



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

227800 Snowbird Avenue
Wausau, Wisconsin 54401

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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, February 12, 2020; at 6:00 P.M. at the Town of Rib Mountain Municipal Center, 227800 Snowbird Avenue.** 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
 - a. **Welcome new Plan Commission Member, Mary Kate Riordan**
- 3.) Minutes
 - a. **Approval of minutes from the 1/22/2020 Plan Commission meeting.**
- 4.) Old Business(s):
 - a. **None**
- 5.) Public Hearing (s)
 - a. **Docket #2020-001: Discussion and recommendation on a requested precise implementation plan for a monument sign in excess of 10 feet in height at the property formerly addressed as 4611 Rib Mountain Drive, per Section 17.233**
 - b. **Docket #2020-002: Discussion and recommendation on a requested precise implementation plan for site plan modification (parking lot) at 225005 Lilac Avenue, per Section 17.233**
- 6.) New Business(s):
 - a. **Docket #2020-003: Discussion and recommendation on a request for reapproval of the final plat for Stone Horizon Subdivision, parcel numbers 34.182807.016.003.00.00 and 34.182807.016.004.00.00**
- 7.) Comprehensive Plan Update:
 - a. **Discussion and direction on Future Land Use Map and Designations.**
- 8.) Correspondence/ Questions/ Town Board Update:
 - a. **January 2020 Building Permit Report**
- 9.) Public Comment
- 10.) Adjourn



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, February 12, 2020

ITEM: Welcome new Plan Commission Member, Mary Kate Riordan

FROM: Jared Wehner, Director of Community Development

BACKGROUND

Mary Kate Riordan has been appointed to the Plan Commission to fill a vacancy. Her appointment will run through April of 2024.

PREVIOUS ACTIONS: None

STAFF COMMENTS: Welcome

ATTACHMENTS: Quick Biography on Commissioner Riordan

POSSIBLE ACTIONS TO BE TAKEN

No action required.

REQUESTED ACTION: None

FURTHER ACTION(S): None

Mary Kate Riordan

153440 Shoreland Lane

Wausau, WI 54401

715-302-0108

Resident of Rib Mountain since 2000. Husband, Tom Riordan, 2 adult children Larry, and Bob.

Professional Experience

Marketing / Sales / Owner – Maple Ridge Farms -Retired December of 2019

Rib Mountain Sanitary District Administrator (elected 2 terms)

Groundwater and Hazardous Materials Specialist – Marathon County Health Department

Regional Planner – North Central Wisconsin Regional Planning Commission

City Planner – City of Green Bay

Volunteer Experience

Land and Water Committee Marathon County (current)

Lake Wausau Association Board Member (2016-2019)

Past Chair and Board Member of Wausau School Foundation (2004-2008)

Chairperson of Recycling Committee – Town of Rib Mountain 2002

Chairperson, Mayor's Committee to establish a Recycling policy for the city of Wausau 2000

Education

Michigan State University – Master of Science – Resource Development

Central Michigan University – Bachelor of Science – Physical Geography

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 22, 2020

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 6:02 pm. Other Plan Commission members present included Ryan Burnett, Tom Steele, and Jim Hampton. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Steve Plunkett and Tonia Westphal were excused.

MINUTES:

Commissioners chose to defer action on the December 11th, 2019 meeting minutes until the next meeting agenda.

Prior to discussion of Old Business, Chairperson Wittman and Director of Community Development, Jared Wehner chose to reorganize the agenda to allow the New Business item to be discussed first.

NEW BUSINESS(S):

- a. *Preapplication meeting for possible development of an indoor commercial entertainment use at 151577 Kingfisher Avenue (former Dirk's Group building).*

Director of Community Development, Jared Wehner indicated the applicant is interested in getting Plan Commission feedback on the suitability of an Italian Fine Dining restaurant in the old Dirks Group building along Hummingbird Rd. He noted the applicant has been working with Marathon County Development Corporation to finalize a business plan.

Marco Higuera, applicant, noted he has looked at a number of locations in Central Wisconsin, he highlighted his culinary background which has taken him from Hyde Park in New York to Beverly Hills and the Phoenix/Scottsdale areas; as well as, numerous corporate dining accounts for large US businesses. He indicated he has experience in opening three (3) or four (4) other restaurants in the US and he has already secured funding for his current project. He also noted there is a need for a fine dining restaurant in the Central Wisconsin region, and he drew the Commission's attention to his vision for the interior design and menu examples in the supplied packet.

Commissioners comments and questions; as well as, the applicant's responses are identified below.

- Does the applicant intend to purchase the property?
 - o Higuera stated he does plan to purchase the property, noting it makes sense financially to purchase at this time, instead of waiting until after he has made the necessary improvements to the building.
- How does the properties zoning effect the approval process?

- Wehner stated the property is currently zoned Suburban Office, which requires a Conditional Use for the Indoor Commercial Entertainment use.
- Parking in its current state may not be adequate enough for a restaurant use and directed the applicant to work with staff to create a parking plan to supply adequate parking stalls.
 - Higuera acknowledged the concern and noted the space is approximately 3600 square feet and he intends to create a more intimate space with roughly 50 patron seats. Additionally, Wehner noted he received a phone call from Dirk's Group in which they indicated they would be providing the buyer additional money to pave the previously approved gravel parking area.
- Work with staff to determine if the allowable signage would be adequate for your vision.
 - Higuera approved and directed the Commissioners to the supplied packet where a concept sign was presented.
- Describe the patio seating and will it include music or additional lighting needs.
 - Higuera noted he would like patio seating to take advantage of the pond on the property and continue his vision for the décor. He stated he is hoping for a more intimate dining experience and would not have live music. Higuera also indicated the patio is not a necessity and his vision could still be achieved without it.
- What are your hours of operation?
 - The applicant indicated the restaurant would be open until 10pm on Friday and Saturday, no later than 9pm on Monday through Thursday and closed on Sundays.
- How many patrons would you have on a full night?
 - Higuera anticipated a maximum of 200 guests on a busy Friday or Saturday. He highlighted the restaurant as low volume.

Commissioners directed the applicant to make sure the parking, signage, patio design and trash enclosure are adequately addressed prior to applying for the conditional use.

OLD BUSINESS(S):

- a. *Discussion on updates to the Town of Rib Mountain Comprehensive Plan. Docket #2017-05.*
 - i. *Town Board feedback*

Wehner noted the Town Board would like to simplify the language in the Plan related to the conflict between Granite Peak and environmental groups. They felt the statements were in reaction to recently released expansion plans and that the language can be softened.

Wehner also indicated Town Board would like the Plan include information from the recent park needs study highlighted in the Town's Park Plan. Wehner stated this information should be included.

He stated the Board would like to see reference to the Department of Natural Resource's Best Management Practices related to phosphorus reduction in the Upper Wisconsin River and begin working with other communities and local groups to help educate and implement those management practices. Wittman requested staff to bring water quality information to the Commission for review to better

understand the issues and impacts before they add it into the Comprehensive Plan. He agreed with Wehner that working with the Lake Associations as educators and facilitators would have the biggest impact.

The Town Board also referenced potential locations for small scale kayak launches near Liberty Park and North Lakeshore Drive. Commissioners thought the Liberty Park location was appropriate; however, they felt the North Lakeshore location may cause parking issues on the road and have an impact on the neighbors.

Wehner then stated the Board would like to connect Nine Mile County Forest to the Mountain Bay Trail, which would require significant Intergovernmental Cooperation to achieve. Wehner referenced preliminary plan discussions which would connect the Mountain Bay Trail to Rib Mountain via an unused rail corridor to Wausau and then a connecting trail to the River Park bridge in Rothschild. The trail would then connect to a network of existing and proposed new trails in Rib Mountain to make the Nine Mile Forest connection.

Commissioners felt the effort was a “pie in the sky” concept and the Town should keep its focus on Town amenity projects, noting a connection from Nine Mile to the State Park would be more realistic and they need to consider the location of future trails and the intended users. They noted users of the existing multi-use trails are different than those that would use a trail system within the State Park.

Finally, Wehner noted the Board would like to add statements that the Town is averse to “big box” multifamily and there is a need for senior housing options. Wehner indicated there is a need in the region for a variety of housing options, highlighting our low vacancy rates typically increase the cost of housing. The Plan Commission agreed there is a need for a variety of housing options and indicated there are suitable areas for almost all housing types, provided the proposals are of appropriate density and appearance for the location. They identified transitional areas between commercial uses and existing neighborhoods as potential locations for multi-family housing and noted they could envision low density senior housing with complimentary quiet commercial uses.

ii. Review Issues, Goals, Objectives and Actions of all chapters

Wehner directed Plan Commission to a staff note in the Housing section. He noted the statement “environment to foster a single-family community” contradicts the goal to strive to provide equal access to quality, affordable housing for all residents. He suggested modifying the single-family community statement to make it consistent with the Housing Goal. He also indicated the term single-family is becoming increasingly difficult to define and would suggest we avoid using it within the Plan.

iii. Future Land Use Map – CTH NN Corridor

Burnett opened discussion on the future land use map by asking the Commission what level of Commercial activity they are comfortable with along the Highway corridor. He felt the plan does not adequately setup the existing residential area referred to as the “donut hole” for future development and stated he would like to see the majority of the highway corridor identified as commercial.

Wehner suggested to not include the residential area south of the BMO Harris and DMV buildings as that residential area extends south and west from the highway.

Burnett indicated he would like to see developments similar to Bone & Joint and the new Azura memory care along Hummingbird where their building design fits more with the aesthetic of the wooded areas and mountain in the background. Wittman added he does not want to see a “big box” store similar to Kohl’s, Costco, etc along Hummingbird, but would prefer a soft low volume commercial or office use.

Wittman continued discussion about the “donut hole”, stating we either need consider commercial development in this area or plan to expand residential to the east. Wehner also noted the area may be ripe for multi-family development. The Commission agreed it would likely be appealing for multi-family. Kufahl suggested creating a new land use designation that allows for a variety of uses instead of beginning confined to one future use. Commissioners felt it would be appropriate to allow for multiple uses in this likely transitional area.

Discussion then shifted to future land uses on County Road NN, in which the Commission identified two areas of discussion; one area being from Hummingbird Rd to Partridge Ave and the other being the current golf course. Wittman noted that Commercial creep is likely on NN due to its accessibility from the highway. Hampton stated that previous joint discussions with the Town Board discouraged commercial growth down both County Road N and NN. Wehner noted the two areas have different long-range use conflicts and should be treated differently. He stated the Hummingbird to Partridge area is a resident versus commercial conflict, while the golf course area would be a resident versus tourist conflict.

Commissioners discussed traffic counts, visibility, accessibility and likely business types that would locate on County Road NN; noting that a Walgreens type business, with higher volume and consistent traffic may be good fit for the corner of NN and Hummingbird, but the intensity would need to decrease to a more community friendly low volume business as it approaches Partridge Ave.

The Commission and Staff noted the Commercial Land Use should remain along NN and not encroach into the existing neighborhood to the south and the developable area to the north is constrained by the change in elevation and wetlands which are present.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- a. *Discussion on Plan Commission’s expectations for Director Wehner.*

Commissioners indicated they would like Staff to supply adequate information and general vision to allow them to make the best decision possible. For the Comprehensive Plan, they requested Wehner provide them with a red-lined document of suggested changes that they can discuss at future meetings. Commissioners noted that meetings are a collaborative solution which incorporates Staff’s education and suggestions with the Commissioner’s experience and understanding of the community.

b. Acknowledgement of year-end Building Permit Totals

Kufahl noted the total number of permits increased from 2018 to 2019, but the total construction value was significantly less due to a number of large commercial projects in 2018. He stated the town has had 29 new dwelling units created in each of the previous two years and anticipates another good construction season for 2020. Kufahl indicated available residential lots have decreased, which may limit the total number of new homes in 2020. Commissioners asked if there has been any interest from developers in creating new subdivisions. Kufahl noted there has been some interest from landowners on Clover Rd to develop an area to the west of the existing houses and north of Wisteria Lane. He also stated the Stone Horizon subdivision should begin infrastructure improvements this spring and they will be bringing a revised final plat to the Commission at an upcoming meeting to create three (3) additional lots. Kufahl indicated the commercial projects approved late in 2019 (Azura, Jiffy Lube, Dollar Tree, Culvers) should begin construction this spring. Wehner noted he felt Commercial development proposals may be limited this year, until the Camp Phillips Center issues are resolved. The big box stores that are interested in the Camp Phillips Center development may look elsewhere if they cannot work the necessary details with the DNR.

c. Monthly Report from Director Wehner

Wehner had nothing additional to report

d. Other

Staff informed the Commission of the State Park Master Plan meeting at the D.C. Everest Middle School Cafeteria on Wednesday, December 29, 2020 from 5 to 7 pm and invited them to attend if they would like. It was noted staff will post the meeting as a gathering of the Commissioners to notify the public should a quorum of Commissioners attend.

PUBLIC COMMENT: None received

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 7:53 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator



AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, February 12, 2020

ITEM: Docket#2020-001: Discussion and recommendation on a requested Precise Implementation Plan for a monument sign in excess of 10 feet in height at the property formerly addressed as 4611 Rib Mountain Drive, per Section 17.233

FROM: Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT: Creative Sign Company, 505 Lawrence Drive, De Pere, WI 54115

OWNER: Fore Rib Mountain, LLC., 100 W. Lawrence Street, Ste 214 Appleton, WI 54911

PROPERTY ADDRESS: 4611 Rib Mountain Drive (formerly) – No Address

PIN/PARCEL #: 068-2807-142-0963

ZONING: UDD Unified Development District

ADJACENT ZONING: **NORTH:** UDD **SOUTH:** UDD **EAST:** UDD **WEST:** UDD

FUTURE LAND USE: Future Commercial

BACKGROUND

As part of the Fore Development project, a 3-tenant, 13-foot tall, 77.72 square foot sign is being proposed to be installed on the southwest corner of the property (future, unknown restaurant) to represent all 3 properties. The base of the sign is shown to be landscaped; however, specifics are not identified.

