



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, September 14th, 2016; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 8-24-2016 Plan Commission meeting.**
- 4.) Public Hearings: **None**
- 5.) New Business:
 - a. **Discussion and possible action on permit fees for Habitat for Humanity homes. Docket #2016-42.**
 - b. **Discussion on update to the Rib Mountain Comprehensive Plan. Docket #2016-41.**
- 6.) Old Business:
 - a. **Discussion on potential amendments to Rib Mountain Municipal Code Section 17.056(8)(x) -Detached Energy Systems, related to Solar Panels and Generators. Docket #2016-25.**
 - b. **Discussion on potential amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06.**
- 7.) Correspondence/ Questions/Town Board Update:
- 8.) Public Comment
- 9.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 10, 2016

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

MINUTES:

Motion by Tom Steele, seconded by Christine Nykiel to approve the minutes of the August 10, 2016 Plan Commission meeting. Motion carried 5-0.

PUBLIC HEARINGS:

- a. *Farmhouse Fitness LLC, applicant, requests conditional approval for an Indoor Commercial Entertainment Use for a fitness facility at the property addressed 2807 Rib Mountain Drive, per RMMC Section 17.056(4(h) – Indoor Commercial Entertainment, Parcel #34.032807.015.016.00.00, #34.032807.015.020.00.00, #34.032807.015.021.00.00 Docket #2016-39.*

Community Development Director Kunst began the discussion by indicating the applicable conditions for this use within the Zoning Ordinance. Those conditions include: the location of a customer entrance in relationship to residentially zoned property, bufferyard requirements, and parking regulations. Kunst noted the proposal meets the applicable conditions for aside from the bufferyard. The applicant is aware of the bufferyard requirements and the necessity to conform.

Korey Stern, applicant, presented his plan for the building/site modification, which included new windows, removal of the old garage, updated building materials and colors, new signage, and pavement sealing, repair, and replacement.

Plan Commission members Nykiel and Steele questioned which lots were affected by this proposal and if Mr. Stern owned or leased all of the parcels. Kunst clarified the proposal is applicable to 3 of the 5 parcels, which Stern currently owns. Commissioners Nykiel and McGucken made the applicant aware of issues with the previous Dollar Mountain signage and expressed the new signage should be wall mounted not projecting.

Mr. Stern presented the parking plan, ingress and egress locations and flow of traffic on site. Kunst noted modifications to Rib Mountain Drive will change the current traffic pattern and the unrestricted access on Robin Lane should be eliminated to create a single access point at least 100 feet from the intersection with Rib Mountain Drive. Plan Commission members also expressed concern about the parking area proposed along the south side of the building at Robin Lane and asked the applicant to look at other parking options.

Kunst asked the applicant if there were any other planned uses for the building, such as a daycare. Mr. Stern indicated they plan to offer childcare while their customers work out, but there are no plans for an all day, State regulated childcare facility.

Commission members asked about the condition of the current landscaping and paved area, to which Stern noted everything is in usable condition, it just needed to be pruned, patched and maintained after a number of years of non-use. Additionally, Nykiel asked about other plans for the property and if the 4:00 am start time is realistic. Mr. Stern indicated they plan to have a chiropractor utilize an area at the rear of the building and they often see customers early in the morning before work, typically around 4:45 to 5:00 am.

Kunst reviewed the Findings of Fact with Plan Commission, after which, Tom Steele reiterated the primary concerns brought by Plan Commission so all members were in agreement before proceeding. In addition to those items Steele noted McGucken would like the applicant to have a landscaping plan available to be approved by staff and for Town Board review.

Chairman Hebbe opened the floor to public comment. No comments were expressed.

Motion by Tom Steele, seconded by Laura McGucken to recommend approval of the conditional use to allow an Indoor Commercial Entertainment use for the purpose of a health and fitness facility at the property addressed 2807 Rib Mountain Drive, with the following conditions. Motion Carried 5-0.

- 1. Remove parking on the south side of the building.**
- 2. Extend bufferyard fence to the west to protect the residential use in the suburban commercial zoned property.**
- 3. Receive vehicle ingress/egress approval from Streets & Parks Superintendent, Scott Turner**
- 4. Extend blacktop surface to the north as needed to accommodate lost parking on the south side of the building.**
- 5. Provide landscaping plan showing existing and proposed conditions for staff approval and Town Board review.**

- b. Craig and Julie Kuehn, owners, request conditional use approval for construction of a private residential garage in excess of 1,000 square feet of gross floor area at the property addressed 3106 Swallow Lane, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Parcel #34.042807.001.003.00.00. Docket #2016-40.*

Kunst introduced the application for a private detached garage larger than 1000 square feet, noting the applicant has already spoken with and received their Shoreland Zoning permit from the County and no existing detached structures exist on the property.

Steele asked if the garage would be affected by wetlands. Kris Zuleger, agent, noted the garage is only in the shoreland area and not effected by other natural resource concerns. Zuleger also stated the owners have just purchased the home and are in the process of updating the windows, siding, and many other features and the detached garage would have a matching appearance.

Nykiel questioned the purpose of the garage, to which the agent noted it would be for recreational and lawn equipment storage. Additionally, Kunst noted the new garage could not be used to conduct a business.

Chairman Hebbe opened the discussion to public comment, and none was received.

Motion by Tom Steele, seconded by Christine Nykiel to recommend approval of the conditional use application for a private residential garage in excess of 1,000 square feet for the property addressed 3106 Swallow Lane, as presented. Motion Carried 5-0.

OLD BUSINESS:

- a. *Discussion on potential amendments to Rib Mountain Municipal Code Section 17.056(8)(x) - Detached Energy Systems, related to Solar Panels. Docket #2016-25.*

Staff presented to the Plan Commission some example code language, definitions, visual examples and State Statute items related to solar panel installation. Based on previous conversations, staff noted the items to consider for a permitted use were the location of the solar panel, its installation method, and its appearance in comparison to the building finishes. Additionally, staff questioned whether a special use or conditional use procedure would be required for applications outside of the established standards.

Plan Commission provided the following feedback.

1. Establish more detailed definitions for building integrated and roof mounted solar systems.
2. Acceptable locations of installation would be interior side yard and rear yard facing. Front or Street Side yard facing panels should remain a conditional use.
3. Building Integrated and Flush mounted panels would be permitted, while a panel that projects from the roof's surface should be conditional use.
4. Solar panel color must be consistent with the roofing material color.
5. Remove item 1 of the conditional use considerations related to front or street side yard locations to allow for flexibility in decisions moving forward.
6. They indicated they would like another working meeting before a public hearing is established.

