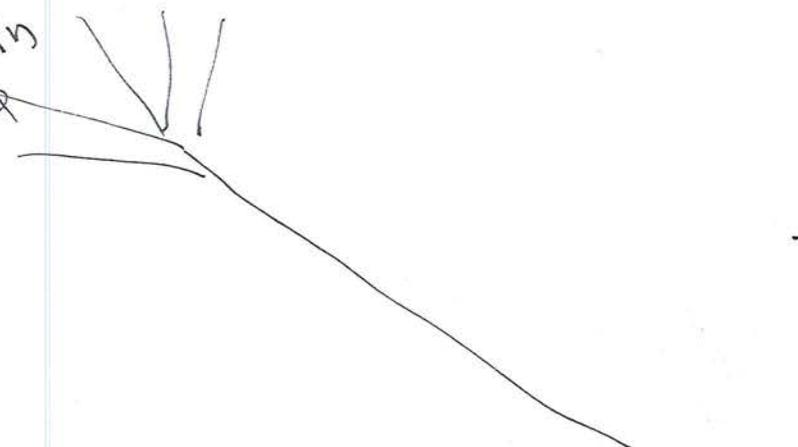
Map Printed: 4/21/2016

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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 Cadestral Parcel Layer. For planning purposes only.

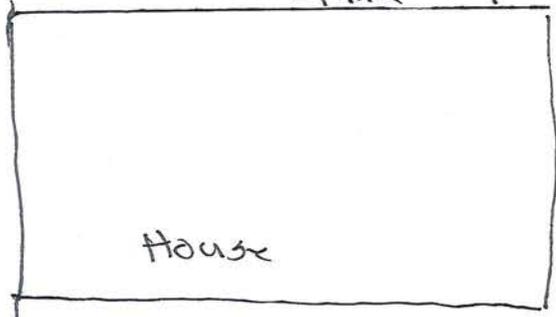
260'

Drain field

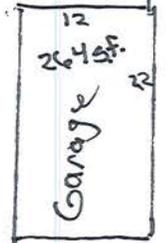


well

Septic Tank



House



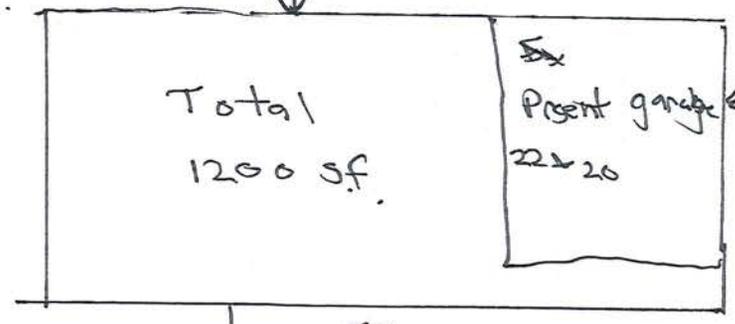
Garage
12
26.4 sf
22

260'

N ↑

Lot line

40'



50

27'

24

Lot line
260'

New building

New building - 1200 sf

1 garage = 264 sf

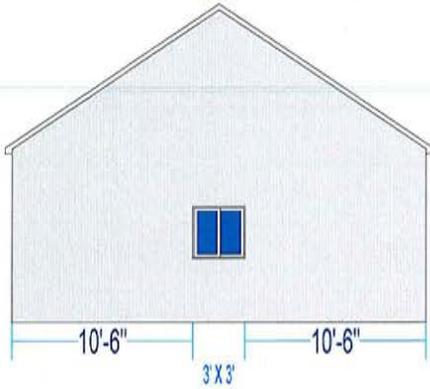
Unattached total = 1464 sf

260'

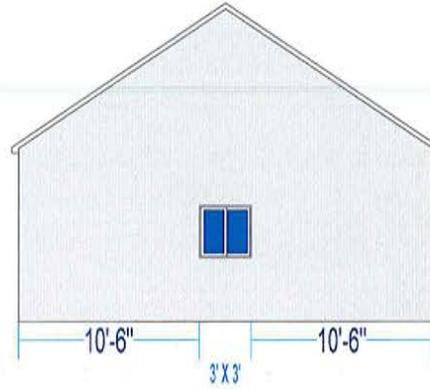
4a-3

*** Here are the wall configurations for your design.

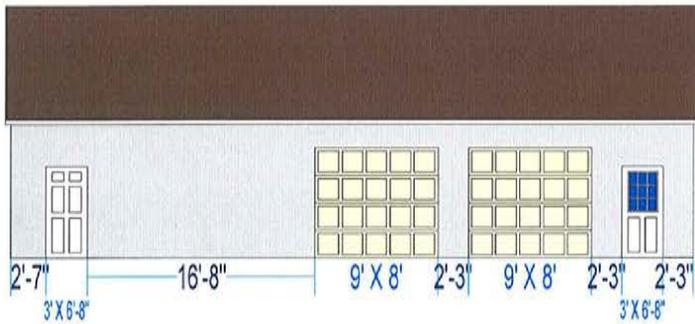
Illustration May Not Depict All Options Selected



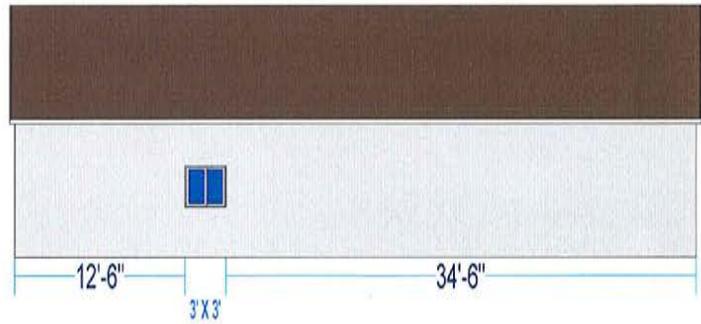
Gable Front View
(1) -



Gable Back View
(1) -



Eave Front View
(1) -
(2) -
(1) -



Eave Back View
(1) -

Building Size: 24 feet wide X 50 feet long X 9 feet high

Approximate Peak Height (includes 1 row of concrete blocks): 18 feet 6 inches (222 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.
Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