PREVIOUS ACTIONS: Approval of General Development Plan (8/28/2019) (Docket#2019-28)

STAFF COMMENTS: See Determination Report (attached)

ATTACHMENTS: Hearing Notice, Precise Implementation Plan Determination Report, Zoning Map, Proposed Site Plan, Sign Specification Sheets and Application

POSSIBLE ACTIONS TO BE TAKEN

A) See Determination Report (attached)

REQUESTED ACTION: Approve option A on the Determination Report.

FURTHER ACTION(S): Forward the Plan Commission recommendation to the Town Board on 2/18 [Staff]

FOR OFFICE USE ONLY – DO NOT PUBLISH

1ST NOTICE DATE: **Saturday, February 1st, 2020**
2ND NOTICE DATE: **Wednesday, February 5th, 2020**

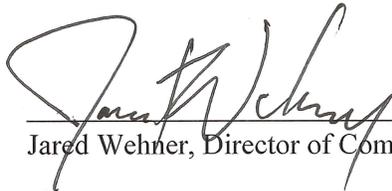
HEARING DATE: **Wednesday, February 12th, 2020**

**TOWN OF RIB MOUNTAIN NOTICE OF HEARING ON A
ZONING MAP AMENDMENT REQUEST**

NOTICE IS HEREBY GIVEN a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 12th day of February, 2020**, at 6:00 P.M. to hear and consider the request of:

Creative Sign Company, agent, requests Precise Implementation Plan approval for a monument sign in excess of 10 feet in height at the property previously addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Per RMMC Section 17.233 – Unified Development District Procedures.

DATED this 31st day of January, 2020



Jared Wehner, Director of Community Development



TOWN OF RIB MOUNTAIN

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PRECISE IMPLEMENTATION PLAN DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-001	HEARING DATE:	February 12, 2020
APPLICANT:	Creative Sign Company, 505 Lawrence Drive, De Pere, WI 54115		
OWNER:	Fore Rib Mountain, LLC., 100 W. Lawrence Street, Ste 214 Appleton, WI 54911		
LOCATION:	4611 Rib Mountain Drive, Lot 1 of CSM in Vol 91 Pg 130 (#18499) (Doc# 179370)		
DESCRIPTION:	A monument sign in excess of 10 feet in height		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.233 Unified Development Districts Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING:	UDD Unified Development District
DEFINITION: 17.038	<p>This district is intended to provide for flexible development. This District is designed to forward both aesthetic and economic objectives of the Town by controlling the site design and the appearance, density, or intensity of development within the district in a manner that is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 17.233 for the procedure applicable to proposal review in this overlay district.</p> <p>The purpose of the Unified Development District is also to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features, such as woods, streams, wetlands, etc., as integral components of a balanced ecology. The intent of these regulations provides for the development of land on the basis of comprehensive and coordinated site plans for specific project development, regulated by objective criteria rather than through the application of fixed formulae, thereby allowing for greater flexibility and improved quality of environmental design. Such a district may be established only with the consent of the owners of the land affected.</p>
LAND USE:	Group Sign
DEFINITION SECTION: 17.213(1)(G)	<p>A sign displaying the collective name of a group of users such as the title of a shopping center, office park, or industrial park and its tenants. No sales or price information shall be permitted. Portions of the sign containing names of individual tenants shall be considered as part of the area of a group sign. Group signs shall only be permitted within developments serving 5 or more nonresidential tenants, and shall limit information to the name of the development (Refer to Table 17.216(6)).</p>
CONFIGURATION: PYLON & MONUMENT SIGNS (17.213(2)(E))	<p>Freestanding signs resting on or supported by means of poles, pylons, standards, or any other type of base on the ground. The base or support(s) of any and all pylon and monument signs shall be securely anchored to a concrete base or footing. The height of pylon and monument</p>

signs shall be measured from the ground grade adjacent to the sign to the top of the sign, and shall not exceed 10 feet in height. Pylon and monument signs shall be erected so that they do not obstruct vision triangles for street and/or driveway intersections, or impede visibility for safe pedestrian and/or vehicular circulation. (Refer to Sections 17.214(2)(g) and Table 17.216(6).) The footing and related supporting structure of a pylon or monument sign, including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or through the use of evergreen shrubs (Refer to Section 17.173 and Table 17.216(6)).

REVIEW OF PERFORMANCE STANDARDS

No more than one pylon or monument sign over the permitted maximum height of 10 feet may be approved for any single parcel.	One sign is currently proposed. This sign will serve the 3 properties involved in this development project.
Sign height shall not exceed 35 feet from ground level.	Total height of the sign is 13 feet.
Any portion of the pylon or monument sign shall be set back from all property lines a minimum of 10 feet. and must be set back from a property line abutting a residentially zoned property a minimum of 35 feet.	Setbacks are not shown on submitted site plan. Appears to be closer than 10 feet. Talked with the salesperson for the sign company on 2/5, the sign will be located 10 feet from the property line.
Shall not obstruct vision triangles for street and/or driveway intersections, or impede visibility for safe pedestrian and/or vehicular circulation (Refer to Sections 17.214(2)(g) and Table 17.216(6)).	The sign is proposed to be located outside the vision triangle.
Building Frontage Length Ratio: 0.50:1 or maximum total sign area may be selected using either the building frontage length ratio or the frontage length ratio or the facade area ratio for the first-floor area of the external wall to be signed.	N/A, there is not a building proposed on Lot 1 at this time.
Street Frontage Length Ratio: 0.25:1 or maximum total sign area may be selected using either the building frontage length ratio or the frontage length ratio or the facade area ratio for the first-floor area of the external wall to be signed.	351.35 x 0.25 = 87.84 sq. ft. allowed for Lot 1 832.56 x 0.25 = 208.14 sq. ft. allowed for Lots 1, 2, and 3 77.72 square feet is proposed.
Building Façade Area Ratio: 5% or maximum total sign area may be selected using either the building frontage length ratio.	N/A, there is not a building proposed on Lot 1 at this time.
Maximum Total Sign Area per Business: Maximum of 150 square feet per sign, up to 500 square feet of total sign area as determined by one of the three ratio calculations	150 sq. ft to 208.14 sq. ft is allowed. 77.72 square feet is proposed.
Maximum Number of Signs Per Street Frontage: 1 per lot.	One sign is proposed.

DETERMINATION / FINDING OF FACT

- How is the proposed precise implementation plan (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town

The proposed sign is for a 3-lot development in a site that was formerly an outdoor sales facility that had been vacant for several years. The development is pursuant to the future land use map, which shows this area as a future commercial. The overall size of the sign falls within the parameters of the Zoning Code.

2. How is the proposed precise implementation plan (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town?

The Town of Rib Mountain is committed to responsible growth within the Rib Mountain Drive Commercial Corridor. This project is pursuant to that objective.

3. Is it likely that the proposed precise implementation plan, in its proposed location and as depicted on the required site plan (see (3)(d), above), will have an adverse impact on the use of adjacent property, the neighborhood, the physical environment, pedestrian or vehicular traffic, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the regulations or recommendations of this Chapter, the Comprehensive Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Town or other governmental agency having jurisdiction to guide growth and development?

No, the sign will not have any adverse impact on neighboring properties, neighborhoods, the environment, or traffic or pedestrian movement. The sign is located outside of the vision triangle for this intersection.

4. Does the proposed precise implementation plan maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes, the overall development plan shall maintain the desired consistency of commercial land use on the Rib Mountain Drive Corridor.

5. Is the proposed precise implementation plan located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Yes, this area of Rib Mountain Drive is currently served by public water and sewer.

6. Do the potential public benefits of the proposed precise implementation plan outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration any proposal by the Applicant and any requirements recommended by the Applicant to ameliorate such impacts?

Yes, this sign is a low impact use on this property. Having one sign for the 3 properties will improve the overall consistency of signage along the corridor. Multi-tenant signs should be encouraged throughout the corridor.

BACKGROUND INFORMATION

The property was the former site of a semi-truck sales and service facility. The site remained vacant since then. A Unified Development District and General Development Plan were approved for this site on August 28, 2019. A precise implementation plan was approved for the 2 of the 3 sites on September 11, 2019. A sign was not approved at that time.

CURRENT PROPERTY CONDITIONS

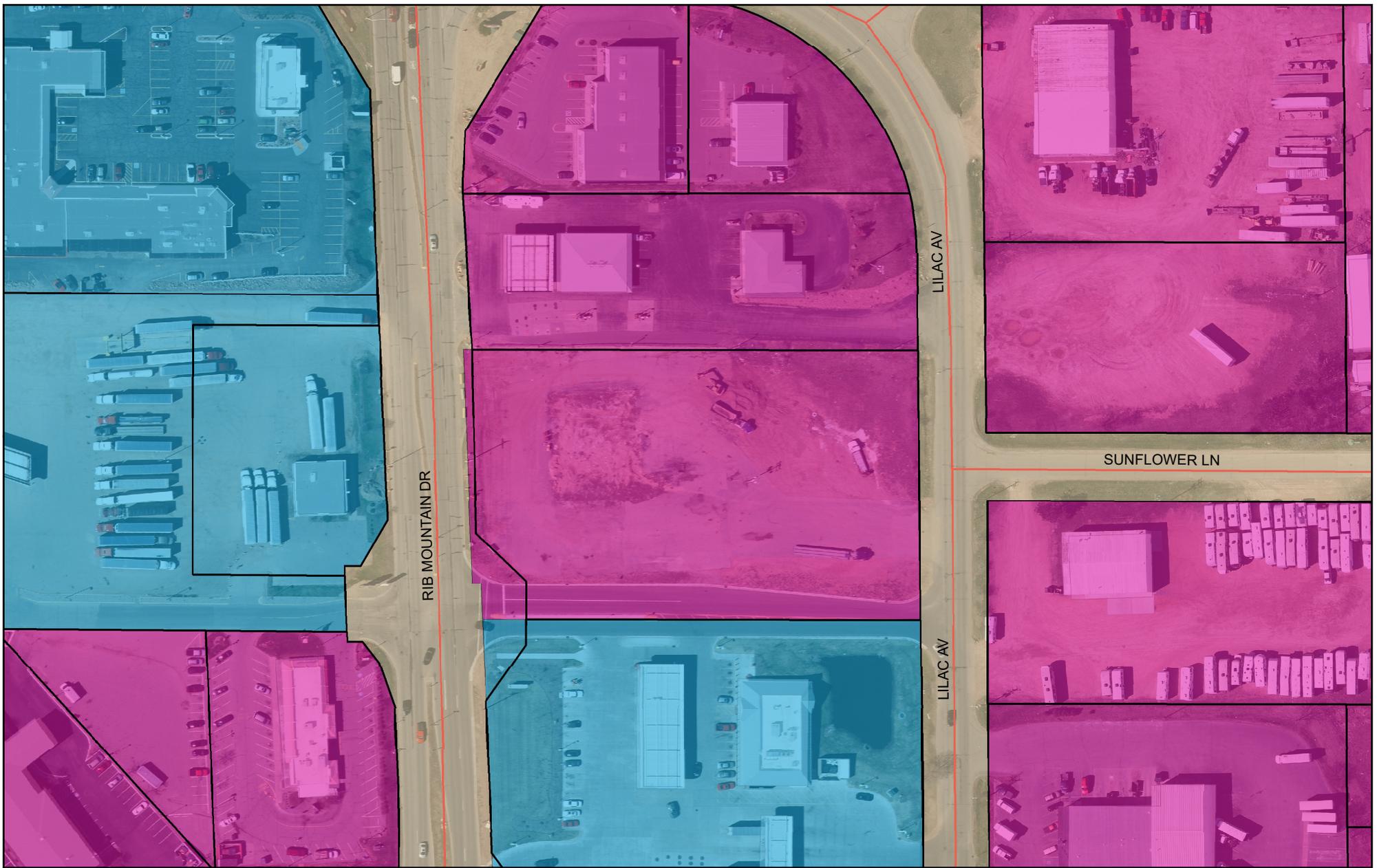
The property is currently vacant/idle. This is part of a 3-lot development project consisting of Family Dollar and Jiffy Lube. A use has yet to be determined for this lot.

STAFF COMMENTS

A group development sign is great for this location. It is an opportunity to reduce the potential number of freestanding signs within the Rib Mountain Drive Commercial Corridor. Staff would recommend there would be a restriction placed on the other two properties prohibiting the installation of any freestanding signs, other than directional signs. Staff would also recommend the landscaping for the sign be installed to supplement the landscape plan of the future building.

POSSIBLE ACTIONS TO BE TAKEN

- A. Recommend the Board of Supervisors approves the application for a precise implementation allowing for the installation of a group sign in excess of 10 feet in height, at 4611 Rib Mountain Drive, with the following conditions:
1. Construction of the Group Sign shall be in accordance with the performance standards depicted on the Site Plan and Sign Specifications;
 2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Sign Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
 3. No construction or installation of any freestanding, monument, pylon or any similar type of sign shall be placed on Lots 2 or 3 of Certified Survey Map number 18499 filed with the Register of Deeds of Marathon County recorded in Volume 91 on Page 130 of Certified Maps as Document number 179370 or upon any divisions of those properties described herein. This conditional shall be lifted upon the permanent removal of the sign that is subject of this precise implementation plan;
 4. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
 5. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
 6. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
- B. Recommend the Board of Supervisors approve the application for a precise implementation to allowing the installation of a group sign in excess of 10 feet in height, at 4611 Rib Mountain Drive, with the following conditions:
1. Construction of the Group Sign shall be in accordance within the performance standards depicted on the Site Plan and Sign Specifications;
 2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Sign Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advanced of any construction or modification;
 3. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
 4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
 5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
- C. Defer action on the precise implementation plan based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.
- D. Recommend the Board of Supervisors deny the application for precise implementation plan based on substantial evidence (or lack thereof) provided at the public hearing.