- b. *Discussion on potential amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06.*

Kunst presented a recap of previous Plan Commission discussions related to electronic message signs and noted the items requiring clarification were the distance from residentially zoned property, zoning districts in which electronic sign requests can be made, display interval and percentage of signage permitted to be electronic.

Plan Commission members generally agreed upon the following items.

1. No stand-alone electronic message signs and those integral to a monument or pylon are required to be 50% or less of the signage area.

2. Zoning districts allowing for conditional use applications for electronic message signs are UC, UDD, SC and SR-3.
3. Commissioners were comfortable with a 100-foot buffer from a given sign to residentially zoned properties.
4. Change interval had a range of options presented: speed limit dependent that would allow for quicker changes along the highway vs. Rib Mountain Drive, a flat 30-second interval change, or once a day.

CORRESPONDENCE & QUESTIONS:

- a. Kunst noted the Town Board had approved the recommended rezoning for the property on Bittersweet and Goldenrod and he received a request from a resident who would like to see the bufferyard standards amended to ignore streets when identifying adjacent property interaction. Plan Commission members generally seemed in agreement.
- b. McGucken received a comment from a town resident, who along with his neighbors, may like to pursue a rezoning to a commercial district if the Granite Peak Expansion is approved. This lead to a brief discussion about the initial public informational meeting held at the Granite Peak Chalet.

PUBLIC COMMENT: None received

ADJOURN:

Motion by Tom Steele, seconded by Christine Nykiel to Adjourn. Motion carried 5-0. Meeting adjourned at 8:57 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 9, 2016
SUBJECT: Permit Fee Waiver Request

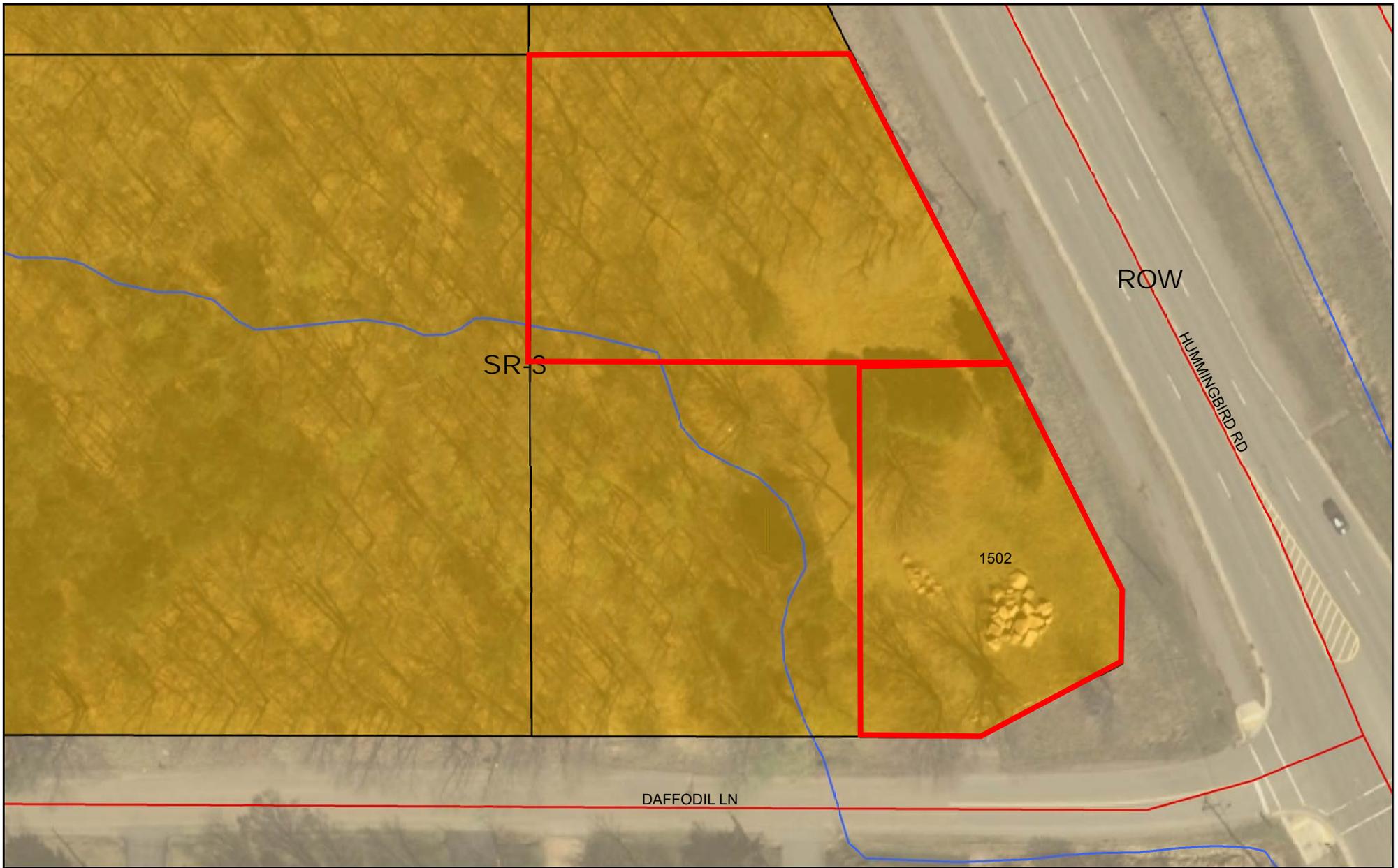
REQUEST: Waiver of Building Permit fees for the construction of Habitat for Humanity homes.

NARRATIVE:

Habitat for Humanity is partnering with a couple of local high schools in constructing two single family homes within the Town (see attached map). The homes will be constructed in panels at the schools (DC Everest and Mosinee) and primarily inspected onsite by local inspectors. The typical fee for each proposed home is \$1,040, along with a \$650 Park Impact Fee. Rib Mountain will be responsible for the plan review and a few inspections.