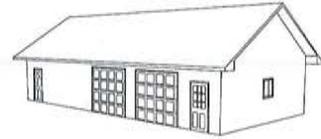
Items Selected:

Gable room in attic roof w/ 8/12 pitch Trusses 2' O.C
 Truss Design Location Zip Code: 54401
 3/4" T&G Pine RIA Floor Sheathing
 2x4 Wall Framing Material
 24' Wide X 50' Deep X 9' High
 6' 6" H x 12' W RIA Room Size
 Snow White 8" SmartLap Lap Siding, 25yr.
 Snow White Smart Trim Outside Corners, 25yr.
 7/16" OSB Wall Sheathing
 Typar Housewrap
 24" gable/24" eave overhangs
 1/2" OSB Roof Sheathing
 StormMaster Shake, Heather Blend Shingles
 4' Shingleover Ridge Vent
 Smart Trim Soffit & Fascia
 White Premium Roof Edge
 2 - Garage Door Opener
 Snow White Smart Trim Overhead Door Jamb, 25yr.

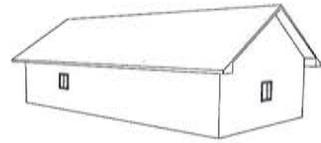
Options Selected:

The options you have selected are:
 Wood Attic Access Ladder
 30 LB Roof Felt
 2 Rows Granular Ice & Water Barrier
 Gray Concrete Blocks
 Anchor Bolts
 3 - 36x36 Window - White Vinyl Utility
 1 - 36x80 Service Door - CM1 6-Panel Steel LS
 1 - 36x80 Service Door - I4 9-Lite 2-Panel RS
 2 - 9x8 Overhead Door - Insulated RP Almond

Front View



Back View



SUBSTITUTIONS ARE NEEDED FOR THE FOLLOWING

1424840 - qty: 4 - null

Substitution Items Are Not Included In Today's Price.

Estimated base price: \$10,673.78*

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galv Regular Roof Edge, 8" Textured Vertical Hardboard Siding. All selected overhead, service and sliding doors are included. Windows and other options are NOT included.

Estimated price: \$17,406.34*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

Trusses require guest pickup at the plant or jobsite delivery. Estimated price does not include jobsite delivery charge.

Delivery to your jobsite must be arranged with an additional fee at the delivery desk. Please see a delivery coordinator for additional information.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUE. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: April 22, 2016
SUBJECT: Future Land Use and Zoning Map Amendments

APPLICANT: Paul Nielsen, owner

PROPERTY ADDRESS: 5908 South Mountain Road

REQUEST: Future Land Use and Zoning Map Amendments to allow for the division of a 40-acre parcel into three (3) parcels and access to the adjacent parcel to the north,

FUTURE LAND USE DESIGNATION: Cropland and Forest Land

FUTURE LAND USE DESIGNATION REQUEST: Residential

ADJACENT DESIGNATIONS: Forest Land (North, South, East, and West); Cropland (North and West); Residential (West); Other Agriculture (East)

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

ZONING REQUEST: Estate Residential - 1

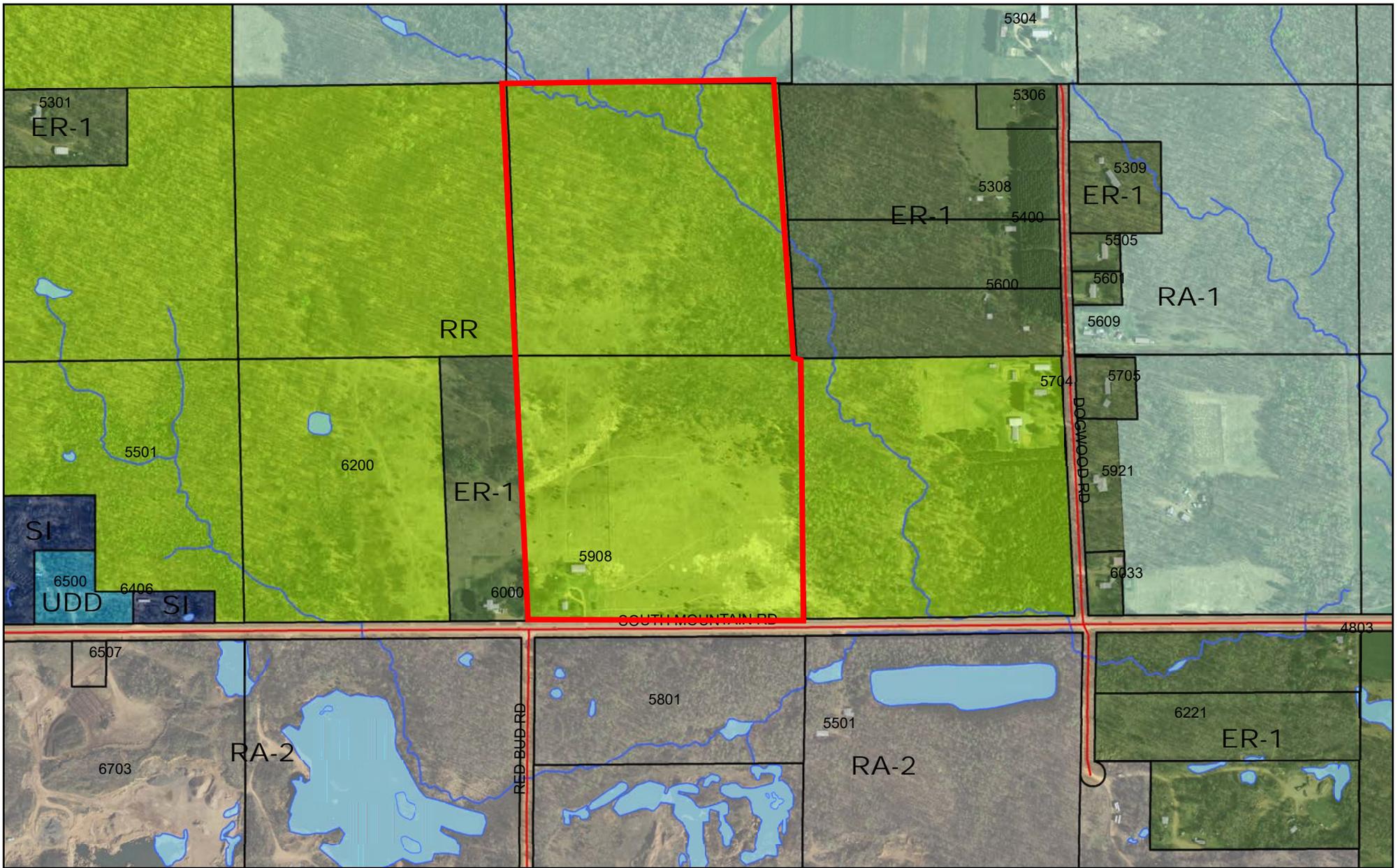
ADJACENT ZONING: RA-1 (North); ER-1 (East and West); RR (East and West), RA-2 (South)