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

Prepared by:
mi-TECH
www.mi-tech.us

Map Printed: 2/5/2020

▭ Parcels Outline
**Zoning Districts
(Sept 2017)**

**Zoning
Districts**

▭ Unzoned

■ CR-5ac
Residential

■ EO Estate Office

■ ER-1 Estate
Residential

■ MR-4 Mixed
Residential

■ NC Neighborhood
Commercial

□ OR Outdoor
Recreation

□ RA-1 Rural
Agricultural

■ RA-2 Rural
Agricultural

■ ROW

■ RR Rural
Residential

■ SC Suburban
Commercial

■ SI Suburban
Industrial

■ SO Suburban
Office

■ SR-2 Suburban
Residential

■ SR-3 Suburban
Residential

■ UC Urban
Commercial

■ UDD Unified
Development

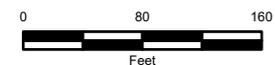
■ UR-8 Urban
Residential

■ Building Outline

— Road Centerline

■ Water Feature

— Water Feature



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505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: FORE INVESTMENT GROUP

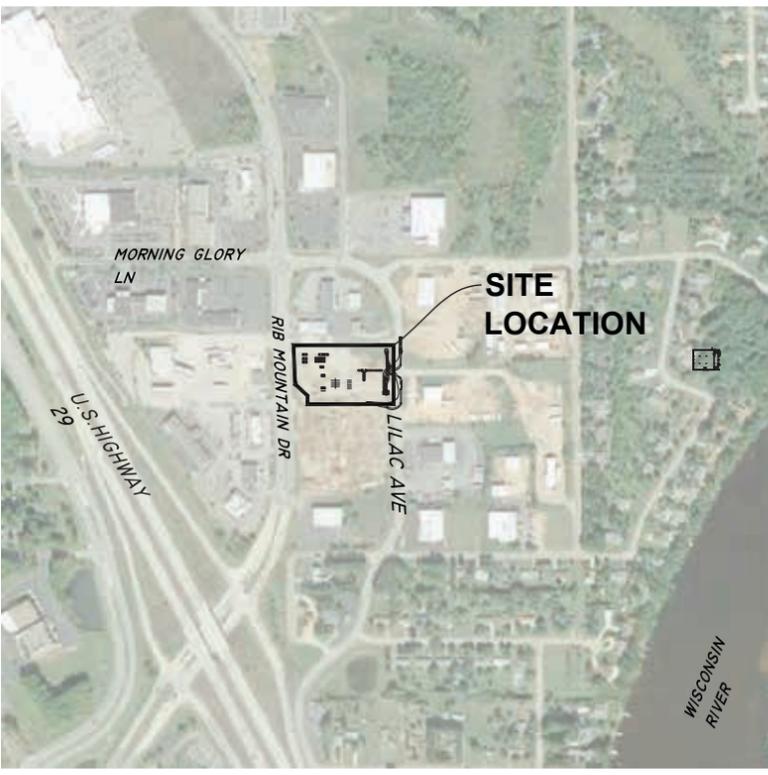
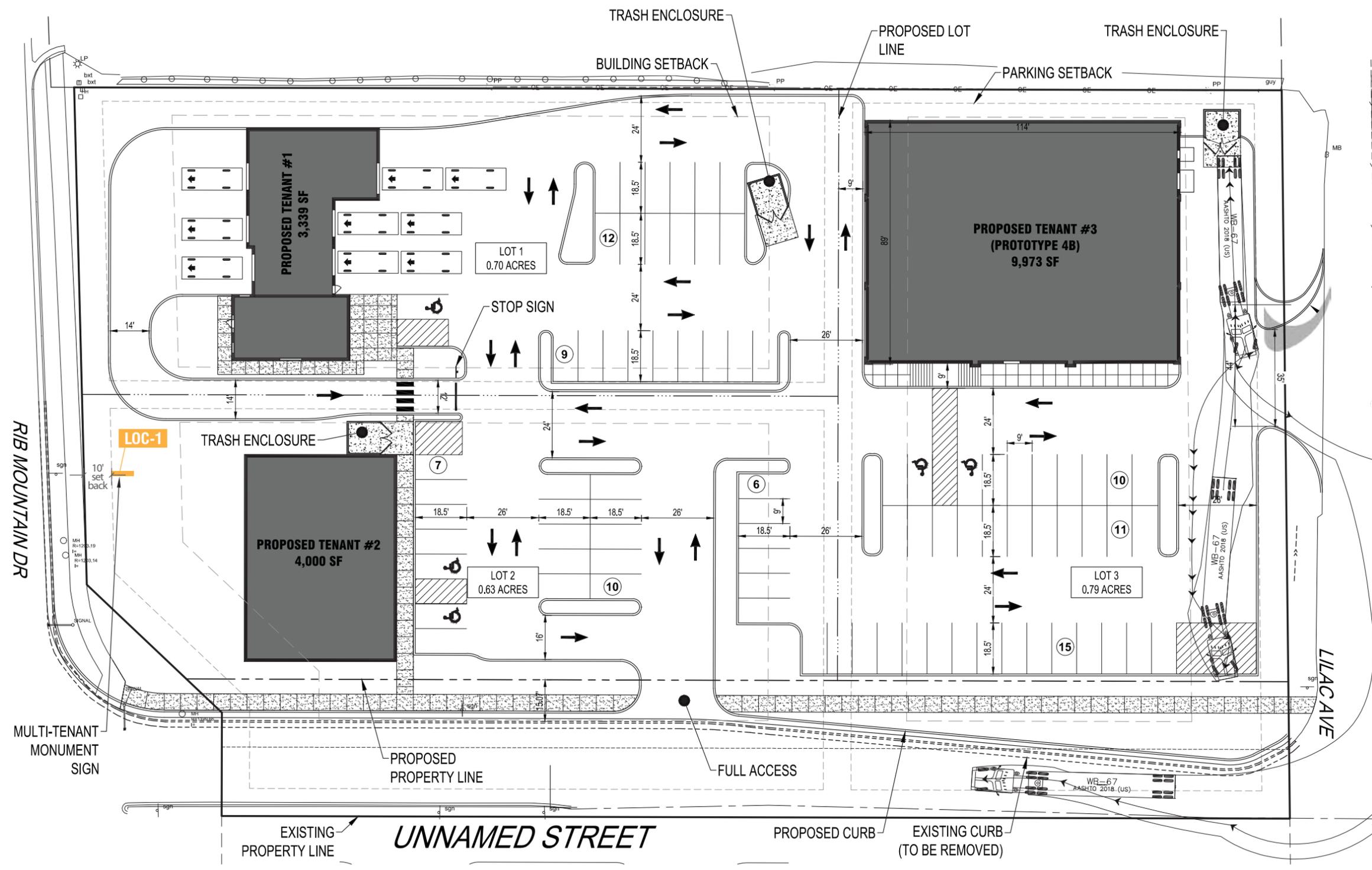
LOCATION: 4911 RIB MT. DRE, RIB MT., WI
DRAWN BY: BILL V
SALESPERSON: KELLI L
DATE: 10/03/2019
DESIGN #: D15935
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	BV	02/05/2020	10' SETBACK

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

EXACT FINAL PLACEMENT OF SIGNS MAY VARY DUE TO FINAL CONSTRUCTION, TREES, UTILITIES, POWERLINES, CITY ORDINANCES & SIGN CODE, OR UNFORSEEN CONDITIONS.



CLIENT: FORE INVESTMENT GROUP
LOCATION: 4911 RIB MT. DRE, RIB MT., WI
DRAWN BY: BILL V
SALESPERSON: KELLI L
DATE: 10/03/2019
DESIGN #: D15935
PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
---		00/00/0000	DESCRIPTION

MONUMENT

QUANTITY: 1
SIDES: D/F
CABINET: FABRICATED ALUM (16")
LIGHTING: LED (WHITE)
RETAINER: 2"
T-BAR: 2.5"
FACES: LEXAN

REVEALS: 4"
CAP: 5"

POLE COVER: FABRICATED ALUMINUM (16")
POLE: 8" ROUND STEEL POLE
PHOTO EYE: TBD
MOUNTING: DIRECT EMBEDMENT

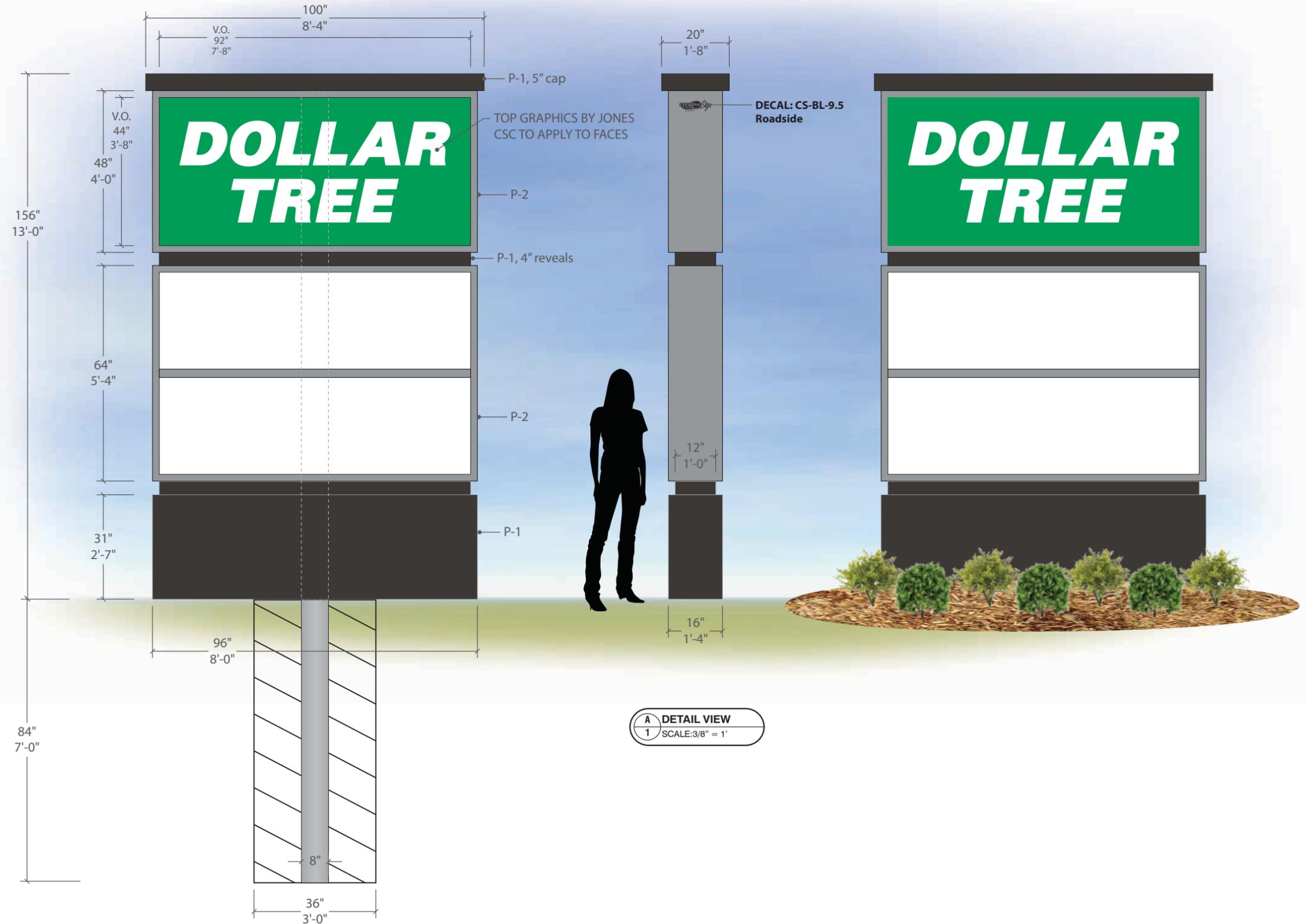
INSTRUCTION: CSC TO FABRICATE AND INSTALL
D/F ILLUMINATED MONUMENT SIGN

COLORS:

- P-1 MATCH PMS BLACK 7C
- P-2 MATCH PMS COOL GRAY 7
- C-3 WHITE
- V-3 ARLON 2500-156 VIVID GREEN

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A DETAIL VIEW
1 SCALE: 3/8" = 1'

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

General Instructions

APPLICANT:

Before filing your application for a hearing it is suggested that you meet with the Zoning Administrator to thoroughly discuss your proposal. You may then request to be placed on the Planning Commission Agenda for an informal discussion of your hearing intentions and the feasibility of your proposed action. Such a discussion will result in a better informed Commission and may save you the required hearing fee if it appears that the proposed action is unlikely to result in a favorable recommendation.

If you decide to pursue your request for a hearing on your proposed action please submit the completed application and the required fees. You will be expected to attend the Commission meeting and present your request.

This application is used for all public hearings, which may include: rezoning, code changes, conditional use approvals, etc. In addition, there may be other forms required to complete your application, such as site plan review – please ask.

BELOW FOR TOWN USE ONLY

- () FEE: \$ 250.00 + publication costs PAID BY: _____
- () RECEIPT # _____ RECEIVED BY: _____
- () DOCKET # _____ ASSIGNED BY: _____
- () HEARING DATE: _____ SCHEDULED BY: _____
- () NOTICE OF HEARING: _____ DATE POSTED / MAILED: _____

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Kelli Lax - Creative Sign Company

ADDRESS: 505 Lawrence Drive CITY: De Pere ZIP: 54115

OFFICE PHONE: 920.336.8900 CELL PHONE: 920.676.7757

PROPERTY OWNER:

NAME: Dan Klister - dklister@brd-developmentgroup.com

ADDRESS: 845 North N. State St. CITY: Chicago IL ZIP: 60610
Apt. 3405

OFFICE PHONE: 920.470.0833 CELL PHONE: Same

SIGNATURE OF OWNER / APPLICANT: Kelli Lax

REQUEST: Fabricate and install Double Face, illuminated monument sign

APPLICABLE ZONING CODE SECTION: _____

LOCATION:

PARCEL ADDRESS: 4911 Rib Mt. Drive

PARCEL NUMBER: _____

LEGAL DESCRIPTION: _____

**AGREEMENT FOR PAYMENT OF CONSULTING SERVICES
RELATING TO ZONING APPLICATION**

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

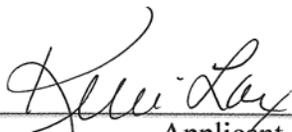
WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the Applicant from the Town of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned, as Applicant, hereby agrees as follows:

- A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.
- B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.
- C. Failure of the Applicant to make payment for the services provided to the Town due to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN

I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.