POSSIBLE ACTION:

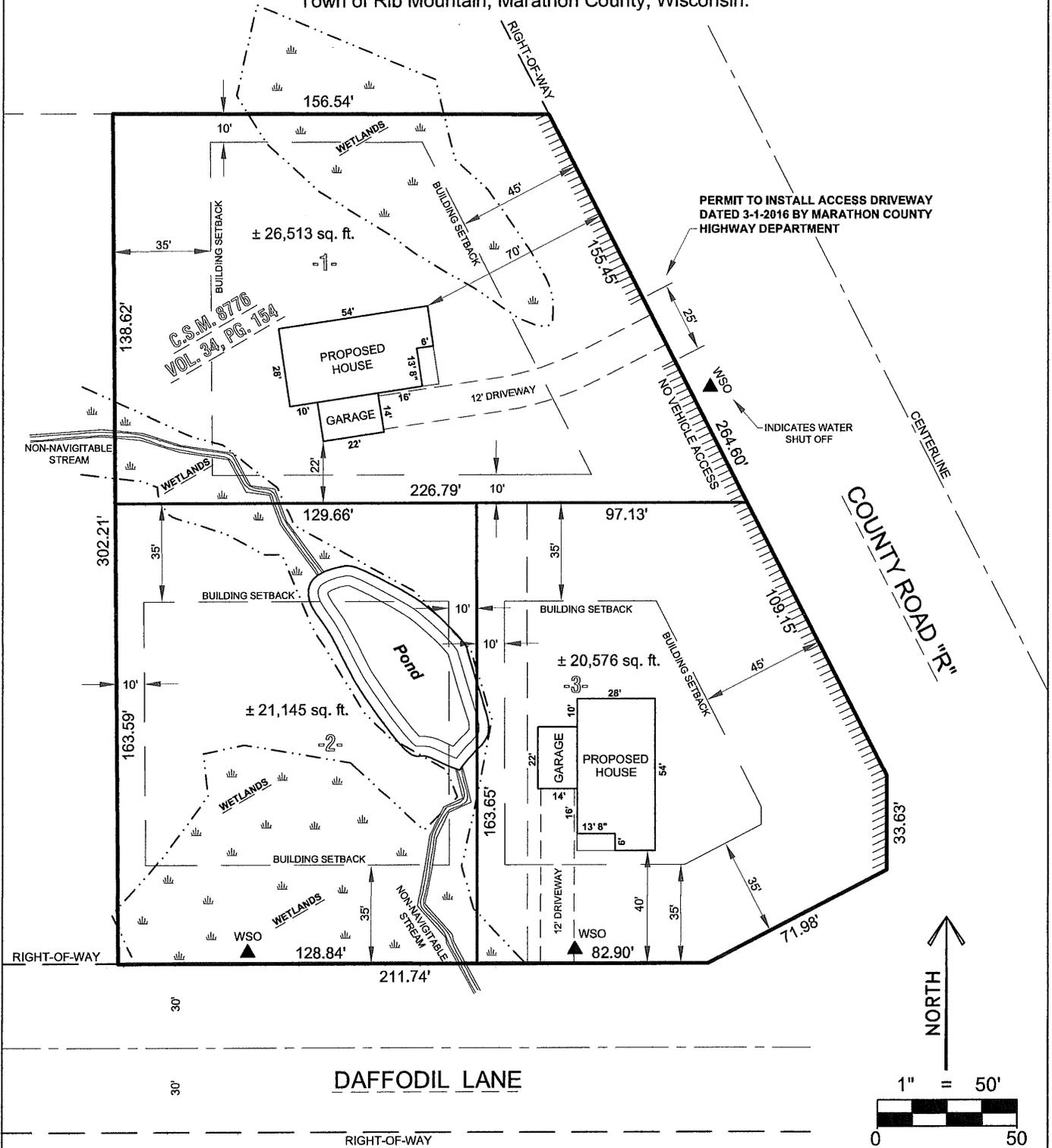
1. Recommend approval of the request to waive permit fees for the construction of two single family residences by Habitat for Humanity
2. Recommend denial of the request to waive permit fees for the construction of two single family residences by Habitat for Humanity.
3. Send the item back to staff for additional consideration.



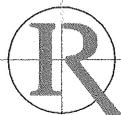
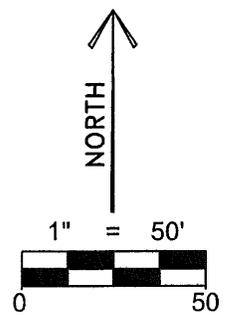
<p><i>Rib Mountain: "Where Nature, Family, and Sport Come Together."</i></p> <p>Prepared by: CWE cweengineers.com</p>	Zoning Districts (July 2014)		
	<ul style="list-style-type: none"> OR Outdoor Recreation RA-1 Rural Agricultural RA-2 Rural Agricultural RR Rural Residential CR-5ac Countryside Residential 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 Road Centerline
	<p>0 30 60 Feet</p> <p>Map Printed: 9/9/2016</p>		
	<p><small>DISCLAIMER: The information and depictions contained herein are for informational purposes only. CWE specifically disclaims accuracy in this reproduction and advises that if specific and precise accuracy is required that certified maps, surveys, plats, or other official means be obtained.</small></p> <p><small>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.</small></p>		

PROPOSED CERTIFIED SURVEY MAP

Of Lots 1, 2, and 3 of Certified Survey Map Number 8776 recorded in Volume 34 of Certified Survey Maps on Page 154 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

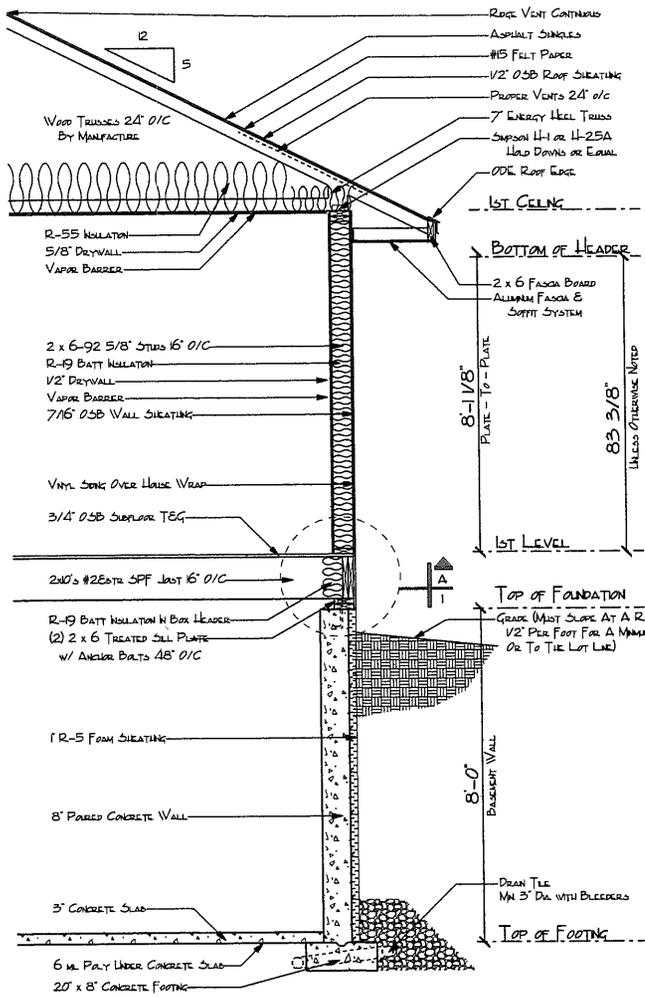


SHEET 1 OF 1

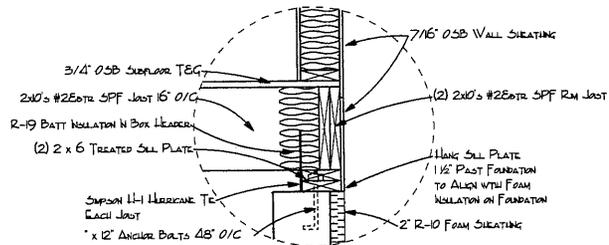


RIVERSIDE LAND SURVEYING LLC
 6304 KELLY PLACE WESTON, WI 54476
 PH 715-241-7500 - FAX 715-355-6894
 email - mail@riversidelandsurveying.com