NARRATIVE:

Paul Nielsen, owner, requests an amendment the Town of Rib Mountain’s Comprehensive Plan Future Land Use Map from ‘Cropland and Forest Land’ to ‘Residential’ and the Town Zoning Map from ‘Rural Residential’ to ‘Estate Residential -1 (ER-1)’ for roughly 80 acres directly northeast of the intersection of South Mountain and Red Bud roads. The intent is to then subdivide the southern parcel into three (3) separate parcels along South Mountain Road. The Towns Official Map identifies future road extensions along the west side of the subject property.

POSSIBLE ACTION:

1. Recommend approval of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Estate Residential -1’ for the property addressed 5908 South Mountain Road, as presented.
2. Recommend approval of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Estate Residential -1’ for the property addressed 5908 South Mountain Road, with conditions/modifications.
3. Recommend denial of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Estate Residential -1’ for the property addressed 5908 South Mountain Road.



*Rib Mountain:
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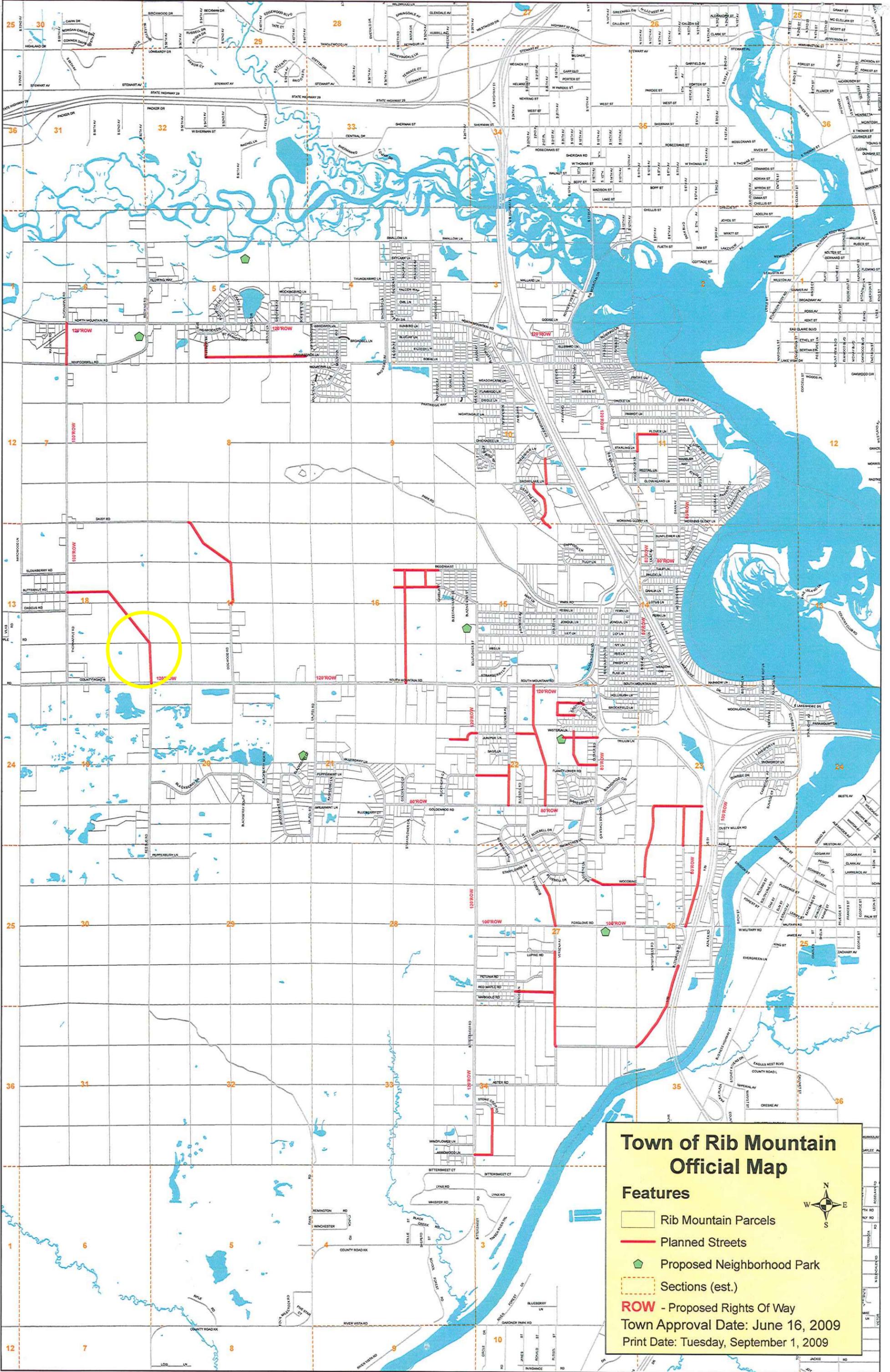
Prepared by
CWE
cweengineers.com

- | | | | |
|--------------------------------|----------------------------|-------------------------|-------------------|
| 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) | |

4b-2



Map Printed: 4/21/2016
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Town of Rib Mountain Official Map

Features

- Rib Mountain Parcels
- Planned Streets
- Proposed Neighborhood Park
- Sections (est.)