 Applicant

 1.21.2020
 Date



TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

Permit #:	Exp. Date:
Parcel #:	
Total Allowable Signage:	

COMMERCIAL SIGNAGE PERMIT APPLICATION

Project Description: Multi-Tenant Monument Sign

Building Address: 4911 Rib Mt. Drive
Project Contact Person (email / phone): Kelli Lax - kelli@creativesigncompany.com 920.676.7757

Owner's Name Dan Klister	Address 845 North State St., Apt. 3405, Chicago IL 60610	Telephone 920.470.0833 Email dklister@foreinvestmentgroup.com
Signage Supplier Creative Sign Company	Address 505 Lawrence Dr., De Pere WI	Telephone 920.676.7757 Email kelli@creativesigncompany.com

Signage Types Pylon Sign Monument Sign Wall Sign Projecting Sign Marquee Sign

Freestanding Sign Sq.Ft. 77.33 **Building Sign Sq.Ft.** (3) bldgs total 17,312 **Estimated Value** \$8,900

**** FOR OFFICE USE ONLY ****

Zoning District	Building Frontage	Street Frontage See Site plan	Building Façade
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** The applicant hereby agrees to comply with all Federal, State, County and Municipal regulations; with the conditions of this permit; and understands that the issuance of this permit creates no legal liability, expressed or implied on the Town of Rib Mountain. The applicant certifies that all of the information contained herein is true and correct. The applicant is hereby advised that the findings of inspection are intended to report conditions of apparent non-compliance with code standards that are readily apparent at the time of inspection. The inspection of property does not involve a detailed examination of the mechanical systems or the closed structural and non-structural elements of the building and/or premises. No guarantee or warranty of the premises, operation, use of the durability of equipment or materials not specifically cited herein is expressed or implied.

*** Note that it is ultimately the owners/applicants responsibility to secure the required inspections and to have said inspections recorded. Failure to do so may result in forfeiture of the occupancy bond and denial of an occupancy permit. Occupancy prior to final inspection and approval is automatic cause for forfeiture of the occupancy bond. Bond shall also be forfeited for incompleteness of project in a timely manner.

APPLICANT SIGNATURE Kelli Lax **DATE SIGNED** 10.14.19

Fees	Permits Issued	Permit Status
Base Fee \$ 50.00 Square Feet \$ 77.33 Other \$ Total \$ 128.00	<input checked="" type="checkbox"/> Freestanding Sign <input type="checkbox"/> Building Sign	<input type="checkbox"/> ISSUED <input type="checkbox"/> ISSUED W/ CONDITIONS <input type="checkbox"/> DENIED Name _____ Date _____

Conditions of Approval or Reasons for Denial

How to Calculate Sign Square Footage

1. A sign placed within a frame, marquee sign, or other structure, sign area consists of the entire surface area of the sign on which copy could be placed. The supporting structure or bracing of a sign shall not be counted as a part of the sign face area unless such structure or bracing is made a part of the sign's message. Where a sign has 2 display faces, the combined total area of one face or the largest face shall be considered the sign face area.
2. A sign whose message is fabricated together with the background which borders or frames that message, sign face area shall be the total area of the entire background.
3. In the case of a sign whose message is applied to a background which provides no border or frame, sign face area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems, and other elements of the sign message.
4. Signs less than one square foot in area are not regulated by this Ordinance.
5. The following illustrations demonstrate how sign face area shall be determined.

See Reverse Side for Signage Examples and General Regulations



AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, February 12, 2020

ITEM: Docket#2020-002: Discussion and recommendation on a requested precise implementation plan for site plan modification (parking lot) at 225005 Lilac Avenue, per Section 17.233

FROM: Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT: Candie Frank, TNC Development, LLC., 2796 Highway 218, Montrose, IA 52636

OWNER: TNC Development, LLC., 2796 Highway 218, Montrose, IA 52636

PROPERTY ADDRESS: 225002 Lilac Avenue

PIN/PARCEL #: 068-2807-145-0993 / 34.142807.0GL.003.04.00

ZONING: UDD Unified Development District

ADJACENT ZONING: **NORTH:** UDD/SR-3 **SOUTH:** SC **EAST:** SR-3 **WEST:** ROW

FUTURE LAND USE: Future Commercial

BACKGROUND

Fall of 2019, Service Master expanded their parking lot to the south. This was done without prior approvals. Service Master has been under new ownership for just over a year and the new owners were unaware of the Town's Ordinances and Policies regarding development.

PREVIOUS ACTIONS: Approval of Rezone (SR-3 to UDD) and CUP (3/14/2012) (Docket# 2012-09)
Approval of Precise Implementation Plan (3/29/2015) (Docket# 2015-07)

STAFF COMMENTS: See Determination Report (attached)

ATTACHMENTS: Hearing Notice, Precise Implementation Plan Determination Report, Zoning Map, Proposed Site Plan, Project Narrative and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION: Approve option A on the Determination Report.

FURTHER ACTION(S): Forward the Plan Commission recommendation to the Town Board on 2/18 [Staff]

FOR OFFICE USE ONLY – DO NOT PUBLISH

1ST NOTICE DATE: **Saturday, February 1st, 2020**
2ND NOTICE DATE: **Wednesday, February 5th, 2020**

HEARING DATE: **Wednesday, February 12th, 2020**

**TOWN OF RIB MOUNTAIN NOTICE OF HEARING ON A
ZONING MAP AMENDMENT REQUEST**

NOTICE IS HEREBY GIVEN a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 12th day of February, 2020**, at 6:00 P.M. to hear and consider the request of:

TNC Development LLC, agent, requests Precise Implementation Plan approval for a site plan modification at the property addressed 225005 Lilac Ave. Parcel #34.142807.0GL.003.04.00. Per RMMC Section 17.233 – Unified Development District Procedures.

DATED this 31st day of January, 2020



Jared Wehner, Director of Community Development



PRECISE IMPLEMENTATION PLAN DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-002	HEARING DATE:	February 12, 2020
APPLICANT:	Candie Frank, TNC Development, LLC., 2796 Highway 218, Montrose, IA 52636		
OWNER:	TNC Development, LLC., 2796 Highway 218, Montrose, IA 52636		
LOCATION:	225002 Lilac Avenue, Wausau, WI 54401		
DESCRIPTION:	Expansion of parking lot and modification to on-site stormwater retention system		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.233 Unified Development Districts Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING: **UDD Unified Development District**

This district is intended to provide for flexible development. This District is designed to forward both aesthetic and economic objectives of the Town by controlling the site design and the appearance, density, or intensity of development within the district in a manner that is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 17.233 for the procedure applicable to proposal review in this overlay district.

DEFINITION: 17.038

The purpose of the Unified Development District is also to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features, such as woods, streams, wetlands, etc., as integral components of a balanced ecology. The intent of these regulations provides for the development of land on the basis of comprehensive and coordinated site plans for specific project development, regulated by objective criteria rather than through the application of fixed formulae, thereby allowing for greater flexibility and improved quality of environmental design. Such a district may be established only with the consent of the owners of the land affected.

LAND USE: **Off-Street Parking and Traffic Circulation**

**DEFINITION SECTION:
17.174**

The purpose of this Subsection is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of off-street parking and circulation in accordance with the utilization of various sites.

REVIEW OF PERFORMANCE STANDARDS

Surfacing and Marking: All off-street parking and traffic circulation areas (including all residential driveways—except those within the A/R District) shall be paved with a hard, all-weather surface (blacktop or concrete), to the Parking are would need to be re-stripped, replacing the parking stalls that were already in place.

satisfaction of the Zoning Administrator. Said surfaces intended for 6 or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.

Lighting: All off-street parking and traffic circulation areas serving 6 or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use. An outdoor illumination level of between 0.4 and 1.0 foot candles is required for said areas.

Parking area is small enough to be served by wall-pack lighting.

Access: Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner which least interferes with traffic movements. No driveway across public property, or requiring a curb cut, shall exceed a width of 35 feet. (See also Table 17.174(6)(j))

Meets requirements, an access already exists off of Lilac Avenue.

Handicapped Parking Spaces: Parking for the handicapped shall be provided at a size, number, location, and with signage per State and Federal regulations.

Meets requirements, handicap spaces shown on north side of lot, near main entrance.

Parking Space Design Standards: Other than parking required to serve the handicapped, every and all provided off-street parking space shall comply with the minimum requirements of Table 17.174(6)(j). The minimum required length of parking spaces shall be 17.0 feet, plus an additional 1.5 foot vehicle overhang area at the end of the stall. All parking spaces shall have a minimum vertical clearance of at least 7 feet.

Stall specifications are not provided. Stalls to be striped at 9 feet in width and 17 feet in length, at a minimum. Aisle and drive lanes in this situation meet the requirements, but to the configuration of the lot.

Snow Storage: Required off-street parking and traffic circulation areas shall not be used for snow storage.

Snow storage should be designated on the site plan.

Parking Lot Design Standards: Horizontal widths for parking rows, aisles, and modules shall be provided at widths no less than listed in Table 17.174(6)(j), and shown on the following page.

Meets requirements due to configuration of the parking lot.

DETERMINATION / FINDING OF FACT

1. How is the proposed precise implementation plan (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town

The expansion of the hard surface of this site does not go against this chapter, so long as the requirements listed above are met. Nothing proposed is against the intent of the comprehensive plan or any other plan currently being pursued by the Town.

2. How is the proposed precise implementation plan (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town?

The only concern is the ability for the on-site system to retain stormwater runoff from the building and the parking lot. A neighboring resident has expressed concern with the site causing there to be water in the basement of his property. A "drainage ditch" along the east side of the property is supposed to carry water to the north and south. The south side of the property is the location of the retention area. The applicant states this area will be corrected in the spring with the rest of the parking lot improvements.

3. Is it likely that the proposed precise implementation plan, in its proposed location and as depicted on the required site plan (see (3)(d), above), will have an adverse impact on the use of adjacent property, the neighborhood, the physical environment, pedestrian or vehicular traffic, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the regulations or recommendations of this Chapter, the Comprehensive Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Town or other governmental agency having jurisdiction to guide growth and development?

A neighbor stopped in to state that the basement of the home that he owned to the east of the property has had water issues in the basement since the construction of the building. If this is found to be true, then further measures should be taken to retain stormwater on the property.

4. Does the proposed precise implementation plan maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The land use is not changing with this PIP and remains consistent with the Future Land Use Map.

5. Is the proposed precise implementation plan located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

This area is already served by public utility.

6. Do the potential public benefits of the proposed precise implementation plan outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration any proposal by the Applicant and any requirements recommended by the Applicant to ameliorate such impacts?

As long as the stormwater issues are fixed on-site, then all the benefits to the property will not outweigh the adverse impacts to neighboring property owners.

BACKGROUND INFORMATION

A conditional use permit was granted for the use of Indoor Sales and Service on the site on April 5, 2012. On April 29, 2015, the Plan Commission approved a modification to the Unified Development District Precise Implementation Plan to allow for the construction of a building addition and parking lot. At that time, no mention of stormwater was made.

CURRENT PROPERTY CONDITIONS

The building coverage exceeds the allowed Floor Area by 1% with an exceeding landscape plan. Since the construction, the parking lot was extended to the south, without approvals.