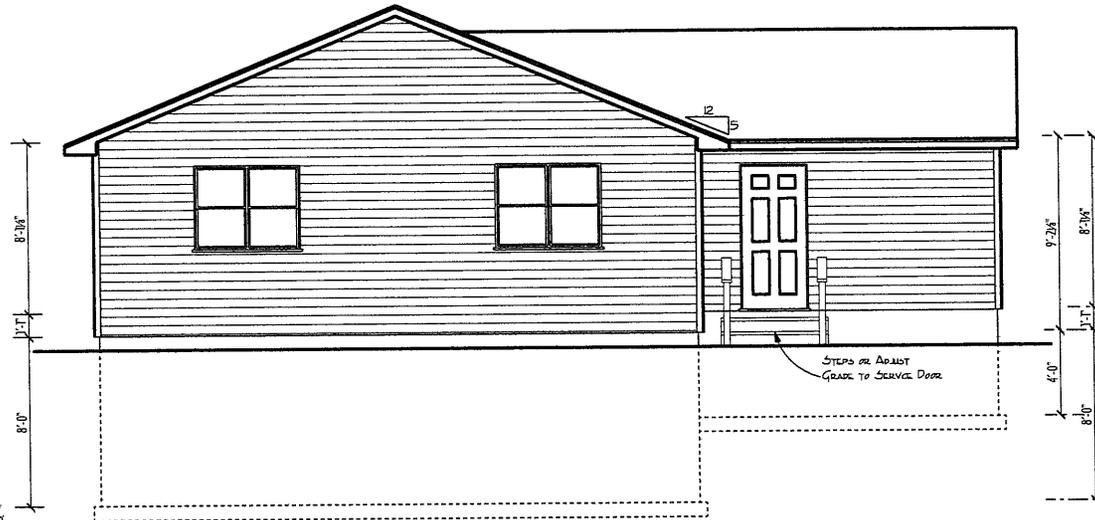
DRAWN BY M.F.L.	DATE JULY 18, 2016
CHECKED BY K.J.W.	PROJECT NO. 2410
PREPARED FOR:	BERLAND MEYER



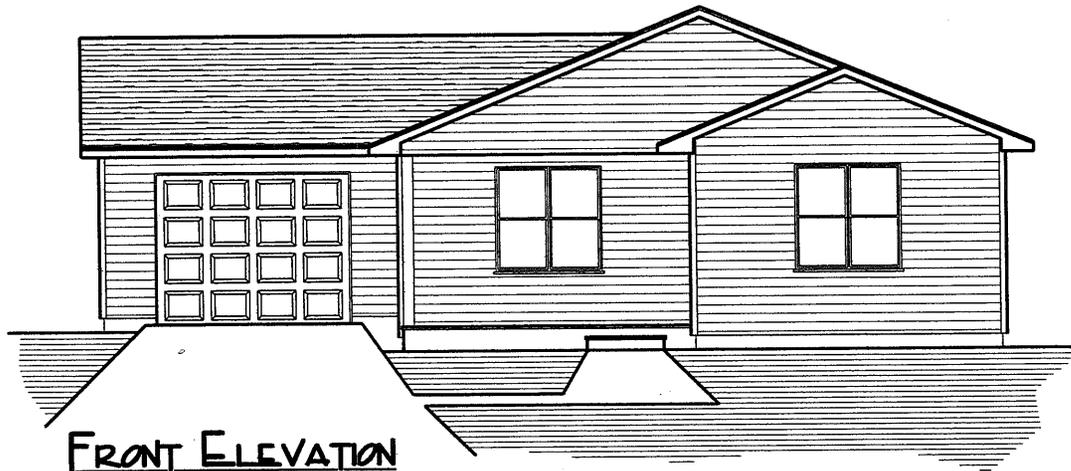
SECTION
NTS. | TYPICAL



DETAIL
1 = 1-0" | A



REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



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801 S. 24th Ave
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Residential
Design Services

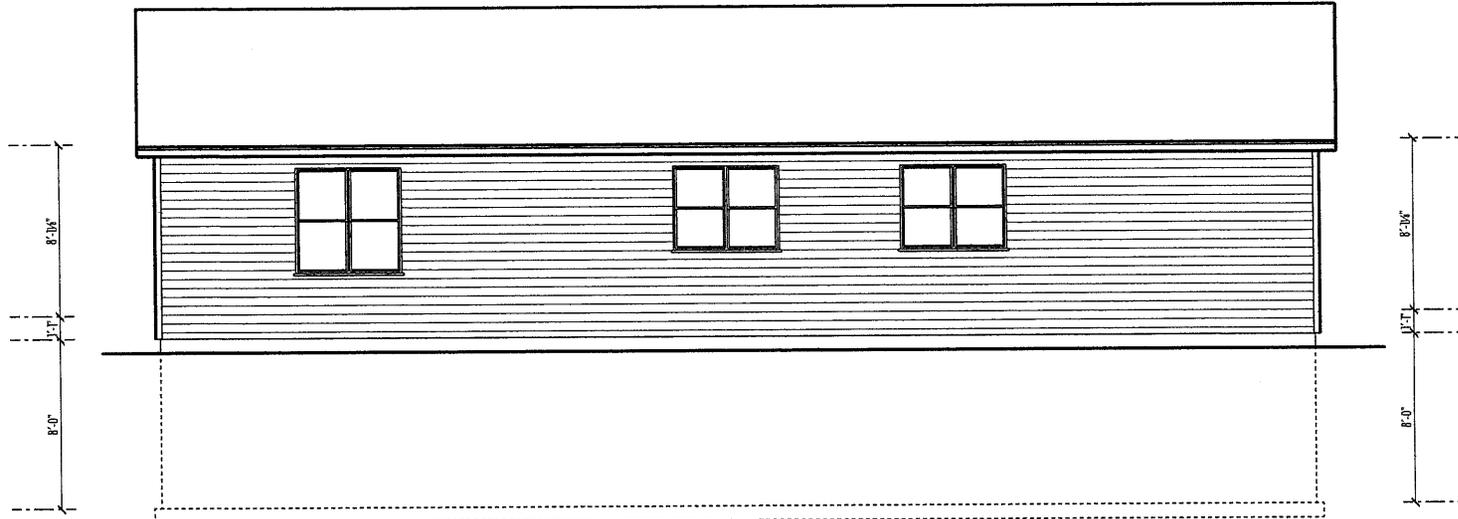
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Owning/Builder:
HABITAT FOR HUMANITY
Job Name/Project:
DC EVEREST 2016 PROJECT