ROW - Proposed Rights Of Way

Town Approval Date: June 16, 2009
 Print Date: Tuesday, September 1, 2009

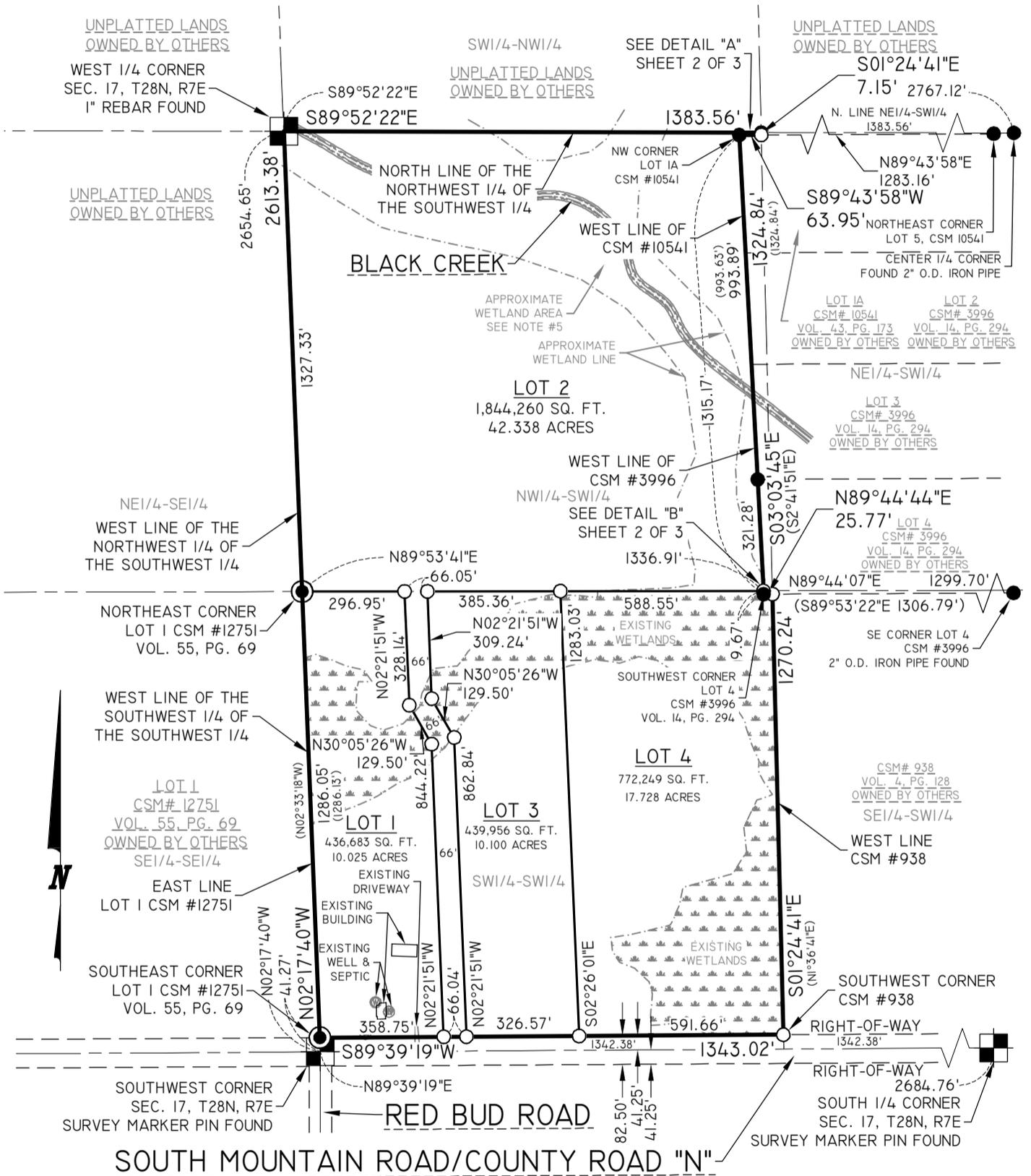


R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: PAUL NIELSEN LAND OWNER: PAUL NIELSEN

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



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

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 04-05-2016.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST MEASURED TO BEAR NORTH 89°39'19" EAST.
 3. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION I, OF THE STATE CONSTITUTION.
 4. THE APPROXIMATE STREAM LOCATION AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE APPROXIMATE STREAM LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
 5. WETLAND SHOWN IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 WERE DELINEATED BY STAR ENVIRONMENTAL IN APRIL 2016 (HATCHED AREA). WETLAND SHOWN IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ARE APPROXIMATE AND BASED ON WDNR WETLAND MAP INVENTORY.
 6. MARATHON COUNTY HIGHWAY DEPARTMENT HAS JURISDICTION FOR ACCESS ALONG COUNTY ROAD "N" RIGHT-OF-WAY AND PERMITS SHOULD BE OBTAIN PRIOR TO IMPROVEMENTS.

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: April 21, 2016

SUBJECT: Certified Survey Map Review

APPLICANT: Paul Nielsen, owner

PROPERTY ADDRESS: 5908 South Mountain Road

PARCEL(S) #: #34.172807.010.000.00.00 & #34.172807.011.000.00.00

REQUEST: Certified Survey Map (CSM) approval to allow creation of three (3) new lots at the property addressed 5908 South Mountain Road. This request is contingent upon successful rezoning of the property (see agenda item 4b).

ZONING: **Current:** RR **Proposed:** ER-1

FUTURE LAND USE DESIGNATION: **Current:** Cropland and Forest Land **Proposed:** Residential

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

NARRATIVE:

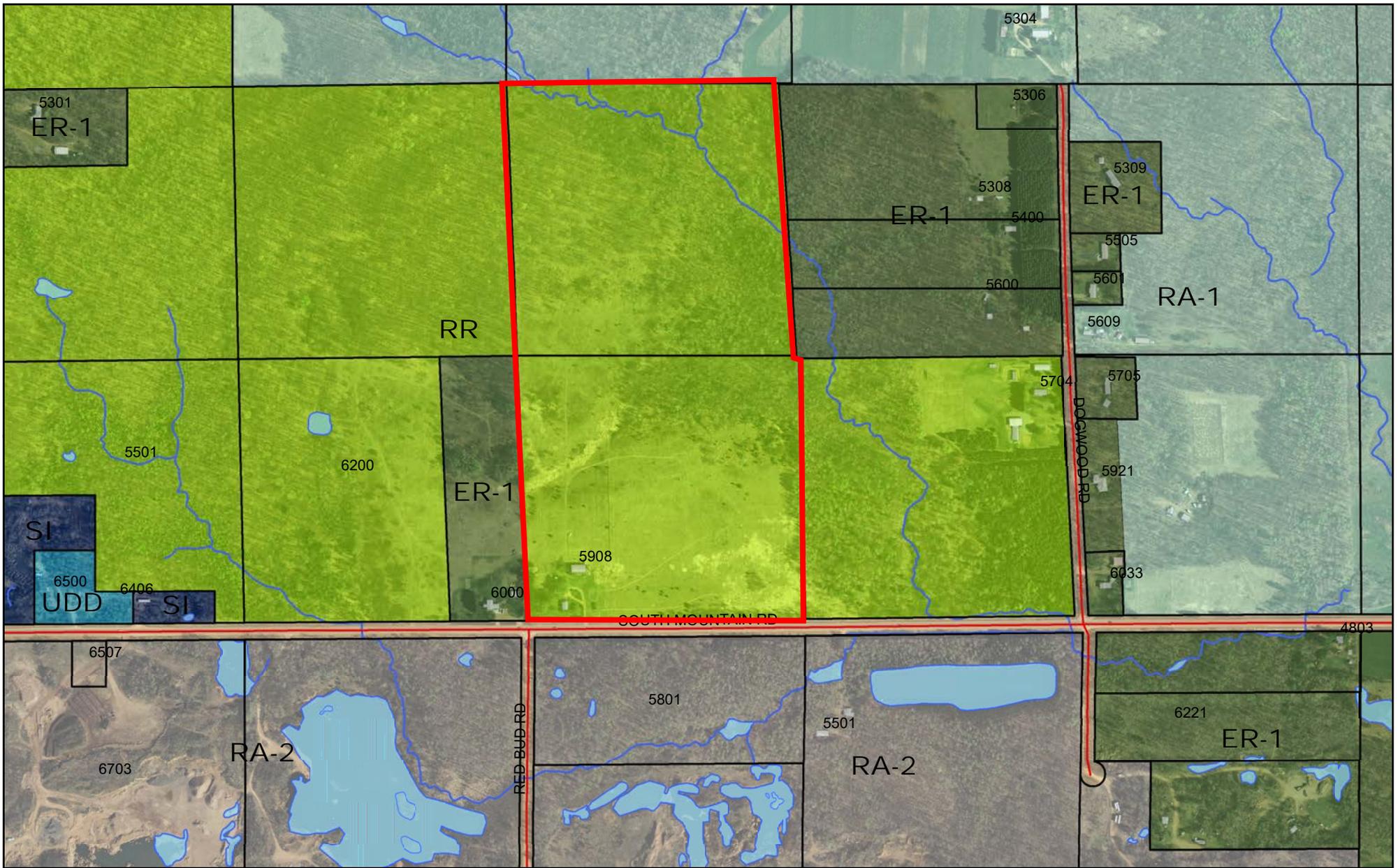
The applicant is seeking to subdivide a roughly 40-acre parcel into three (3) new lots and an access drive to the adjacent 40-acre parcel to the north. Consideration of this request will only occur upon positive recommendation of the prior Future Land Use and Zoning Map amendments. The resulting new lots would consist of (from west to east) 10.025 acres (and an existing residence), 10.1 acres, and 17.728 acres.

ADDITIONAL CONSIDERATIONS:

- Any approval needs to be contingent upon successful rezoning of the subject property (Town Board approval).
 - Existing zoning district requires 35-acre minimum lot size.
- Any subsequent subdivision of the northern 40-acre parcel likely requires development of a road.

POSSIBLE ACTION:

1. Approval of the Certified Survey Map request to subdivide the property addressed 5908 South Mountain Road, as presented.
2. Approval of the Certified Survey Map request to subdivide the property addressed 5908 South Mountain Road, with conditions/modifications.
3. Denial of the Certified Survey Map request to subdivide the property addressed 5908 South Mountain Road.



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) | |

5a-2



Map Printed: 4/21/2016

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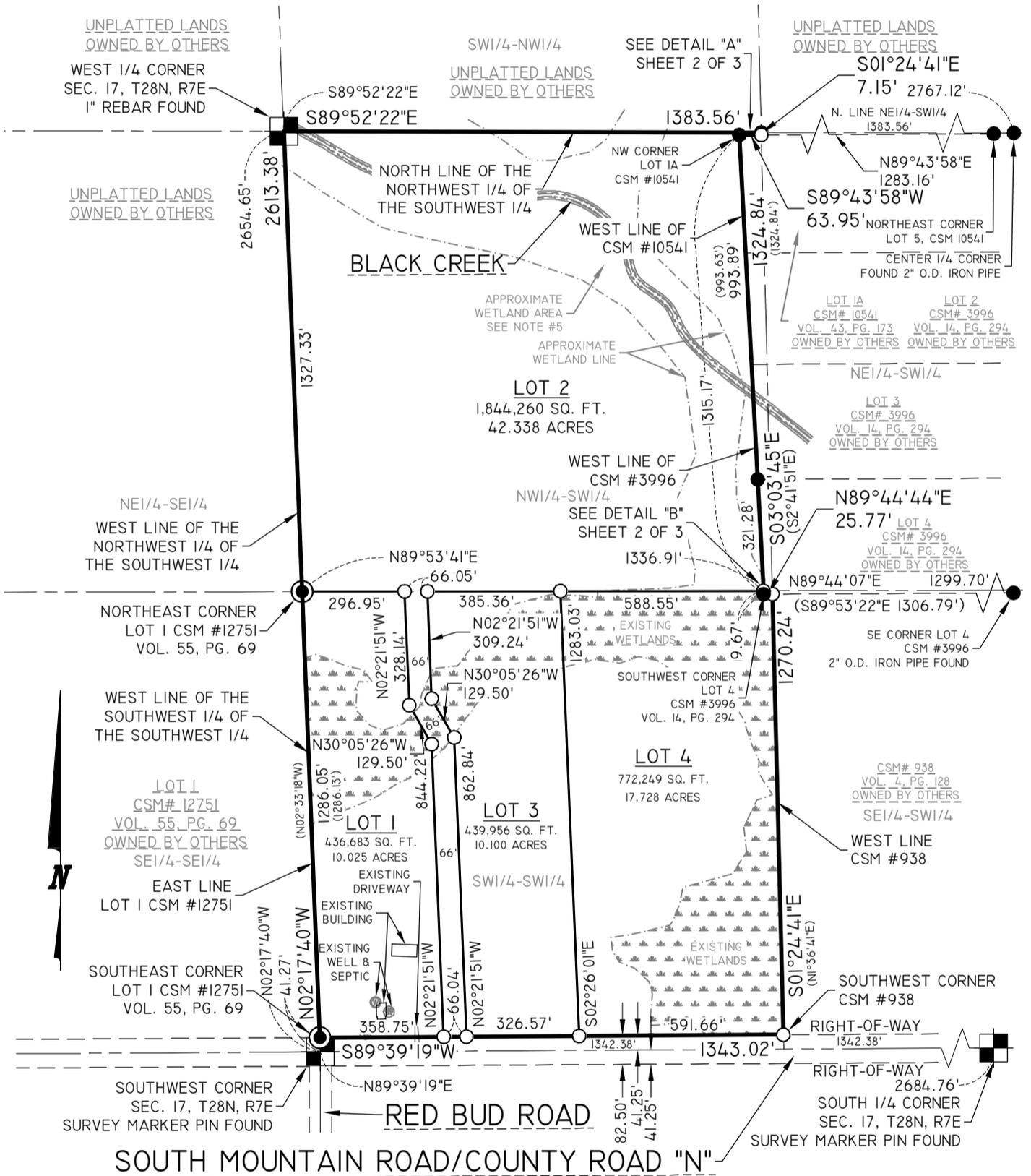
There is no Statement of Accuracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadestral Parcel Layer. For planning purposes only.