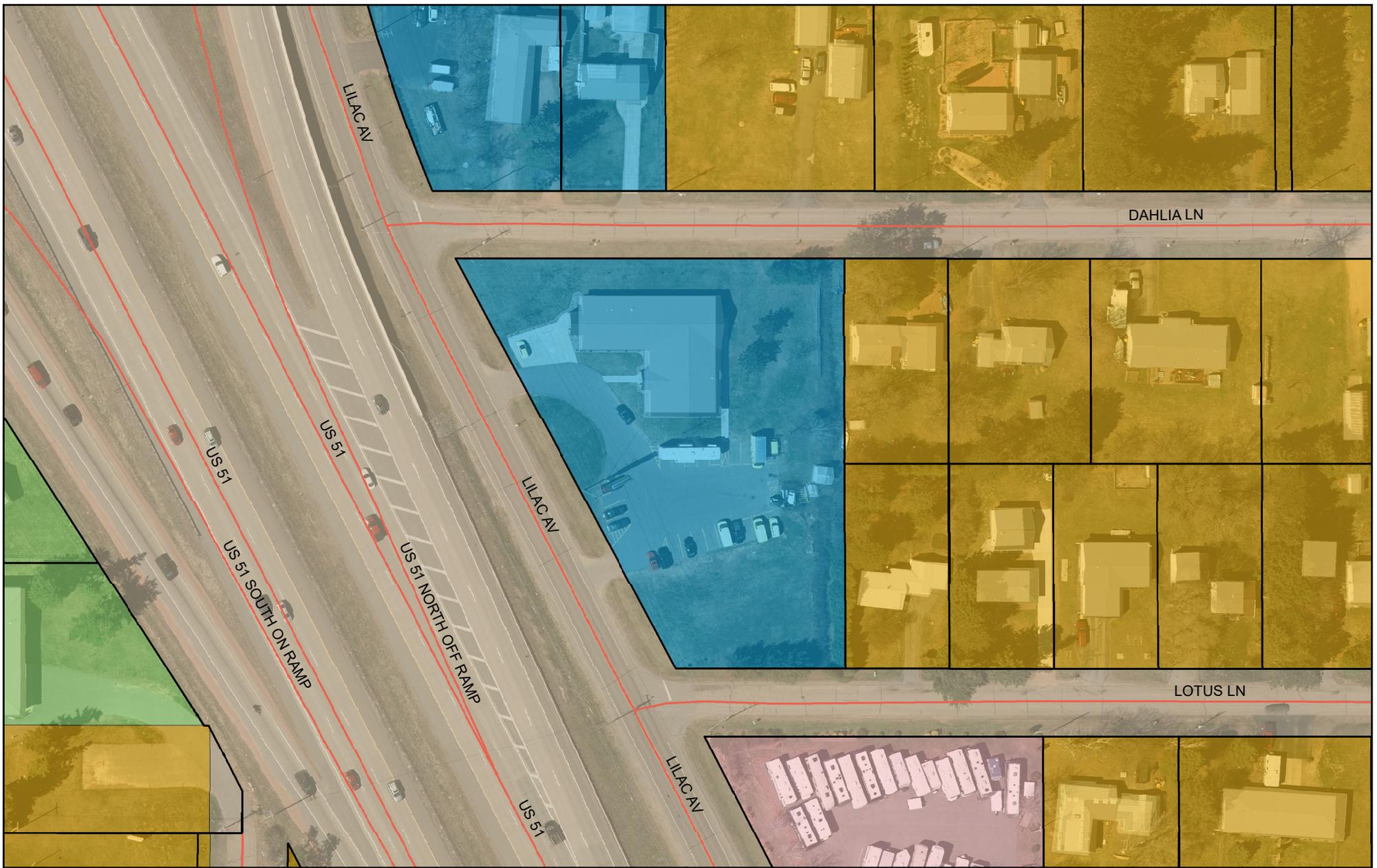
A resident did stop in the municipal center to discuss the changes that were proposed on the site. He stated that the home that he owned has had water in the basement since the construction of the building addition.

STAFF COMMENTS

Staff recommends the Stormwater plan for the site is revisited and revised to ensure all water from the site is being retained on-site and not trespassing onto neighboring properties. Staff is not recommending any further conditions.

POSSIBLE ACTIONS TO BE TAKEN

- A. Recommend the Board of Supervisors approves the application for a precise implementation allowing for the expansion of parking lot, at 225002 Lilac Avenue, with the following conditions:
 - 1. Expansion of the parking lot shall be in accordance with the performance standards depicted on the Site Plan and proposed project narrative;
 - 2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted within the project narrative shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
 - 3. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
 - 4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Town, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
 - 5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.
 - B. Defer action on the precise implementation plan based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on the evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.
 - C. Recommend the Board of Supervisors deny the application for a precise implementation plan based on substantial evidence (or lack thereof) provided at the public hearing.
-



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

Prepared by:
mi-TECH
www.mi-tech.us

Map Printed: 2/5/2020

 Parcels Outline
Zoning Districts (Sept 2017)
Zoning Districts
 Unzoned

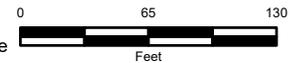
 CR-5ac Residential
 EO Estate Office
 ER-1 Estate Residential
 MR-4 Mixed Residential

 NC Neighborhood Commercial
 OR Outdoor Recreation
 RA-1 Rural Agricultural
 RA-2 Rural Agricultural

 ROW
 RR Rural Residential
 SC Suburban Commercial
 SI Suburban Industrial
 SO Suburban Office

 SR-2 Suburban Residential
 SR-3 Suburban Residential
 UC Urban Commercial
 UDD Unified Development

 UR-8 Urban Residential
 Building Outline
 Road Centerline
 Water Feature



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**TNC Development LLC
2796 Highway 218
Montrose, Iowa 52636**

1/23/2020

Steve Kuntz
Town of Rib Mountain
3700 North Mountain Road
Wausau, Wisconsin 54401-9274

Re: 5201 Lilac Avenue – Parking Lot

Dear Steve:

I have enclosed our application. I have completed it to the best of my ability. However, I thought that I would send a narrative as well.

On the map I have indicated where we placed the additional pavement for parking. We extended the asphalt 8 ft towards Lotus Lane. Then on the east side of the property where the existing parking lot curved we just squared it up and did not extend the lot to the east.

We will be removing a 20x16 piece of asphalt on the southeast corner as drawn in the map. We will then be sloping it east to the existing ditch. When we purchased this property, the ditch was and is completely filled in. We will be cleaning it out so water can actually slope toward this ditch.

I was on site to meet with Scott Turner. We discussed the above described solution to the parking lot issue. He agrees this will be acceptable with him and his department.

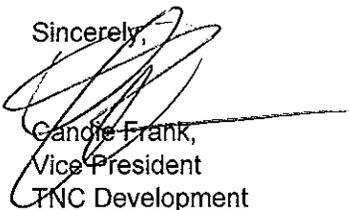
Obviously, this work cannot be completed until all the snow has melted, the ground is thawed, and the weather permits. So, I ask that this be completed by no later than August 2020.

We are requesting one of your meeting times in February. The meeting scheduled for later in the month would work best for us, however I understand it depends on your agenda. I will be having one of my employees represent me, Tom Johnson.

I look forward to hearing from you. I would appreciate it if you would email me the confirmed meeting date and you may mail the rest if any information to me. Or you may email everything to me.

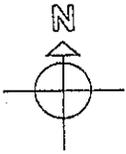
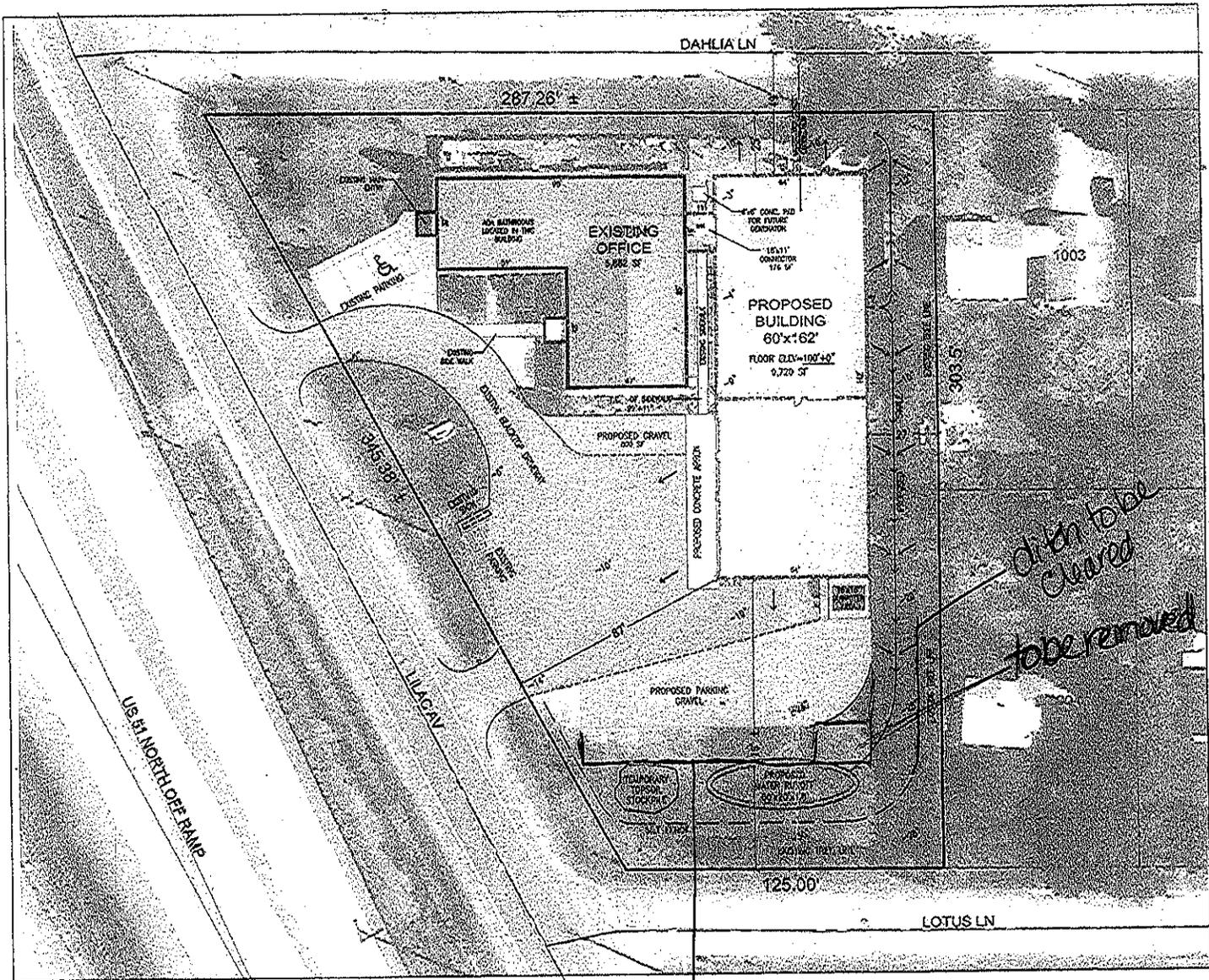
Thank you again for your help.

Sincerely,



Candie Frank,
Vice President
TNC Development

ctfrank@servicemaster-rrh.com
920-471-2518



SITE ADDRESS:
5201 LILAC AVE
WAUSAU, WI. 544401

MARATHON COUNTY
TOWN OF RIB MOUNTAIN

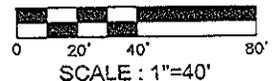
PARCEL# 34-142807-0GL-003-04-00
PIN# 068-2807-145-0993

TOTAL LOT
1.4 AC = 60984 SF

PROPOSED BUILDING & CONNECTOR	9,896
EXISTING BUILDING	9,242
	19,138 SF
PROPOSED GRAVEL & DUMPSTER AREA	4,158 SF
EXISTING DRIVEWAY, PARKING & SIDEWALK	12,270 SF
PROPOSED CONCRETE APRON & SIDEWALK	892 SF
REMAINING GREEN SPACE	27,421 SF
TOTAL LOT SQ.FT. 1.4 AC	60,984 SF

**PRELIMINARY
DRAWING**

NOTE:
DIMENSIONS ARE BASED OFF
MARATHON COUNTY GIS MAPPING
SYSTEM.



**PINNO
BUILDINGS**
Quality Post Frame Buildings
178856 COUNTY RD. T
ROSENDALE, WI. 54974
PHONE (920) 922-7010
FAX (920) 922-9993
www.pinnobldg.com

SERVICE MASTER
ATTN: DAWN ST. ORCS 715-842-2488

SITE LAYOUT

DRAWING NO.	15-181
SCALE:	1"=40'
DATE:	3/25/2015
REVISIONS	
	4/7/2015
	4/9/2015
SHEET NO.	1 OF 1

parking lot extended

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

General Instructions

APPLICANT: *TRIC Development LLC*

Before filing your application for a hearing it is suggested that you meet with the Zoning Administrator to thoroughly discuss your proposal. You may then request to be placed on the Planning Commission Agenda for an informal discussion of your hearing intentions and the feasibility of your proposed action. Such a discussion will result in a better informed Commission and may save you the required hearing fee if it appears that the proposed action is unlikely to result in a favorable recommendation.

If you decide to pursue your request for a hearing on your proposed action please submit the completed application and the required fees. You will be expected to attend the Commission meeting and present your request.

This application is used for all public hearings, which may include: rezoning, code changes, conditional use approvals, etc. In addition, there may be other forms required to complete your application, such as site plan review – please ask.

BELOW FOR TOWN USE ONLY

- | | |
|---|-----------------------------|
| () FEE: \$ <u>250.00</u> + publication costs | PAID BY: _____ |
| () RECEIPT # _____ | RECEIVED BY: _____ |
| () DOCKET # _____ | ASSIGNED BY: _____ |
| () HEARING DATE: _____ | SCHEDULED BY: _____ |
| () NOTICE OF HEARING: _____ | DATE POSTED / MAILED: _____ |

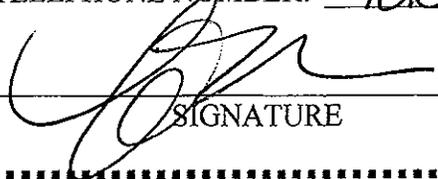
TOWN OF RIB MOUNTAIN

Application for Site Plan or Special Use Review / Approval

PETITIONER: TNC Development LLC

MAILING ADDRESS: 2796 Highway 218 Montrose IA 52639

TELEPHONE NUMBER: 920-471-2518


SIGNATURE

DATE

PROPERTY OWNER: * TNC Development LLC

MAILING ADDRESS: 2796 Highway 218 Montrose IA 52639

TELEPHONE NUMBER: 920-~~000~~ 471-2518


SIGNATURE

DATE

* The applicant should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

FILL IN ALL DATA LISTED BELOW OR PROVIDE EXPLANATION:

1. STREET ADDRESS OF PARCEL: 5201 Lilac Ave Wausau WI 54401

2. PRESENT PARCEL NUMBER: 34-142007-06L-003-04-00

3. WRITTEN DESCRIPTION of the intended use including:

___ a) the existing zoning district: ()

X b) The land use plan map designations:..... (extend parking lot)

___ c) A Natural Resources Site Evaluation Worksheet:..... ()

___ d) The current land uses for the subject property:..... ()

___ e) The proposed land uses for the subject property:..... ()

___ f) IF RESIDENTIAL: The proposed number of

1). Residents: ()

2) Dwelling units: ()

3) Site density (unite per acre) ()

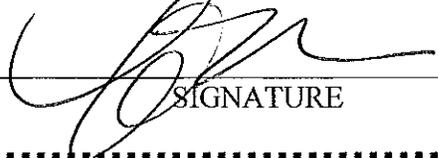
TOWN OF RIB MOUNTAIN

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_____ e) The proposed land uses for the subject property:..... ()

_____ f) IF RESIDENTIAL: The proposed number of

1). Residents: ()

2) Dwelling units: ()

3) Site density (unite per acre) ()

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Candie Frank

ADDRESS: 2796 Hwy 218 CITY: Montrase ZIP: IA 52639

OFFICE PHONE: 920-471-2518 CELL PHONE: 920-471-2518

PROPERTY OWNER:

NAME: TNC Development LLC

ADDRESS: 2796 Hwy 218 CITY: Montrase ZIP: IA 52639

OFFICE PHONE: 920-471-2518 CELL PHONE: 920-471-2518

SIGNATURE OF OWNER / APPLICANT: _____

REQUEST: modification of parking lot - was installed
now needs to be ~~corrected~~ corrected for zoning
violations - and needs approval.