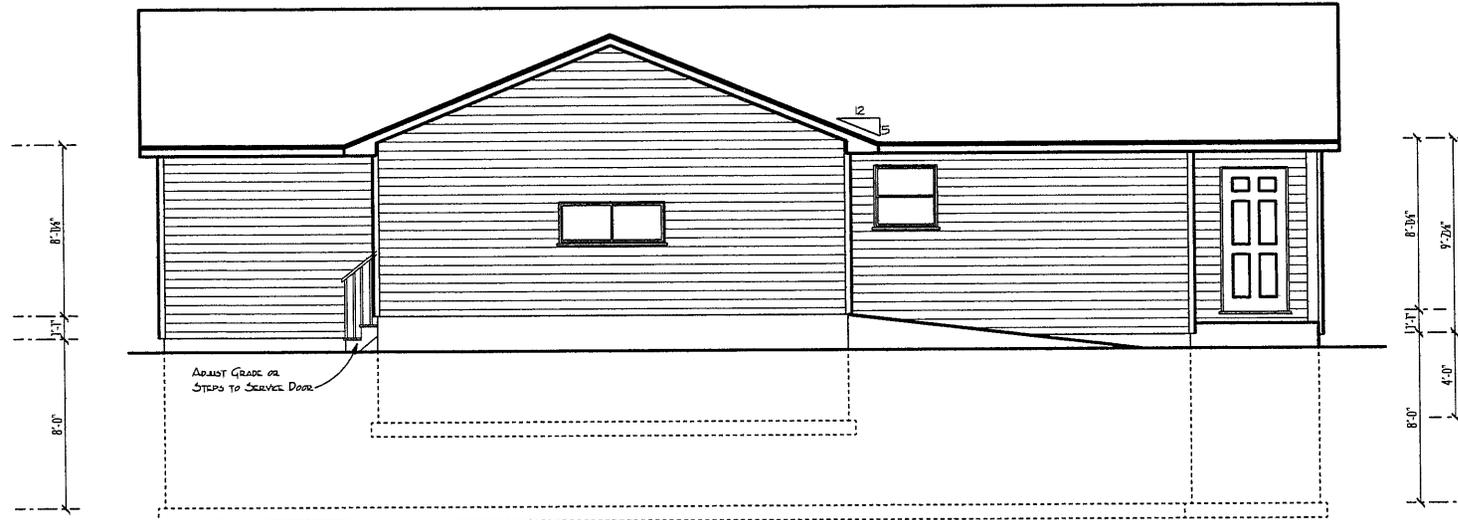
Date:
7/12/2016
Drawn By:
RH Roerig
Checked By:
RH Roerig
Scale:
As Shown

Front Elevation

1
of 5
Sheets



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



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Owner/Builder:
HABITAT FOR HUMANITY
Job Name/Project:
DC EVEREST 2016 PROJECT

Date:
7/12/2016
Drawn By:
RH Roerig
Checked By:
RH Roerig
Scale:
As Shown

Elevations
2
of **5**
Sheets



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Owner/Builder:
HABITAT FOR HUMANITY
Job Name/Project:
DC EVEREST 2016 PROJECT

Date:
7/12/2016
Drawn By:
RH Roerig
Checked By:
RH Roerig

Scale:
As Shown

Floor Plan

4
of
5
Sheets

General Information

- 1) ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2) EXTERIOR HURD WALLS ARE 2X6 92% STUDS 15' O/C [TOTAL WALL HEIGHT 97 1/2" UNLESS NOTED]
- 3) INTERIOR HURD WALLS ARE 2X4 92% STUDS 15' O/C [TOTAL WALL HEIGHT 97 1/2" UNLESS NOTED]
- 4) GARAGE WALLS ARE 2X4 STUDS 15' O/C AS RIPS
- 5) BUILDER TO LOCATE AND PROVIDE 2x6 PLUMBING WALL
- 6) BUILDER TO LOCATE AND PROVIDE ATTIC SCUTTLE MINIMUM 14" x 24"
- 7) BOTTOM OF WINDOW HEADERS SHOWN AT 83 3/4" UNLESS OTHERWISE NOTED
- 8) ALL CENTERED DOORS TO BE DECIDED BY LAST WFE AND MUST BE VERIFIED BY BUILDER BEFORE FRAMING - SEE WLC LDC COMM 2166 (6)

Header Schedule

LOC	SEC & TYPE	END BEARING
111	(2) 2 X 10'S DF #2 EXTR	(1) 2 X 6'S
112	(1) 2 X 10'S DF #2 EXTR	(1) 2 X 4'S
113	(2) 1 1/2" X 9 1/2" LVL 19E	(2) 2 X 4'S
114	(1) 2" X 12" DF SCL STRUC	(1) 2 X 4'S