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

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: PAUL NIELSEN LAND OWNER: PAUL NIELSEN

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



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

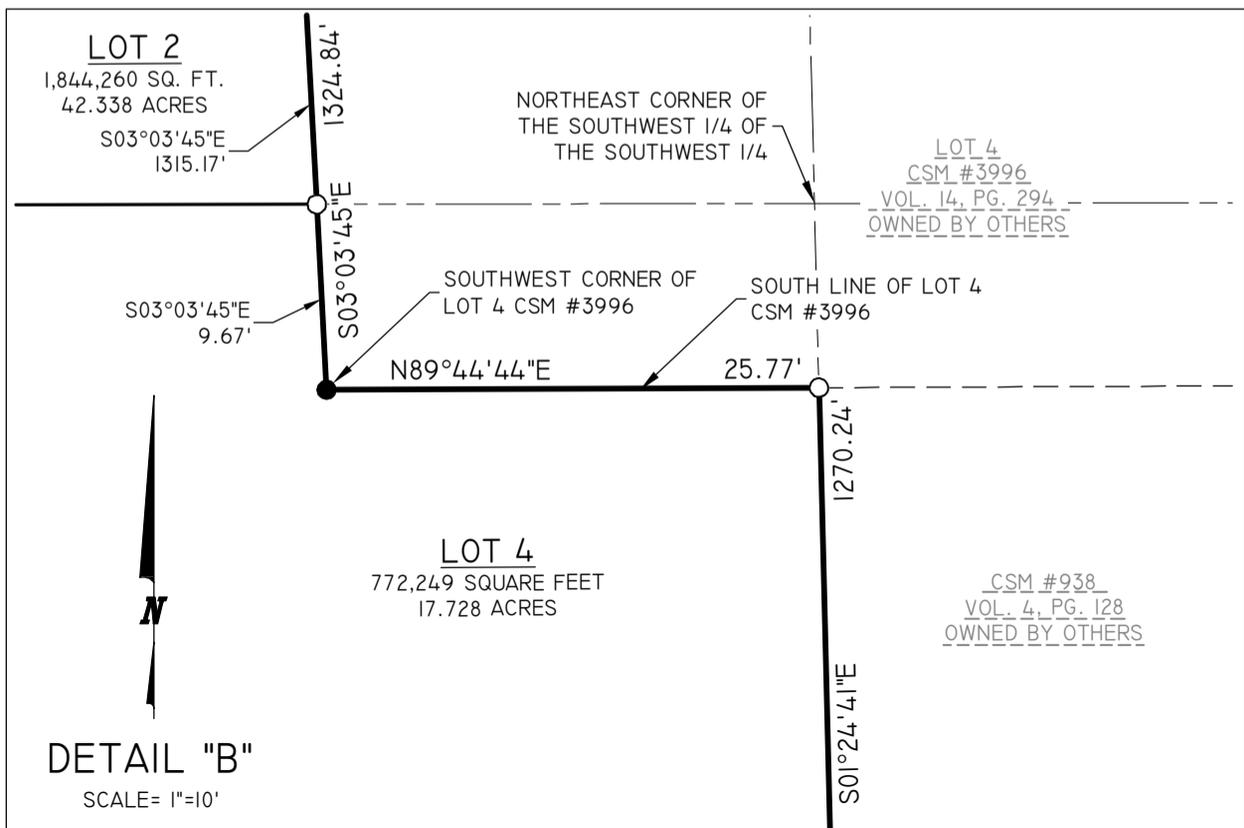
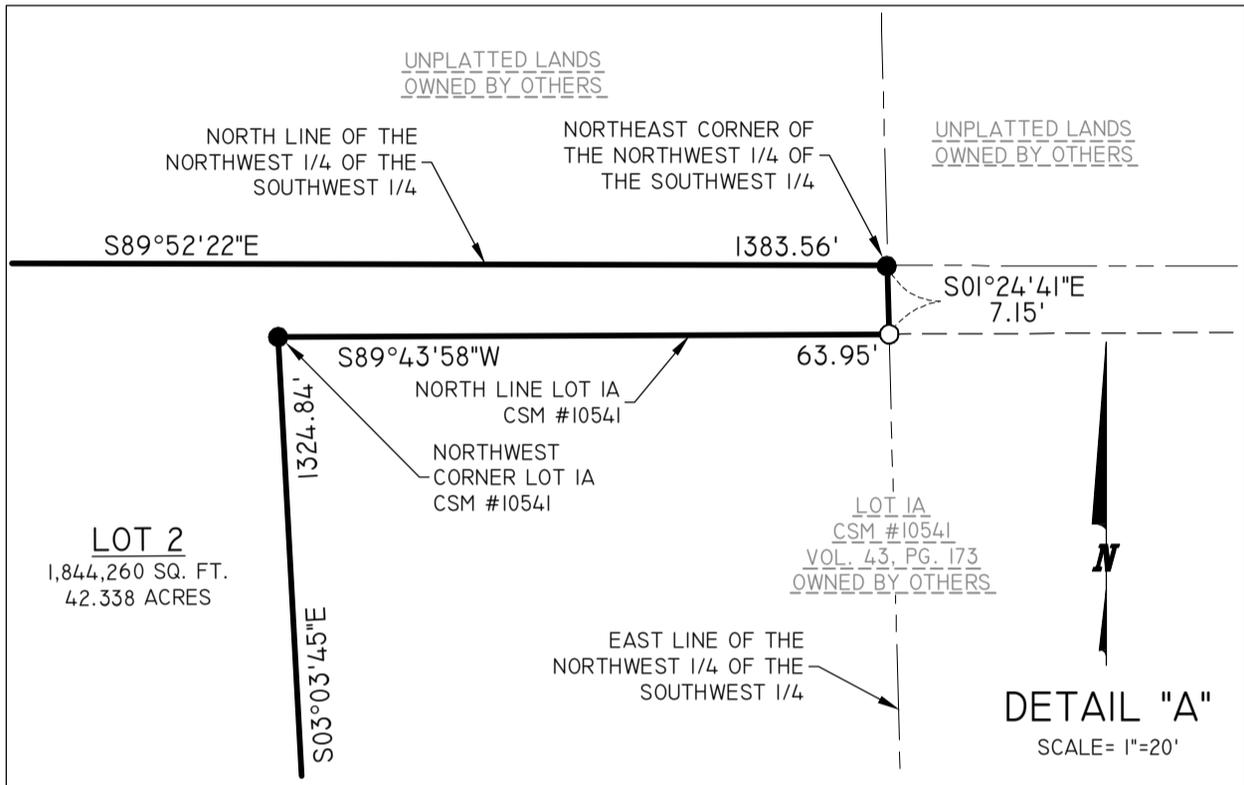
- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 04-05-2016.
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R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ **VOLUME** _____ **PAGE** _____

PREPARED FOR: PAUL NIELSEN **LAND OWNER:** PAUL NIELSEN

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 17, 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 PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 17, 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 17 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 89°52'22" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 1383.56 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 01°24'41" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 7.15 FEET TO THE NORTH LINE OF LOT 1A OF CERTIFIED SURVEY MAP NUMBER 10541, RECORDED IN VOLUME 43, ON PAGE 173, AS DOCUMENT NUMBER 1158780, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°43'58" WEST, COINCIDENT WITH SAID NORTH LINE OF LOT 1A, 63.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A; THENCE SOUTH 03°03'45" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1A, THE WEST LINE OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP NUMBER 3996, RECORDED IN VOLUME 14, ON PAGE 294, AS DOCUMENT NUMBER 845832, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, 1324.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 OF CERTIFIED SURVEY MAP NUMBER 3996; THENCE NORTH 89°44'44" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4, 25.77 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 938, RECORDED IN VOLUME 4, PAGE 128, AS DOCUMENT NUMBER 691760, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 01°24'41" EAST, COINCIDENT WITH SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER 938, 1270.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE SOUTH 89°39'19" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 1343.02 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12751, RECORDED IN VOLUME 55, PAGE 69, AS DOCUMENT NUMBER 1313033, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 02°17'40" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12751, THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 2613.38 FEET TO SAID WEST 1/4 CORNER OF SECTION 17 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,493,148 SQUARE FEET, 80.191 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF PAUL NIELSEN, OWNER OF SAID PARCELS.

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 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 _____ DAY OF _____

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

REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: April 22, 2016

SUBJECT: Dirk’s Group Site Plan Review

APPLICANT: Dirk’s Holding LLC (owner)

PROPERTY ADDRESS: 3802 Hummingbird Road

PARCEL #: 34.102807.014.022.00.00

REQUEST: Site plan review and approval for a proposed parking lot expansion at the property addressed 3802 Hummingbird Road. This request requires Plan Commission action only (no recommendation to Town Board).

ZONING: Suburban Office (SO)

ADJACENT ZONING: SO (North & South); ROW (East); MR-4 (West)

FUTURE LAND USE MAP DESIGNATION: Office

NARRATIVE:

The Dirks Group is seeking Site Plan approval for a parking lot expansion on their property addressed 3802 Hummingbird Road. The expansion is primarily driven by potential future staff growth, rather than customers. As a result, traffic impacts should remain minimal. This is a permitted use within the Suburban Office (SO) zoning district. This permitted use requires Site Plan Review and approval by the Plan Commission alone. No Town Board approval is required.

Current Land Use: Network Consulting / IT Office

Proposed Land Use: Same as above, the request solely deals with a parking lot expansion.

Proposed Site Visitors:

- 1) Employees: 28
- 2) Daily Customers: 2-3 per day, 10-15 per week

Hours of Operation: Monday – Friday 8am – 5pm;

Ingress/Egress Access:

- o The applicant is proposing to use two (2) entrance/exit points on Kingfisher Lane. The proposed entrance/exit location meets minimum Zoning Code requirements for separation (25 ft.)

Parking (1 space per 300 ft² of floor area):

- 1) Total Parking Required = 13 spaces
- 2) Total Current Parking = 18 spaces
- 3) Total Parking Proposed = 38 spaces

Landscaping

- 1) Landscape Surface Ratio
 - o Required - 0.25
 - o Proposed - 0.79

- 2) Building Foundation:

- Building remains unchanged, so no additional points are required
- 3) Developed Lots:
 - Developed lot plantings are covered by the large existing wooded area throughout the site.
- 4) Street Frontage:
 - Required – 120 points
 - Provided – 120 points
- 5) Paved Surface:
 - Paved Surface area plantings are also covered by large existing wooded area throughout the site.
- 6) Bufferyard:
 - Bufferyards are not required when a parcel zoned SO is adjacent to either SO or MR-4

Lighting

- 1) Parking Lot Requirement – 0.4 footcandles
 - Current site contains one (1) light pole in center of lot
 - Proposal calls for 2-3 lights
- 2) Maximum lighting at the property line – 0.5 footcandles

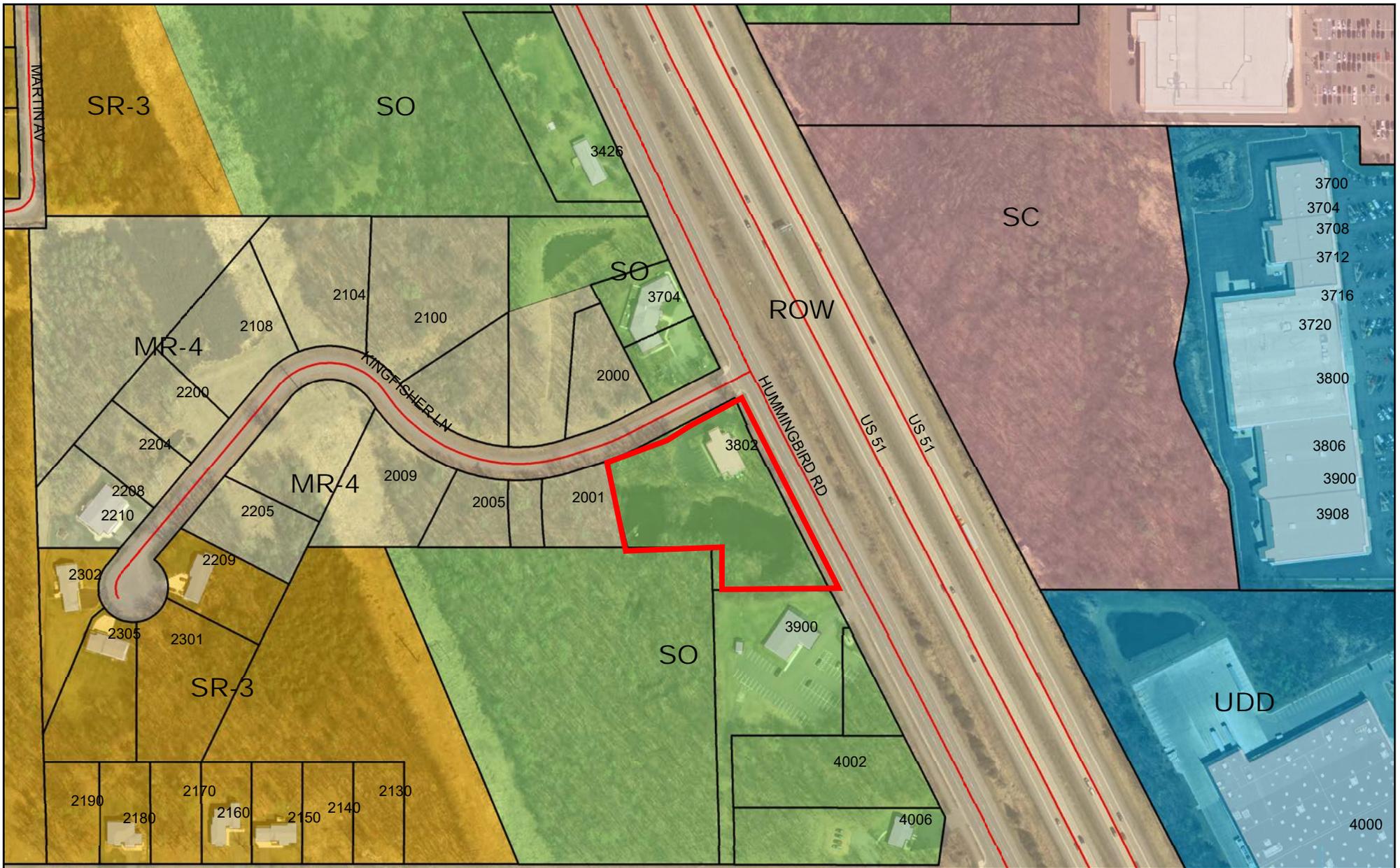
Signage: No proposed change in signage

ADDITIONAL CONSIDERATIONS:

- Any approval should be contingent upon any necessary County Shoreland approvals
- Parking area shall be asphalt/concrete and striped
- Culvert sizing for the new access drive shall be determined by Street and Park Superintendent

ACTIONS TO BE TAKEN:

1. Approval of the Site Plan application for a parking lot expansion at the property addressed 3802 Hummingbird Lane, as presented.
2. Approval of the Site Plan application for a parking lot expansion at the property addressed 3802 Hummingbird Lane, with conditions/modifications.
3. Denial of the Site Plan application for a parking lot expansion at the property addressed 3802 Hummingbird Lane.



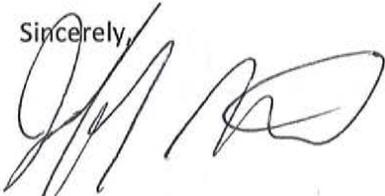
| | | | |
|--|--|---|--|
| Zoning Districts (July 2014) OR Outdoor Recreation RA-1 Rural Agricultural RA-2 Rural Agricultural RR Rural Residential CR-5ac Countryside Residential SR-2 Suburban Residential SR-3 Suburban Residential UR-8 Urban Residential ER-1 Estate Residential MR-4 Mixed Residential CR-5ac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

Rib Mountain: "Where Nature, Family, and Sport Come Together."
 Prepared by: **CWE** engineers.com
 0 140 280 Feet
 N
 Map Printed: 4/22/2016
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Dirks Holding LLC. / The Dirks Group LLC. Parking Lot expansion

We are requesting the expansion of our parking lot area. This is to allow for anticipated employee growth over the next several years. We conduct business Monday through Friday 8 AM – 5 PM. We generally average 2 to 3 customers per day with roughly the same number of stops by either Fed Ex and/or UPS. We are planning on a total of 2 to 3 parking lot lights as part of our expansion, which today has only one light. We are requesting a second driveway access point to allow for easier access in and out of the facility with the anticipated additional vehicles. Our intent would be to landscape with 8 medium deciduous trees preferably in the crabapple family. I have included an attachment of the proposed location.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Dirks', written over the word 'Sincerely,'.

Jeffrey J. Dirks
Dirks Holding LLC. / The Dirks Group LLC.
3802 Hummingbird Road
Wausau, WI 54401