APPLICABLE ZONING CODE SECTION: _____

LOCATION:

PARCEL ADDRESS: 5201 Lilac Avenue

PARCEL NUMBER: 068-2807-145-0993

LEGAL DESCRIPTION: 60 14-28-07 Pt of S 1/2 of gov
lot 3 com @ SE cor of NW 1/4 NW
1/4 S 658.6' W 227.5' to S LN Dahlia
Ln W 640' to Pob W 1.446 acres

**AGREEMENT FOR PAYMENT OF CONSULTING SERVICES
RELATING TO ZONING APPLICATION**

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the Applicant from the Town of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned, as Applicant, hereby agrees as follows:

- A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.
- B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.
- C. Failure of the Applicant to make payment for the services provided to the Town due to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN

I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.

TNC Development LLC 
Applicant

12/23/2019
Date

_____ g) The proposed amount of:

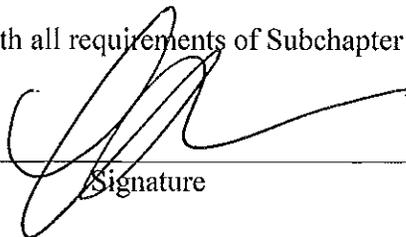
- 1) Employees: (_____)
- 2) Daily customers:.....(_____)
- 3) Floor area:..... (_____)
- 4) Floor area ratio:.....(_____)
- 5) Landscape surface area:.....(_____)
- 6) Landscape area ratio:(_____)
- 7) Impervious surface area(_____)
- 8) Impervious surface area ratio: (_____)
- 9) Average building height (_____)
- 10) Maximum building height.....(_____)

_____ h) Any operational considerations relating to:

- 1) Hours of operation
- 2) Projected normal peak water usage
- 3) Sanitary sewer or septic loadings
- 4) Traffic generation

_____ i) Operations considerations relating to potential nuisance creation including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, Electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waster materials, drainage and hazardous materials. If no such nuisances will be created, sign the following statement:

“The proposed development shall comply with all requirements of Subchapter 17-1X.”



Signature

_____ j) Describe exterior building and fencing materials;

_____ k) Possible future expansion and related implications for a-j above;

_____ l) Any other information pertinent to adequate understanding by the P.C. of the intended use and its relation to nearby properties.

4. **A SMALL LOCATION MAP** at 11"x17" showing the subject property and its relationship to the nearest street intersection.

5. **A PROPERTY SITE PLAN** drawing (and reduction at 11"x17") which includes:
 - _____ a) A title block showing the name, address and telephone number(s) of the current property owner and/or agent(s), (developer, architect, engineer, planner) for the project.

 - _____ b) The date of the original plan and the latest date of revision to the plan;

 - _____ c) A north arrow and graphic scale (not smaller than 1"=100");

 - _____ d) A legal description of the property;

 - _____ e) All property lines and existing and proposed right-of-way lines with bearings and dimensions;

 - _____ f) All existing and proposed easements and dimensions showing ownership purpose.

 - _____ g) All required building setback lines;

 - _____ h) All existing and proposed buildings, structures and paved areas, including building entrances, walks , drives, decks, patios, fences, utility poles, drainage facilities and walls.;

 - _____ i) the location and dimension of all access points onto public streets;

 - _____ j) The location and dimension of all on-site parking (and off-site parking provisions), including a summary of the number of parking stalls provided versus required by the zoning ordinance:

Parking Required:		
Employees	_____	
Patrons	_____	
(#) Spaces	_____	sq. ft. = _____
Students	_____	
Residents	_____	
Other	_____	
Parking provided:		
Employees	_____	
Patrons	_____	
(#) Spaces	_____	sq. ft.: = _____
Students	_____	
Residents	_____	
Other	_____	

- _____ k) The location and dimension of all loading and service areas and dimensions:
- _____ l) The location of all outdoor storage areas and design of screening devices;
- _____ m) The location, type, height, size and lighting of all signage;
- _____ n) The location, height, design, type, illumination power and orientation of all exterior lighting, including the demonstration of compliance with Section 17.177;
 - 1.) Provide an illustration plot plan; _____
 - 2.) Does illumination fall between 0.4 – 0.5-foot candles at the proper lines? _____
 - 3.) Are all fixtures cut off type? _____
If not, explain _____
- _____ o) The location and type of any permanently protected green space areas;
- _____ p) The location of existing and proposed drainage facilities;
- _____ q) Does 2-year post-development exceed 2-year pre-development?
Does 10-year post-development exceed 10-year pre-development?
Does 25-year post-development exceed 10-year pre-development?

6. **A DETAILED LANDSCAPING PLAN** of the subject property at the same scale as the main plan and reductions at 11'x17', showing all required areas and landscaping points for meeting the requirements of Subchapter 17-VII List the landscaping provided, with points on the landscape plan.

LANDSCAPE CALCULATIONS;

POINTS REQUIRED:

- a) Lineal feet of bldg. Fnd. x points per 100 L.F. required = _____.
 - b) Gross square feet of floor area x # _____ points per 1000 Sq. Ft.= _____
 - c) Lineal feet of street frontage x # _____ points per 100 L.F. required = _____
 - d) 1) Gross square feet of paved areas (per 10,000 sq. ft.) x # _____ points required (per 10,000 sq. ft.) = _____.
 - 2) Parking stalls provided ÷20# = _____, X # _____ points required = _____.
- Provide landscaping per the greater number of points in d. #1 _____, or d. #2 _____.

POINTS PROVIDED:

- a) Lineal feet of building fnd. X points + _____.
- b) Gross square feet of floor area points per 1000 S.F. = _____.
- c) Lineal feet of Street Frontage points + _____.

Provide landscaping per the greater number of points in d. #1 _____,
or d. #2 _____.
Points provided as screening in paved/parking area points = _____.

- 7. A **GRADING AND EROSION CONTROL PLAN** at the same scale as the main plan and reduction at 11'x17' showing existing and proposed grades, including retention walls and related devices and erosion control measures.
- 8. **ELEVATION DRAWINGS** of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment depicting exterior materials, texture, color and overall appearance.



FOR OFFICE USE ONLY

9. ZONING ADMINISTRATOR REVIEW:

Complies with site plan review checklist: _____ Yes _____ No _____ Phased

List items missing from checklist: _____

10. OVERLAY DISTRICTS:

Wetlands? _____; Lakeshore? _____; Drainage way? _____;

Woodland? _____; Steep Slope? _____; Recharge Area? _____;

11. STORM SEWER DISTRICT CONCERNS?

12. OTHER POTENTIAL CONCERNS:

13. RECOMMENDATION: _____
CONDITIONAL APPROVAL _____

APPROVAL _____
DENIAL: _____

Date received: _____

Reviewed by: _____

Amount received: _____

Date reviewed: _____

Notice to adjacent property owners: _____

Date scheduled for Plan Commission: _____

This SITE PLAN map for _____ was approved/denied by the Rib Mountain Planning & Zoning Commission at a meeting held _____, subject to the following conditions:

Copied to: Town Engineer
Town Administrator
Town Streets & Parks Superintendent

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

General Instructions

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- () FEE: \$ 250.00 + publication costs PAID BY: _____
- () RECEIPT # _____ RECEIVED BY: _____
- () DOCKET # _____ ASSIGNED BY: _____
- () HEARING DATE: _____ SCHEDULED BY: _____
- () NOTICE OF HEARING: _____ DATE POSTED / MAILED: _____



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, February 12, 2020
ITEM:	Docket #2020-003: Discussion and recommendation on a request for an amendment of the final plat for Stone Horizon Subdivision, parcel numbers 34.182807.016.003.00.00 and 34.182807.016.004.00.00
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Nathan Wincentsen, Riverside Land Surveying, LLC., 5310 Willow Street, Weston, WI 54476							
OWNER:	Paul J Hackle and Mary M Hackle, Mountainberry Court, Wausau, WI 54401							
PROPERTY ADDRESS:	147440 County Road N							
PIN/PARCEL #:	068-2807-184-0981/34.182807.016.003.00.00 & 068-2807-184-0980/34.182807.016.004.00.00							
ZONING:	ER-1 Estate Residential							
ADJACENT ZONING:	NORTH:	RA-1	SOUTH:	RA-2	EAST:	RR	WEST:	RR
FUTURE LAND USE:	Future Commercial							

BACKGROUND

This Final Plat was previously approved, but not yet recorded. The owner of the property being subdivided was able to purchase additional land to the east to add another 3 lots. Since it was not recorded, Staff felt it would be cleaner to submit a new Final Plat for review. The configuration of the plat has not changed, as it still allows for a future connection to the north.

Items to be completed: Signing and recording of Developer's Agreement, Review of Stormwater by DPW

PREVIOUS ACTIONS:	Approval of Final Plat (10/25/2018) (Docket# 2018-43)
	Approval of amendment of Final Plat (7/10/2019) (Docket# 2019-20)

STAFF COMMENTS: See Determination Report (attached)

ATTACHMENTS: Amended Final Plat (dated 1/29/2020) and Application

POSSIBLE ACTIONS TO BE TAKEN

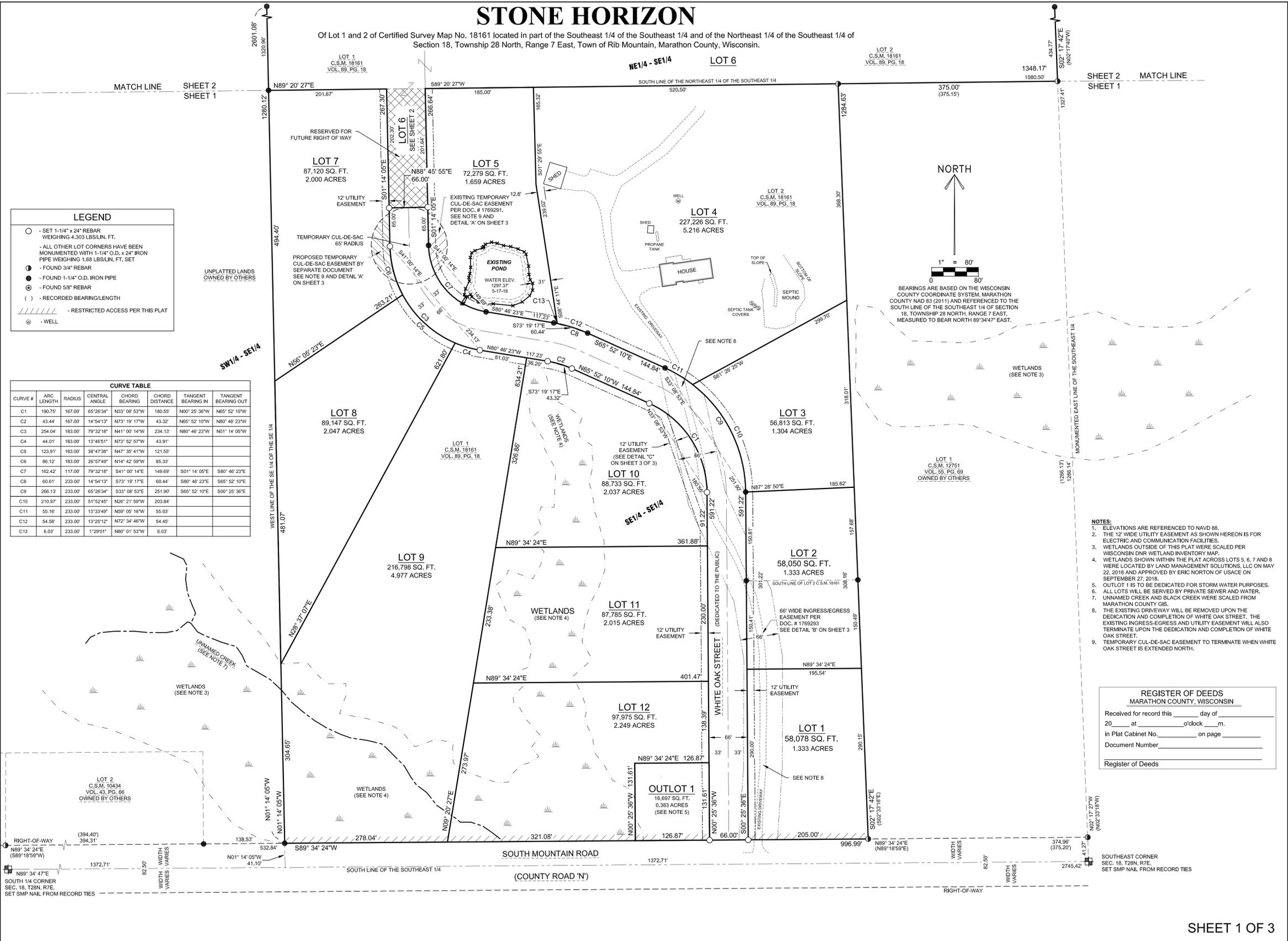
- A) Recommend approval of the Final Plat amendment for Stone Horizon Subdivision as presented.
- B) Recommend approval of the Final Plat amendment for Stone Horizon Subdivision with conditions/modifications.
- C) Recommend denial of the Final Plat amendment for Stone Horizon Subdivision.

REQUESTED ACTION: Approve option A on the Determination Report.

FURTHER ACTION(S): Forward the Plan Commission recommendation to the Town Board on 2/18 [Staff]

STONE HORIZON

Of Lot 1 and 2 of Certified Survey Map No. 18161 located in part of the Southeast 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.



LEGEND

- - SET 1-1/4" x 24" REBAR WEIGHING 4.303 LBS/LIN. FT.
- ALL OTHER LOT CORNERS HAVE BEEN MONUMENTED WITH 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- - FOUND 3/4" REBAR
- - FOUND 1-1/4" O.D. IRON PIPE
- - FOUND 5/8" REBAR
- () - RECORDED BEARING/LENGTH
- //// - RESTRICTED ACCESS PER THIS PLAT
- ⊕ - WELL

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING IN	TANGENT BEARING OUT
C1	190.75	167.00	65°26'34"	N33°08'53"W	180.55	N00°25'36"W	N65°52'10"W
C2	43.44	167.00	14°54'13"	N73°19'17"W	43.32	N65°52'10"W	N80°46'23"W
C3	254.04	183.00	79°32'18"	N41°00'14"W	234.13	N80°46'23"W	N01°14'05"W
C4	44.01	183.00	13°46'51"	N73°52'57"W	43.91		
C5	123.91	183.00	38°47'38"	N47°35'41"W	121.55		
C6	86.12	183.00	26°57'49"	N14°42'59"W	85.33		
C7	162.42	117.00	79°32'16"	S41°00'14"E	149.69	S01°14'05"E	S80°46'23"E
C8	60.61	233.00	14°54'13"	S73°19'17"E	60.44	S80°46'23"E	S65°52'10"E
C9	266.13	233.00	65°26'34"	S33°08'53"E	251.90	S65°52'10"E	S00°25'36"E
C10	210.97	233.00	51°52'45"	N26°21'59"W	203.84		
C11	55.16	233.00	13°33'49"	N59°05'16"W	55.03		
C12	54.58	233.00	13°25'12"	N72°34'46"W	54.45		
C13	6.03	233.00	1°29'01"	N80°01'53"W	6.03		

- NOTES:**
- ELEVATIONS ARE REFERENCED TO NAVD 88.
 - THE 12' WIDE UTILITY EASEMENT AS SHOWN HEREON IS FOR ELECTRIC AND COMMUNICATION FACILITIES.
 - WETLANDS OUTSIDE OF THIS PLAT WERE SCALED PER WISCONSIN DNR WETLAND INVENTORY MAP.
 - WETLANDS SHOWN WITHIN THE PLAT ACROSS LOTS 5, 6, 7 AND 8 WERE LOCATED BY LAND MANAGEMENT SOLUTIONS, LLC ON MAY 22, 2018 AND APPROVED BY ERIC NORTON OF USACE ON SEPTEMBER 27, 2018.
 - OUTLOT 1 IS TO BE DEDICATED FOR STORM WATER PURPOSES.
 - ALL LOTS WILL BE SERVED BY PRIVATE SEWER AND WATER.
 - UNNAMED CREEK AND BLACK CREEK WERE SCALED FROM MARATHON COUNTY GIS.
 - THE EXISTING DRIVEWAY WILL BE REMOVED UPON THE DEDICATION AND COMPLETION OF WHITE OAK STREET. THE EXISTING INGRESS/EGRESS AND UTILITY EASEMENT WILL ALSO TERMINATE UPON THE DEDICATION AND COMPLETION OF WHITE OAK STREET.
 - TEMPORARY CUL-DE-SAC EASEMENT TO TERMINATE WHEN WHITE OAK STREET IS EXTENDED NORTH.

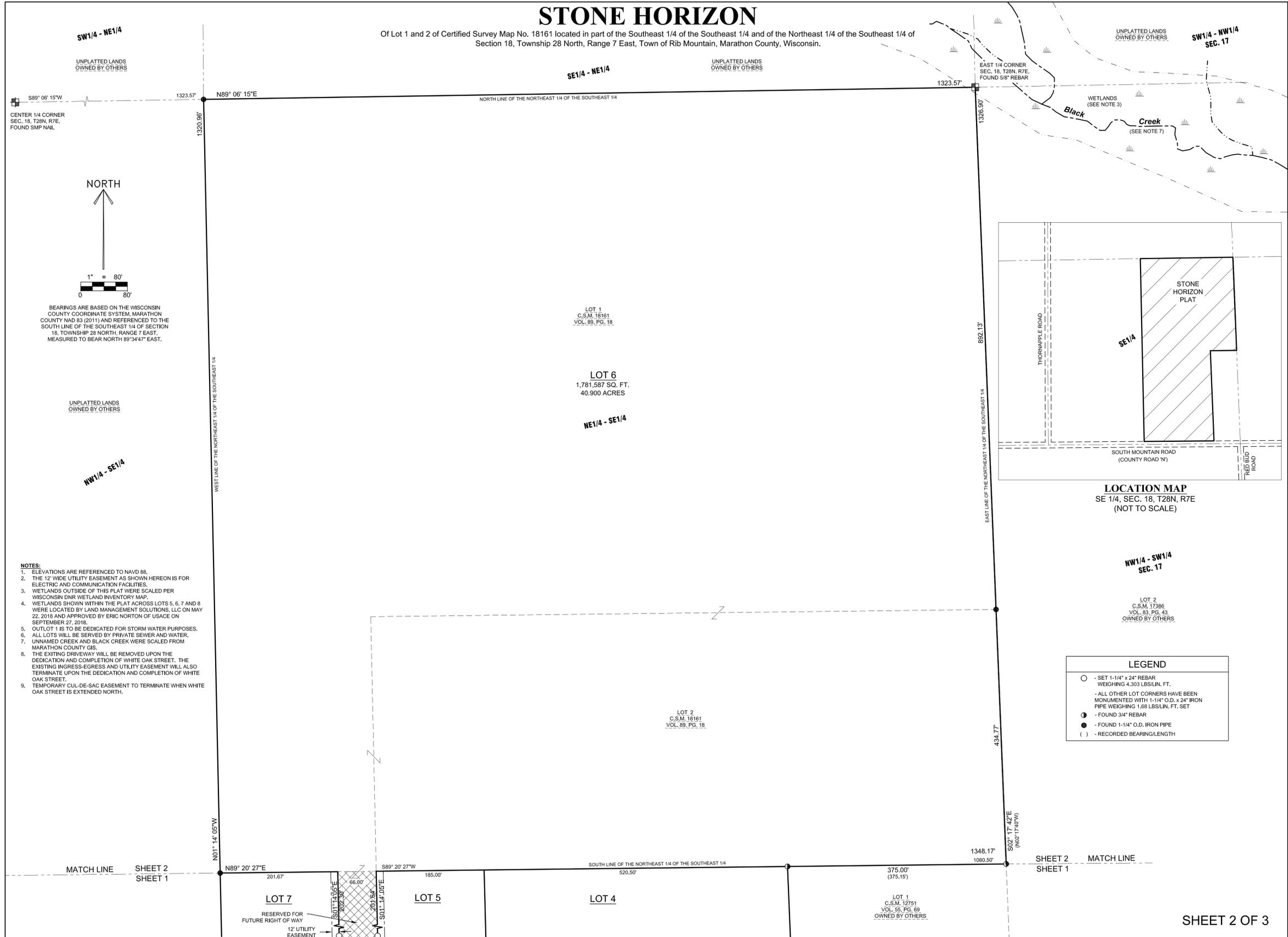
REGISTER OF DEEDS
MARATHON COUNTY, WISCONSIN

Received for record this _____ day of _____
20____ at _____ o'clock _____ m.
in Plat Cabinet No. _____ on page _____
Document Number _____

Register of Deeds

STONE HORIZON

Of Lot 1 and 2 of Certified Survey Map No. 18161 located in part of the Southeast 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°34'47" EAST.

- NOTES:**
- ELEVATIONS ARE REFERENCED TO NAVD 88.
 - THE 12' WIDE UTILITY EASEMENT AS SHOWN HEREON IS FOR ELECTRIC AND COMMUNICATION FACILITIES.
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LEGEND	
○	- SET 1-1/4" x 24" REBAR WEIGHING 4.303 LBS/LIN. FT.
-	- ALL OTHER LOT CORNERS HAVE BEEN MONUMENTED WITH 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
⊙	- FOUND 3/4" REBAR
●	- FOUND 1-1/4" O.D. IRON PIPE
()	- RECORDED BEARING/LENGTH



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, February 12, 2020

ITEM: Discussion and direction on Future Land Use Map and Designations.

FROM: Jared Wehner, Director of Community Development

BACKGROUND

From the Plan Commission's discussion on January 22, Staff has recreated the Future Land Use Map to fit the Commission's vision for future development within the Town. Staff has also come up with a draft of the descriptions of each of the designations, as well as some development policies.

Another concept to think about is a possibility of a "Rural Mixed" future designation that could potentially mix rural residential with rural, low-impact commercial activity along the County Road N corridor, outside of the 2040 sewer service boundary.

PREVIOUS ACTIONS: None

STAFF COMMENTS: Please review the attached map and designation descriptions

ATTACHMENTS: Draft Future Land Use Map and Draft Future Land Use Designation Descriptions

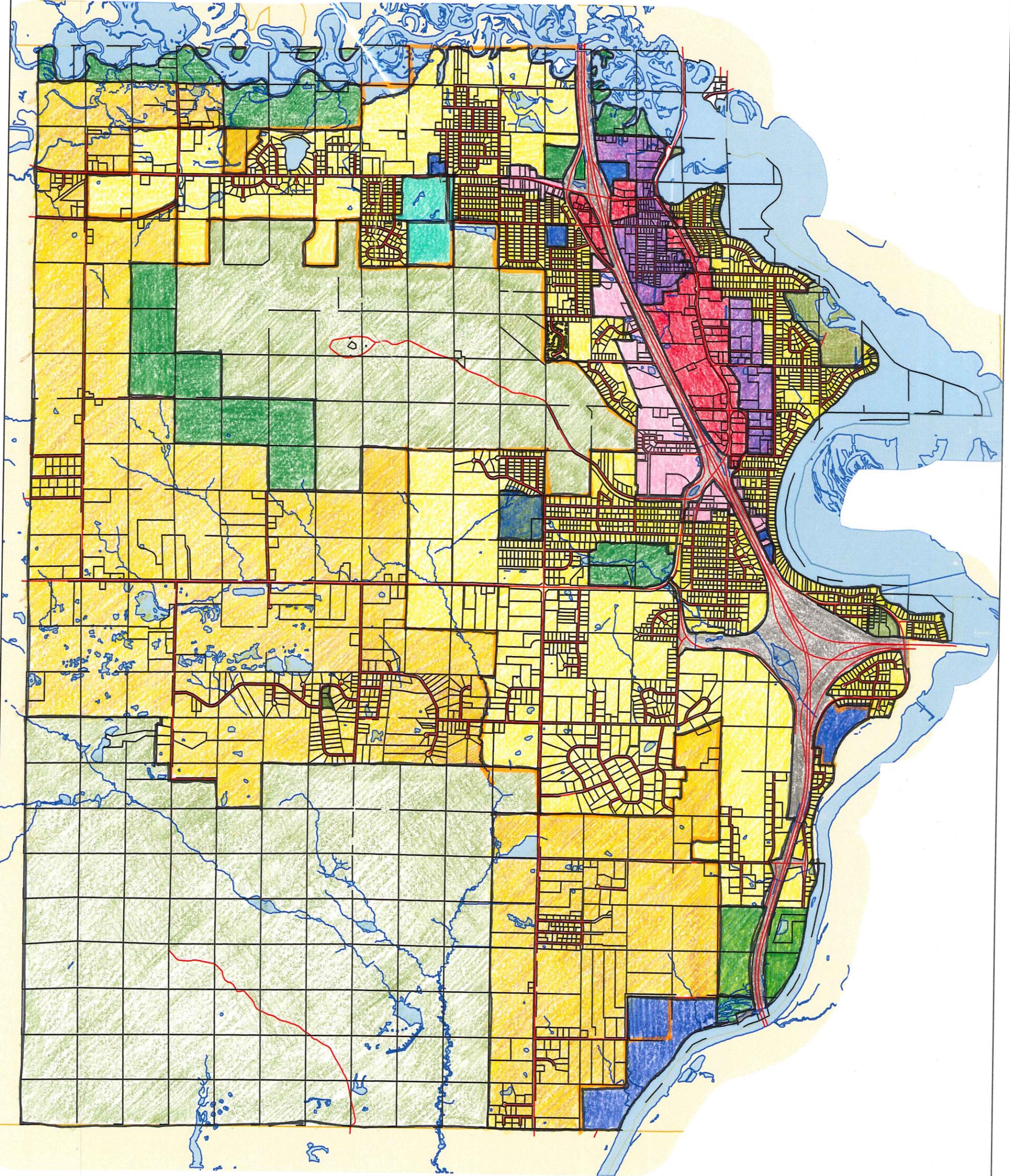
POSSIBLE ACTIONS TO BE TAKEN

- A) Move to direct Staff to proceed to work with the NCWRPC to revise the Future Land Use Map and Land Use Chapter as presented by Staff.
- B) Move to direct Staff to add a Rural Mixed Designation and then work with the NCWRPC to revise the Future Land Use Map and Land Use Chapter as modified by Staff.
- C) Move to direct Staff to make additional/other changes to the Future Land Use Map as discussed and proceed to work with the NWRPC to revise the Future Land Use Map and Land Use Chapter.

REQUESTED ACTION: Give Staff direction to move forward.

FURTHER ACTION(S): Work with NCWRPC to complete the modifications to this map and chapter [Staff].

Future Land Use Map - DRAFT



<p>Rib Mountain: "Where Nature, Family, and Sport Come Together"</p> <p>Prepared by: MI-TECH www.mi-tech.us</p> <p>Map Printed: 1/27/2020</p>	<ul style="list-style-type: none"> Parcels Outline Road Centerline Water Feature Water Feature 2040 SEWER SERVICE BOUNDARY 	<ul style="list-style-type: none"> REGIONAL COMMERCIAL LOCAL COMMERCIAL FLEX COMMERCIAL RECREATION GOVERNMENT/INFRASTRUCTURE 	<ul style="list-style-type: none"> RECREATION ENVIRONMENTAL SUBURBAN NEIGHBORHOOD RURAL NEIGHBORHOOD 	<p>0 750 1,500 3,000</p> <p>Feet</p> <p>N</p>	<p>TOWN OF RIB MOUNTAIN <i>Where Nature, Family, & Sport Come Together</i></p> <p><small>DISCLAIMER: The information and depictions contained herein are for informational purposes only; Mi-Tech 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. 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>
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Figure 7.4 Future Land Use Designations, Descriptions and Development Policies

Future Land Use Designation	General Description of Land Uses	Typical Implementation of Standard Zoning District	Density	Development Policies
Rural Neighborhood	Large lot, low-density residential development, home occupations, recreational and limited agricultural uses served by private on-site wastewater treatment systems (POWTS) and private wells. This area is outside of the 2040 sewer service boundary.	<ul style="list-style-type: none"> ▪ CR-5 Countryside Residential ▪ ER-1 Estate Residential ▪ SR-2 Suburban Residential 	Maximum of 1 dwelling unit per ½ acre on a conventional or mound wastewater system, or as permitted by the designated zoning district.	<ol style="list-style-type: none"> 1. Limit development in environmentally sensitive areas by: <ul style="list-style-type: none"> ○ Discouraging the use of holding tanks; ○ Discouraging driveways longer than 1,000 feet; ○ Discourage the construction and use of private roads. 2. New development occurs in a manner that does not impede future, orderly development or subdivisions. 3. Encourage cluster development or conservation subdivisions. 4. Encourage the use of group wastewater treatment systems. 5. Promote the interconnection of the road and trail networks within and among neighborhoods.
Suburban Neighborhood	Small lot, higher-density residential development, home occupation, small-scale institutional and recreational uses served by public water and sewer facilities. This area is within the 2040 sewer service boundary.	<ul style="list-style-type: none"> ▪ SR-3 Suburban Residential ▪ SR-4 Suburban Residential ▪ MR-4 Mixed Residential 	Maximum of 4 dwelling units per acre or as permitted by the designated zoning district.	<ol style="list-style-type: none"> 1. New development is expected to connect to public sewer and water. 2. New higher-density development shall be conscious of established neighborhoods. 3. Design and layout of new construction shall be mindful and enhancing of the existing neighborhood or near-by neighborhoods. New subdivisions shall establish a neighborhood design plan. 4. Pursue infill opportunities where feasible. 5. Promote the interconnection of the road and trail networks within and among neighborhoods.
Local Commercial	Smaller scaled, low-impact and low-traffic/limited volume commercial development, offices, medical facilities, personal/professional services or sales scaled to provide at the local level. These areas shall be served by public sewer and water facilities as this designation is within the 2040 sewer service boundary.	<ul style="list-style-type: none"> ▪ NC Neighborhood Commercial ▪ EO Estate Office ▪ SO Suburban Office ▪ SC Suburban Commercial 	Minimum lot sizes per the associated zoning district.	<ol style="list-style-type: none"> 1. New development shall be conscious of all nearby established neighborhoods. 2. Sites should be designed for multi-modal transportation 3. New development should be conscious of and address on-site and nearby environmental and traffic conditions.
Regional Commercial	Large scaled, high-impact, high-traffic volume commercial development, big-box retail, large indoor commercial entertainment scaled to provide sales or service at a regional level. These areas shall be served public sewer and water facilities as this designation is within the 2040 sewer service boundary.	<ul style="list-style-type: none"> ▪ SC Suburban Commercial ▪ SO Suburban Office ▪ UC Urban Commercial ▪ CC Central Commercial 	Minimum lot sizes per the associated zoning district.	<ol style="list-style-type: none"> 1. Assure that new development provides an attractive rear yard appearance for existing and future development behind these sites. 2. Require developments to address off-site traffic, environmental, and neighborhood impacts. 3. Promote infill and redevelopment projects of outdated sites along the Rib Mountain Drive Corridor 4. Sites should be designed for multi-modal transportation.
Flex	Vibrant, pedestrian-orientated mixed residential and commercial development which allows for people to live, work, shop and obtain daily services within a walking distance. Carefully blended to include a mix of uses on one site or adjacent sites that integrate with one another. These areas shall be served public sewer and water facilities as this designation is within the 2040 sewer service boundary.	<p>A mix of:</p> <ul style="list-style-type: none"> ▪ MR-4 Mixed Residential ▪ UR-8 Urban Residential ▪ NC Neighborhood Commercial ▪ SO Suburban Office ▪ SC Suburban Commercial ▪ UC Urban Commercial 	Minimum lot sizes per the associated zoning district.	<ol style="list-style-type: none"> 1. All development shall incorporate and integrate with adjacent existing residential uses, if none, a residential component of the project would be strongly recommended. 2. Promote shared off-street parking 3. Promote the creation of 3rd places 4. Promote the interconnection of the road and trail networks within and among neighborhoods. 5. Promote infill and redevelopment projects of outdated sites. 6. New development should be multi-storied. 7. Setbacks should be reduced where appropriate. 8. At the time of development, sidewalks should be constructed in the right-of-way, with the intent to connect to Rib Mountain Drive and Robin Lane.

Outdoor Commercial Recreation	A development scaled to a regional level, with a potentially high impact, pursuant to sports, amusement and recreational activities, available to the general public for a fee, where the principal use is outdoors, but which may include additional related principal or accessory uses that are indoors. A residential component may be incorporated, but shall not be the primary use. These areas shall be served public sewer and water facilities as this designation is within the 2040 sewer service boundary.	<ul style="list-style-type: none"> ▪ OR Outdoor Recreational or any district determined to further the intent of this designation. 	Minimum lot sizes per the associated zoning district.	<ol style="list-style-type: none"> 1. All development shall emphasize human/nature interaction while preserving, protecting and enhancing the open spaces, forested spaces and conservancy areas around Rib Mountain, Nine Mile Forest Unit and other environmentally sensitive areas. 2. All development shall incorporate and integrate with adjacent existing residential uses 3. Require developments to address off-site traffic, environmental, and neighborhood impacts. 4. Sites should be designed for multi-modal transportation. 5. Promote the creation of 3rd places 6. Promote the interconnection of the road and trail networks within and among neighborhoods.
Outdoor Recreation	Parks, public recreational areas, public open spaces, and private lands and buildings available for public recreation and/or conservation.	<ul style="list-style-type: none"> ▪ OR Outdoor Recreational or any district allowing for a park of any size 	Minimum lot sizes per the associated zoning district.	<ol style="list-style-type: none"> 1. Allow for passive recreational activities 2. Preserve, protect and enhance open spaces, forested spaces and conservancy areas around Rib Mountain, Nine Mile Forestry Unit and other environmentally sensitive areas.
Environmental Protection	Generally consists of continuous systems of open space which include environmentally sensitive lands, natural resources, and wildlife habitat intended for long term preservation. More particularly, includes FEMA 1% regional (100-year) floodplains, WIDNR mapped wetlands, and 75-foot shoreland setback areas from navigable waterways, where state and federal regulations significantly limit development. Where overlapping with "Parks and Recreation," "Environmental Corridor" designation is not shown on the Future Land Use Map.	<ul style="list-style-type: none"> ▪ TBD 	No new building development typically allowed within Environmental Corridor, excepting for recreational amenities and/or education facilities specifically designed to provide citizen access to environmental corridors for the purpose of facilitating a public appreciation of such corridors.	<ol style="list-style-type: none"> 1. Allow for passive recreational activities 2. Preserve, protect and enhance open spaces, forested spaces and conservancy areas around Rib Mountain, Nine Mile Forestry Unit and other environmentally sensitive areas. 3. Where development is proposed near mapped Environmental Corridors, determine the exact boundaries of the Environmental Corridor based on the features that define those areas. Remap these areas away from Environmental Corridor to allow more intensive uses if: <ul style="list-style-type: none"> ▪ more detailed information or studies reveal that the characteristic(s) that resulted in their designation as an Environmental Corridor is not actually present, ▪ approvals from appropriate agencies are granted to alter land so that the characteristic that resulted in its designation will not exist, and/or ▪ a mapping error is confirmed.
Government & Public Utilities	Large-scale public buildings, schools, substations, and special care facilities.	Multiple zoning districts; such uses usually listed as conditional uses.	Minimum lot sizes per the associated zoning district.	<ol style="list-style-type: none"> 1. Consider the impact on neighboring properties, parking, and traffic before approving any new or expanded institutional use. 2. Continue to work with the Wausau Area School District to coordinate uses and activities.

Staff Report

Date Modified: January 31, 2020

To: Town Board of Supervisors
CC: Town Administrator, Department Directors and Building Inspector
From: Jared Wehner, Director of Community Development/Zoning Administrator
Subject: Director and Department Projects and Meetings Report
Attachment: Building Permit Report – January 2020

Meetings and Conversations:

Date:	Contact:	Description:
1/20/2020	Jim Low	Discussion on splitting a portion of land from the Kingbird condominium.
1/21/2020	Paul Hackel	A meeting on re-platting stone horizon. The owner purchased additional adjacent land that will be included in the subdivision.
1/22/2020	MCDEVCO	Discussion on Municipalities agreement
1/24/2020	Equity and Diversity Task Force – APA-WI	Final meeting with the task force to discuss our final draft to the APA-WI Board and creation of an Equity and Diversity Committee.
1/27/2020	Peter Biermeyer (sp?) Granite Peak	Discussion on future land use around their facilities.
1/8/2020	MPO	Discussed the future of possibilities of new transportation connections into Rib Mountain.

Projects:

Date:	Project:	Description:
1/16/2020	2020 Comprehensive Plan Update	After discussion with the Plan Commission, they were not completely satisfied with the Future Land Use Map. I have drafted a new version, with new designations along with their descriptions. Next task will be drafting an update to the Official Map, which shows future streets, parks, trails and other town needs.

Notes:

I have received a short bio from Mary Kate Riordan who is looking to fill the vacant Plan Commission seat. I believe that she is more than qualified to fill the position and will offer a sound perspective.

The Glass Nickle is completing up their interior work and is hoping to open in approximately two weeks. They said the building ended up being more of a challenge than anticipated along with some equipment failure.

Thank you,

Jared Wehner
Director of Community Development

2020 Permit List

									YTD Totals	\$ 53,353.00	\$ 434.00
									Filtered Totals	\$ 53,353.00	\$ 434.00
Permit #	Property Owner	Contractor	Street Address	Date	Project Type	Permits Req'd	Description	Parcel Number	Construction \$	Permit \$	
5	# Permits - Total YTD										
5	# Permits - Filtered										
2020-001	Sue Sheils	Tundraland Home Impr	153512 Larkspur Ln	7-Jan	RR	C	Window Replacement	34.90.000.010.01.00	\$ 9,453.00	\$ 50.00	
2020-002	Mountain View Church	JAS Construction	152302 FIDDLEHEAD LN	9-Jan	CR	C	Truss Repair	34.152807.013.020.00.00	\$ 12,900.00	\$ 50.00	
2020-003	Matt Johnson	Reimer Construction	150090 PEREGRINE WAY	13-Jan	RR	C, E, P	Kitchen Remodel	34.792.000.021.00.00	\$ 18,000.00	\$ 85.00	
2020-004	Glass Nickel Pizza	Finishing Touch Sign	227255 Rib Mountain Dr	13-Jan	SI	Z	New Business Signage	34.102807.001.008.00.00	\$ 8,000.00	\$ 132.00	
2020-005	180 Cuts	Finishing Touch Sign	227307 RIB MOUNTAIN DR	21-Jan	SI	Z	Business Wall Signage	34.032807.015.032.00.00	\$ 5,000.00	\$ 117.00	

Year to Date Totals

1/31/2019

Description	Type	2019		2018		2017		2016		2015		2014	
		#'s	Const. Value	#'s	Const. Value	#'s	Const. Value	#'s	Const. Value	#'s	Const. Value	#'s	Const. Value
Accessory Building	AB	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
New Commercial Building	CB	0	\$0	1	\$2,700,000	0	\$0	0	\$0	0	\$0	0	\$0
Commercial Remodel/Buildout	CR	1	\$35,000	0	\$0	2	\$215,000	2	\$160,000	1	\$141,000	0	\$0
Deck	DK	1	\$9,600	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Driveway	DW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Fences	FN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Mechanical	MC	0	\$0	0	\$0	1	\$12,000	2	\$3,000	0	\$0	0	\$0
Minor Repairs	MR	0	\$0	0	\$0	0	\$0	4	\$41,525	0	\$0	0	\$0
Moving	MV	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Recreational Facility	RF	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Residential Remodel/Addition	RR	3	\$40,430	9	\$504,500	9	\$111,300	3	\$4,350	3	\$68,200	0	\$0
New Single Family	SF	0	\$0	0	\$0	2	\$700,000	0	\$0	0	\$0	0	\$0
Signage	SI	1	\$6,400	2	\$4,000	2	\$7,400	1	\$4,000	2	\$10,100	0	\$0
Wrecking	WR	0	\$0	0	\$0	0	\$0	1	\$10,000	0	\$0	0	\$0
Zoning Permit	ZP	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Agricultural Building	AG	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Holding Tank	HT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Early Start	ES	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1	\$35,000
Duplex	DU	2	\$430,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Totals		8	\$521,430	12	\$3,208,500	16	\$1,045,700	13	\$222,875	6	\$219,300	1	\$35,000