All HT Non-Lead Bearing Headers (2) 2 X 4 (1 Typ) w/ (1) TRUSS

ELD-VEN SINGLE HUNG
VNTL WINDOWS

Roof Design Loads

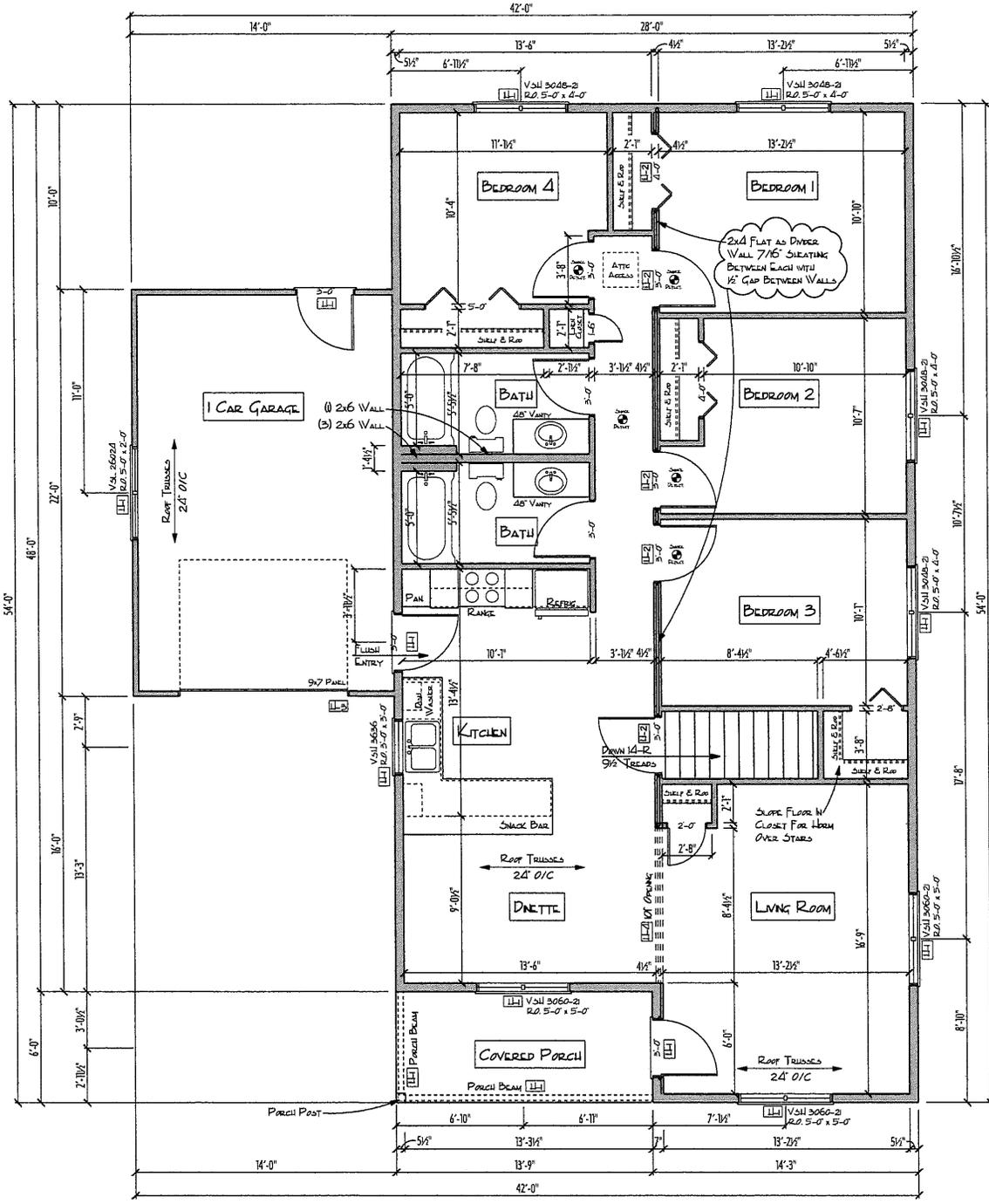
- 1) TOLL = 40#/ SF
- 2) TCDL = 7#/ SF
- 3) BCDL = 10#/ SF
- 4) 24' O/C SPACING (TYPICAL)
- 5) DURATION = 15% INCREASE
- 6) DEFLECTION = L/240 MAXIMUM
- 7) ROOF PITCH PER ELEVATIONS

Floor Design Loads

- 1) TOLL = 40#/ SF
- 2) TCDL = 10#/ SF
- 3) BCDL = 5#/ SF
- 4) 15' O/C SPACING (TYPICAL)
- 5) DURATION = 100%
- 6) DEFLECTION = L/480 MAXIMUM
- 7) ADD DL 10#/ SF FOR TILE

Wall Design Loads

- 1) WAD LOAD 20#/ SF
- 2) SUPPORT APPLIED VERT. LIVE & DEAD LOADS
- 3) MAX HEIGHT OF 2x6 STUDS 15' O/C 10'
- 4) WALLS OVER 10' BY STRUCTURAL DESIGN
- 5) WALL CORNER BRACING PER 2125(B) & (9)
- 6) DEFLECTION = L/120 STUDS - L/180 WINDOWS
L/240 BRICK/STONE - L/360 STUCCO



FLOOR PLAN
1/4" = 1'-0"

1430 Sq. Ft.

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 9, 2016
SUBJECT: Update to the Rib Mountain Comprehensive Plan 2005

NARRATIVE:

The Rib Mountain Comprehensive Plan 2005 is in need of updating. The Comprehensive Plan is intended to function as the Town’s guide for physical, social, and economic development. Rather than serve as strict land use regulations, a comprehensive plan provides the rationale for making land use decisions. This type of plan is a long-range document, typically with a 20-year horizon.

Wisconsin State Statute identifies the basic elements required to be outlined within the plan. These include the following:

- Issues and opportunities
- Housing
- Transportation
- Utilities and communication facilities
- Agricultural and natural resources
- Economic Development
- Intergovernmental cooperation
- Land Use
- Implementation

The idea is to begin the update process in early 2017, which will take roughly one year to complete. Attached is a general proposal from the Northcentral Regional Planning Commission to complete the work. The intent behind this discussion is to begin identifying priority items to address within the updated plan. For example, the Plan Commission has discussed the concept of a ‘Design Overlay District’ within the Rib Mountain Drive corridor. Identifying these types of items at this stage will help set the direction of the planning process.

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

Rib Mountain Comprehensive Plan Update Process

Process Overview:

This is a brief overview of the planning process to update the Rib Mountain Comprehensive Plan with the North Central Wisconsin Regional Planning Commission. This process is much more abbreviated than the process undertaken to create the original plan adopted in 2005.

We will use the existing plan and other recently completed plans as a starting point. The plan will be reformatted to create a new document in a portrait layout. The current 12 chapter Comprehensive Plan is divided into two major sections: an Analysis of Conditions and Issues section that lays out background and inventory information for each of the chapters and the Goals, Objectives, Policies & Implementation section. We will combine related sections from Conditions and Issues and Goals, Objectives, and Policies sections, to create a unified nine chapter plan. (We can maintain existing 12 if desired). In the new plan, most of the chapters will be presented beginning with a background section, followed by an inventory section, an issues section, and finally the goals, objectives and policies section. Maps will be located with each chapter instead of placed at the end of the document.

- There are numerous displays, tables and maps that will be revised or eliminated. Displays and tables will be updated with data from new Census, DWD and other sources.
- Many of the maps are not easily legible because of scale will be reconfigured to make them easier to use. Maps will be updated with the most current information.
- All text, including program information will be reviewed and updated as needed. Some unnecessary text will also be eliminated.
- Working with the committee all of the existing goals, objectives and policies will be reviewed. Some may be removed, others modified, and some added to reflect current needs.

The changes proposed are directed at simplifying the formatting of the plan and making it more user-friendly. The final result will be a new comprehensive plan that will be in place for the next ten years, as required by state statute 66.1001.

Meetings:

This process will involve at four meetings with NCWRPC staff to review and update the plan. These meetings will be held with the Plan Commission and will last about 1.5 to 2 hours each.

Meeting 1:

- Overview planning process
- Review existing plan
- Review and recommend a Public Participation Plan (PPP)
- Review demographic information
- Discuss current planning issues and concerns

Meeting 2:

- Follow up from last meeting
- Review updated information for the Natural Resources, Housing, and Utilities and Community Facilities Chapters
- Review chapter related maps
- Review related goals, objectives and policies

Meeting 3:

- Follow up from last meeting
- Review updated information for Transportation, Economic Development, and Land Use Chapters
- Review chapter related maps, in particular Future Land Use
- Review related goals, objectives and policies

Meeting 4:

- Follow up from last meeting
- Review updated information for Intergovernmental Cooperation and Implementation Chapters
- Review related goals, objectives and policies
- Finalize maps
- Discuss Implementation Steps

Following the fourth meeting the draft Plan will be prepared and submitted to the Plan Commission for review. It is recommended that the Plan Commission meet and forward any final edits to the NCWRPC.

The Plan Commission will need to pass a resolution recommending adoption of the Comprehensive Plan. The Town will need to hold a public hearing and following that the Town Board will adopt the plan by Ordinance. NCWRPC will provide guidance for the overall adoption process.

Timeline and Budget:

This planning process will be completed over a 12 month period. The lump sum fee is \$10,560, based on the following breakdown:

Planning	120 hours @	\$65	\$ 7,800
Mapping	24 hours @	\$55	\$ 1,320
Meetings/Admin.	16 hours @	\$65	\$ 1,040
Travel	4 Trips		\$ 75
Other Expenses	Copy, Printing & other		\$ 325
Total Cost:			<hr/> \$ 10,560

Deliverables:

10 Draft Plans
10 Final Plans
Digital Version of the Plan/Maps
Various Handouts

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 9, 2016
SUBJECT: Regulation of Solar Energy Systems

APPLICANT: Town of Rib Mountain

REQUEST: Plan Commission discussion on the Town Zoning Ordinance related to Detached Energy Systems.

NARRATIVE:

Solar Panels

Continuing our discussion on the regulation of solar energy systems, attached please find an updated draft of amendments to the Zoning Ordinance put together by Building Inspector, Paul Kufahl. Plan Commission feedback from the previous meeting identified the following:

1. Establish more detailed definitions for building integrated and roof mounted solar systems.
2. Permitted by right locations of installation are interior side yard and rear yard facing. Front or Street Side yard facing panels will remain a conditional use.
3. Building Integrated and Flush mounted panels would be permitted, while a panel that projects from the roof's surface should be conditional use.
4. Solar panel color must be consistent with the roofing material color.
5. Remove the previous conditional use considerations related to front or street side yard locations to allow for flexibility in decisions moving forward.

Generators

Earlier Plan Commission conversations directed staff to amend the Zoning Ordinance to allow generators to be a permitted use, provided they meet existing noise and screening standards. An initial draft of these amendments were also included.

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

Detached Energy Systems. (Am. #13-01; Am. #2014-02) Any detached energy system, such as wood or other solid fuel burners, liquid fuel burners, boilers or furnaces, windmills, solar energy systems or generators, associated with the production of useable heat or energy, which are not located within the primary structure. ~~All such uses shall be considered as an accessory use, under Section 17.225.~~
~~conditional uses, due to the potential for undesirable impacts on nearby properties.~~

1. *Outdoor Wood Burning Unit (OWU) or other solid fuel burners, boilers, or furnaces:*

- a. Permitted by Right: Not applicable.
- b. Special Use Regulations: Not applicable.
- c. Conditional Use Regulations: {CR-5ac, RA-I-35ac, RA-2-35ac, OR-35ac, RR-35ac}:
 - 1. Minimum lot size shall be five acres.
- d. OWU Setbacks and Minimum Requirements:
 - 1. Minimum setbacks to side and rear yards shall be 200 feet.
 - 2. Minimum setback to an adjacent front yard or street residence shall be 200 feet.
 - 3. Minimum chimney stack height shall be 20 feet.
- e. All OWU's are required to meet emission standards currently required by the Environmental Protection Agency (EPA) and Underwriters Laboratories (UL) listing.

2. *Windmill structures, or similar freestanding poles, towers, or structures associated with energy production (This section includes all solar-electric devices which are ground or pole mounted):*

- a. Permitted by Right: Not applicable.
- b. Special Use Regulations: Not applicable.
- c. Conditional Use Regulations: (All Districts).
- d. Any windmill tower, pole or similar structure shall be erected at a setback distance equal to or greater than the height of the structure plus 20 feet, from any property line.
- e. Wind **and Solar** Energy Systems are also governed by Wis. Stats. § 66.0401, and shall conform to its regulations in addition to this section.

3. *Permanently placed generators, or similar energy producing devices:*

- a. Permitted by Right **in All Districts provided the following conditions are met:**
 - 1. **Generators shall meet the nuisance noise regulations as described in Section 9.21 and 17.179 of the Rib Mountain Municipal Code.**

2. All equipment shall be screened from visibility of adjacent property through the use of fences and/or landscaping.

3. Weekly test run periods may only occur between the hours of 8:00am and 8:00pm Monday through Friday.

4. Generators may not be located in the required Front or Street Side yards.

b. Special Use Regulations: Not applicable.

c. Conditional Use Regulations: (All Districts).

1. When the request falls outside the conditions of 17.056(8)(x)3.a.2 and/or 4

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.~~

4. Roof Mounted or Building Integrated Solar Energy Systems

Solar Energy System: A device or structural design feature, a substantial purpose of which is to provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

Roof Mounted, Solar Energy System: A photovoltaic system that is structurally mounted to the roof of a building or structure.

Building Integrated, Solar Energy System: A photovoltaic system that serves the dual function of building envelope material and energy collector. Ex: roofing, window glazing, or siding

a. Permitted by Right in All Districts provided the following are met:

1. The collector face is primarily facing the side or rear yard of your property

2. Roofing material color must be similar to that of the solar energy system
3. Building structure must be designed to support the additional imposed loads
4. Panels may not extend beyond the edges of the building or roof upon which it is mounted.
5. Solar Collector must be mounted parallel to the structural surface of the roof or wall in which it is attached and shall not extend above or behind the structural surface more than the thickness of the solar panel plus any manufacturer required air gap.
6. Neighboring Property owners must be notified if you intended to exercise your solar access rights and the limitations it imposes on their property.

b. Special Use Regulations:

c. Conditional Use Regulations: All Districts

1. When the request falls outside the conditions of 17.056(8)(x)4.a

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

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 9, 2016
SUBJECT: RMMC Subchapter X – Signage Regulations

APPLICANT: Town of Rib Mountain

REQUEST: Zoning Text amendments related to Electronic Message Signs

NARRATIVE:

Included in the meeting packet are revised amendments to the sign code related to electronic message signs, based on the Plan Commission discussion from last meeting (8/24). Below is a list of pertinent items from that conversation:

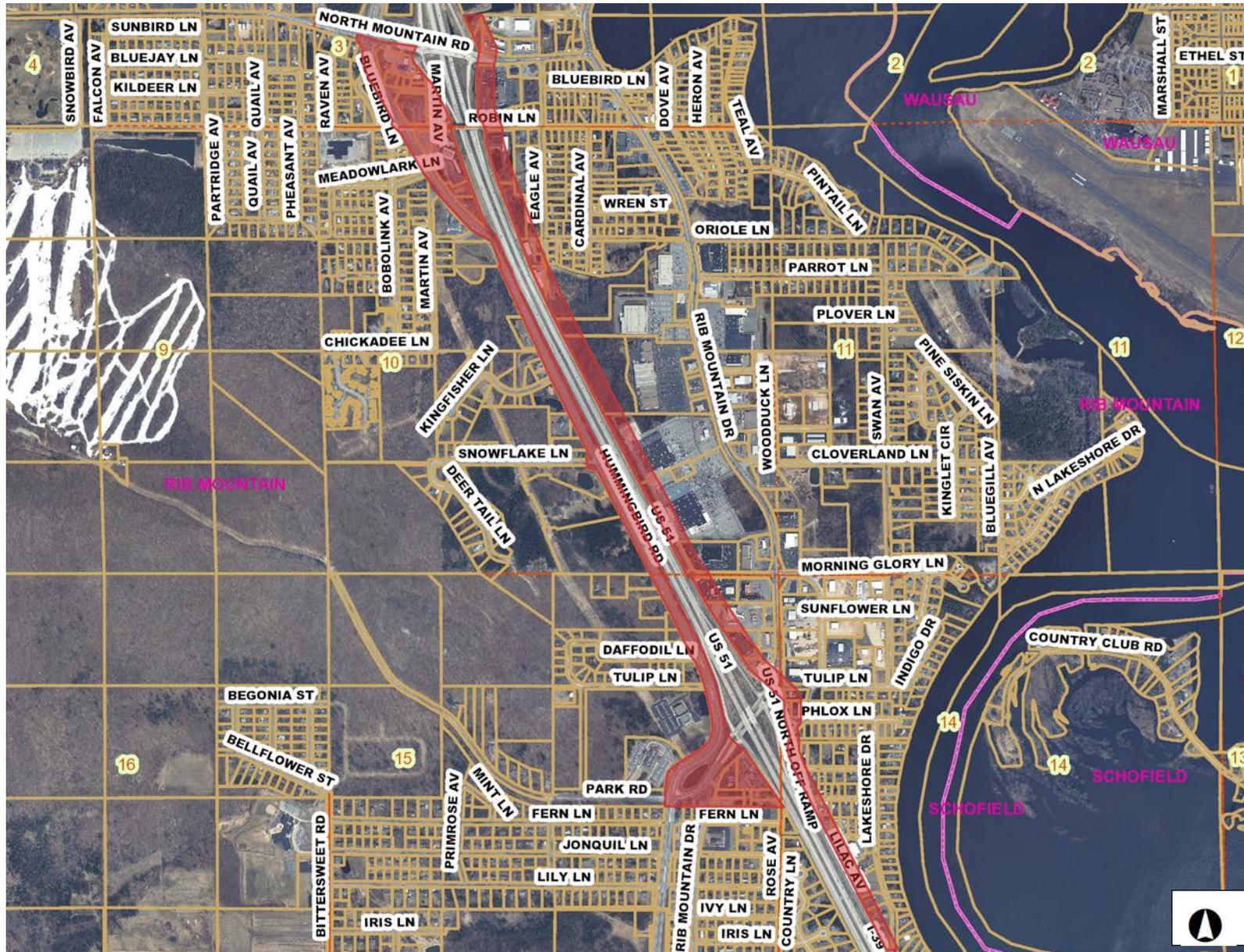
1. No stand-alone electronic message signs and those integral to a monument or pylon are required to be 50% or less of the signage area.
2. Zoning districts allowing for conditional use applications for electronic message signs are UC, UDD, SC and SR-3.
3. Commissioners were comfortable with a 100-foot buffer from a given sign to residentially zoned properties.
4. Change interval had a range of options presented: speed limit dependent that would allow for quicker changes along the highway vs. Rib Mountain Drive, a flat 30-second interval change, or once a day.

Based on the discussion on the possibility of sign change intervals being dependent, at least partially, on speed limits staff proposed simply breaking the interval requirements into two categories; Within the 51/29 Overlay District and outside of the Overlay District (see attached map). The intent is for this concept to be a starting point for the Plan Commission conversation.

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

(3) *Electronic Message Sign Requirements*

- a) Electronic message signs are only permitted through issuance of a conditional use permit per Section 17.225 and may only be installed as an integral and subordinate portion of a monument or pylon sign configurations (and not a wall, projecting, window or any other sign configuration).
- b) (b) Electronic message signs may be permitted as a conditional use, per Section 17.225, within the UC, SC, and SR-3 zoning districts, or part of an approved UDD project.
- c) (c) No electronic message signs shall be permitted within 100 feet of a neighboring residential zoning district.
- d) (d) Electronic message signs shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake, or include any other form of movement or motion during the message interval.
- e) The message interval, or the minimum amount of time a message is required to be displayed, shall not be less than the following:
 - 10 seconds for properties within the USH 51 and STH 29 Overlay District (per Section 17.039)
 - 30 seconds for properties outside of the USH 51 and STH 29 Overlay District
- f) The electronic message sign area or display face shall be included in the calculation of sign measurement and shall not exceed 50 percent of total sign area (per Section 17.213(3)(b)(1) – Sign Measurement).
- g) Electronic message signs shall be equipped with a sensor or other device programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e. sunrise to sunset) and night time hours (i.e. sunset to sunrise).
- h) The electronic message sign shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction.



Legend

- Parcels
- Section Lines/Numbers
- Road Names
- Named Places
- Municipalities
- 2010 Orthos
- Band_1
- Band_2
- Band_3

878.40 0 878.40 Feet



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6b-3

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes