



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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Wausau, Wisconsin 54401

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PLAN COMMISSION

OFFICIAL AGENDA & NOTICE

A meeting of the Town of Rib Mountain Plan Commission will be held on **MARCH 11, 2020; 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
- 3.) Minutes
 - a. **Approval of minutes from the 12/11/2019 Plan Commission meeting.**
 - b. **Approval of minutes from the 2/12/2020 Plan Commission meeting.**
- 4.) Old Business(s):
 - a. **Docket #2020-02: Recommendation to Town Board on requested Precise Implementation Plan for site plan modification (parking lot) at 225005 Lilac Avenue (Service Master), per Section 17.233**
- 5.) Public Hearing (s)
 - a. **Docket #2020-04: Discussion and recommendation on a requested Conditional Use Permit for a *Detached Private Residential Garage, Carport or Utility Shed* in excess of 1,000 square feet at 219790 County Road KK.**
- 6.) New Business(s):
 - a. **None**
- 7.) Comprehensive Plan Update:
 - a. **Discussion and direction on Community Vision Statement**
 - b. **Discussion and direction on Chapter Vision Statements**
 - c. **Discussion and direction on current draft of Comprehensive Plan**
- 8.) Correspondence/ Questions/ Town Board Update:
 - a. **Report from Director of Community Development**
 - b. **February 2020 Building Permit Report**
- 9.) Public Comment
- 10.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
December 11, 2019

Acting Chairperson Jay Wittman called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Ryan Burnett, Tom Steele, and Steve Plunkett and Tonia Westphal. Also present were Building Inspector / Assistant Zoning Administrator, Paul Kufahl and Clerk Joanne Ruechel. Harlan Hebe and Jim Hampton were excused.

MINUTES:

Motion by Tom Steele, second by Ryan Burnett to approve the minutes of the November 13, 2019 Plan Commission meeting, with a change on page 3A2 in paragraph 3 the word “and” should be changed to “or”. Motion carried 5-0.

PUBLIC HEARING(S):

- a. *Midway Hotel Group LLC, owner, requests conditional use approval for an Electronic Message Sign at the property addressed 2901 Hummingbird Road. Parcel #34.102807.005.028.00.00. Docket #2019-45.*

Building Inspector Paul Kufahl indicated the applicant seeks Plan Commission recommendation on an electronic message sign (EMS) to be installed at the property of 2901 Hummingbird Road. Kufahl noted that this electronic message sign is on the highway side of the property and would replace a blacked-out sign. The proposal calls for replacing an existing blacked out sign with an EMS on an existing pylon sign. The existing pylon signage is 144 ft² in area. The proposal will decrease the total signage area to 114 ft² with the electronic message area accounting for 50 ft², or approximately 44 percent of the total signage. The EMS displays full color images and falls within the Town’s Highway Corridor Overlay District, allowing approved signs for 10-second message intervals. Additionally, Kufahl stated he spoke with the sign provider and said that the sign is remotely controlled and would be static messages only.

Ryan Burnett asked if this is a one-to-one replacement and if the other sign is going to stay. Andrew Schroepfer, applicant representative, stated that the name of the restaurant would be going onto the sign and the blackface sign will be coming down. Jay Wittman asked if staff was happy with the progress on the building. Building Inspector Kufahl stated that yes, the Town was happy with the progress that has been made so far.

Wittman opened the public hearing at 6:06 pm.

Building Inspector Kufahl received feedback from one neighbor prior to the meeting asking for clarification of the request and where the sign would be placed. Szmanda Dental also sent in a letter stating that they are in favor of the sign.

The public hearing portion of the meeting was closed at 6:08 pm.

Motion by Tom Steele, second by Steve Plunkett to recommend approval of the Conditional Use for an Electronic Message Sign at the property addressed 227201 Hummingbird Rd, as presented. Motion carried 5:0.

- b. Faith Christian Academy, applicant, and Immanuel Baptist Church, owner, request an amendment to the Town of Rib Mountain Zoning Map from 'Suburban Residential – 3' to 'Suburban Office' for the property addressed 152111 Tulip Lane, Wausau WI 54401. Parcel #34.152807.003.006.00.00. Docket #2019-46*

Building Inspector Paul Kufahl stated the applicant seeks Plan Commission recommendation on a Zoning amendment. The applicant seeks to rezone 27.39 acres of land, currently owned by Immanuel Baptist Church, from Suburban Residential-3 to Suburban Office. The subject property currently contains a Church, School and associated parking lots with an accessory structure. The applicant would like to operate a group day care facility within the existing building; however, a day care facility is not permitted within the Suburban Residential-3 zoning district. Further, the proposal to rezone to Suburban Office keeps the property consistent with other non-residential properties along Hummingbird Rd while providing the applicant a method to apply for a Conditional Use for the Group Day Care Center. Kufahl stated that the 2020 comp plan has this property zoned for governmental/institutional uses.

Ryan Burnett asked if they are looking to rezone the whole lot. Kufahl stated that they must do the whole lot as they cannot just do a portion of it. Burnett also asked what else is labeled as suburban office in this area. Kufahl stated that the Quality Inn, Szmanda Dental, the Dirks Group and CoVantage Credit Union are all in the suburban office zoning district. The Plan Commission discussed what type of business could go into this location if it is vacated in the future. Kufahl stated that if anybody wanted to go into this location, the Town would still need a site plan review. Tom Steele asked if office could possibly go into the south side of Tulip Lane. Kufahl stated that the Town would not approve a driveway access to a business off of a residential street. Tonia Westphal asked if this is the least impactful zoning to allow a daycare center at this site. Kufahl stated that it could also be Mixed Residential 4 zoning district and that would allow for four dwelling units per acre. Jay Wittman stated that he believes that it would be highly unlikely that office locations would develop on the south side of Tulip Lane. Tom Steele stated that they would also have to work around the highline on Tulip Lane. Jay Wittman stated that it would be hard to develop this land without a UDD (Unified Development District).

Wittman opened the public hearing at 6:20 pm

Wittman closed the public hearing at 6:21 p.m.

Building Inspector Kufahl stated that Jim Hampton sent him an email with a concern about the rezoning of the full 27 acres and this might create commercial development of this area. Wittman said that he has a hard time believing a church would want to own commercial development. Ryan Burnett asked if the Plan

Commission can re-review this item if the next agenda item would happen to no longer be in place? Jay Wittman stated that the final decision is up to the Town Board.

Motion by Steve Plunkett, second by Tonia Westphal to recommend approval of the Zoning Map amendment from 'Suburban Residential-3 to 'Suburban Office' for the property addressed 152111 Tulip Lane, as presented. Motion carried 4:0 with Steele abstaining.

- c. *Faith Christian Academy, applicant, requests conditional use approval for a new Group Day Care Center Use at the property addressed 152111 Tulip Lane. Parcel #34.152807.003.006.00.00. Per RMMC Section 17.056(4)(m) – Group Day Care Center. Docket #2019-47*

Building Inspector Kufahl indicated the Faith Christian Academy seeks a conditional use request for a new Group Day Care Center at the property addressed 152111 Tulip Lane. Group Day Care Centers are handled as a conditional use in the Suburban Office (SO) zoning district. The description of a daycare under zoning standards would be that day care centers are land uses in which qualified persons provide child care services for 9 or more children. Examples of such land uses include day care centers and nursery schools. Such land uses shall not be located within a residential building. Such land uses may be operated on a for profit or a not for profit basis.

Kufahl stated that they would have no more than 40 children ages 1-4 and they would occupy 4 of the existing classrooms in the building. They would also have a 30x30 fenced play space outside. They are expecting no more than 40 visitors per day and will have 10 employees on their largest shift. They would require 18 parking spaces and there is a total of 254 parking spaces at the site. Hours of operation are planned to be 6:30 a.m. to 6:00 p.m. Monday through Friday.

Alisha Eastin, applicant representative, stated that the daycare would be open all year and would shut down for one week in spring and one week around Christmas.

Kufahl went through the conditional use regulations for the group daycare. He stated that the property is surrounded by right-of-way and adjacent to another Suburban Office district, therefore non additional buffer yard is required. Staff has received verbal permission from the property owner, but written permission should be submitted to have on file.

Ryan Burnett asked if Public Works had any complaints about the church whenever they are open. Kufahl stated that he has not heard of any. Jay Wittman stated that we could condition the daycare size to 40 students maximum. Kufahl stated that we would have to follow state laws.

Janelle Lone, another applicant representative, stated that they are licensed to have up to 40 children and no more than 40.

Wittman opened the public hearing at 6:32 pm

Kufahl stated that he received an inquiry from a resident asking if they were going to build a new building. He stated that no additional buildings were going to be built.

The public comment period was closed at 6:33pm

Wittman stated that we could condition the activities of the daycare, with exception of the outdoor play area, and everything else would be indoors.

Motion by Tonia Westpahl, second by Ryan Burnett to recommend approval of the conditional use for a Group Day Care Center at the property addressed 152111 Tulip Lane, with conditions that any recommendations for approval should be conditioned upon the Town receiving written permission from Immanuel Baptist Church and that approval should be conditioned upon approval of the rezoning request for the property. Motion Carried 4:0 with Steele abstaining.

CERTIFIED SURVEY MAP:

- a. *Riverside Land Surveying, agent, requests Certified Survey Map approval for a land division at the property addressed 222509 Red Bud Road. Parcel #34.292807.006.000.00.00. Docket #2019-42*

Kufahl stated that this is being carried over from the last meeting. The applicant requests approval of a Certified Survey Map (CSM) to create one new single-family residential lot along Pepperbush Road. The subject property is currently 12.669 acres in area and is vacant. The proposal calls for a land division that would result in a 3.00-acre lot and 9.669-acre lot, respectively. The ER-1 zoning district has a minimum lot size of 40,000 square feet and minimum lot width of 125 feet, both of which are exceeded by the proposal. As proposed, each lot is compliant with the Town's zoning and subdivision ordinances. The parent parcel has an approved Conditional Use for low-density husbandry on the property.

Brook Schira spoke as the person looking to build the house on Pepperbush Road. She stated that some of the land is restricted due to wetlands.

Tom Steele asked if Pepperbush Road is built to Town standards. Brook Schira stated that the road is paved. Tonia Westphal stated that it looks like a fence was encroaching onto the property. Joe Schira stated that it is the neighbor's fence and that it is not an issue.

Motion by Steele/Westphal to recommend approval of the Certified Survey Map request for the property addressed 222509 Red Bud Road, as presented. Motion Carried 5:0.

NEW BUSINESS:

- a. *Pre-Application Conference for a potential Zoning Map amendment for the property addressed 150518 County Road NN. Docket #2019-48*

Building Inspector Kufahl states that the applicant seeks Plan Commission feedback on a potential rezone from Suburban Residential-3 to an appropriate Commercial Zoning District to facilitate a potential Indoor Sales and Service use. The subject property currently contains a single-family home and is 2 acres in size.

Troy Kluck, the applicant, stated that he has a custom embroidery business and would like to expand the business and be more visible.

Ryan Burnett asked what the comp plans shows for this area. Kufahl stated that comp plans are for residential uses. He also stated that the property to the north is suburban commercial.

Jay Wittman believes that this area will turn into commercial eventually. It is a high traffic area and is in the redevelopment phase right now.

Tom Stelle questioned if we can get this into our long-range plan. Jay Wittman would like to hear from the adjacent property owners as to their thoughts about development.

Jay Wittman told the applicant that if they come back for a formal request, they would need to hear from adjacent property owners. The Commission asked Mr. Kluck for the size of the building that they are thinking about. Troy Kluck stated that this would be a smaller building at first. The Plan Commission would also like to see specific facts in regards to their zoning request.

Wendy Gaffney, current owner of the property, spoke that she would like them to have the property. She does not feel that this request is out of line for that area.

Jay Wittman asked Building Inspector Kufahl to bring this agenda item back to the Plan Commission in early 2020.

Jay Wittman thought that this is a reasonable request and he believes that this will eventually become a commercial area. Ryan Burnett stated that it might become an issue as to where the driveways might be placed on the busy roads.

b. Pre-Application Conference for a potential Precise Implementation Plan amendment for the property addressed 226436 - 226590 Rib Mountain Drive. Docket #2019-49

Building Inspector Kufahl stated that the applicant seeks Plan Commission feedback on a potential PIP amendment for an Indoor Commercial Entertainment use in the former Radioshack tenant location within the Mountain View Square Retail Center. The subject property is currently zoned Unified Development District (UDD) and is approved for indoor sales and service (retail). The applicant is interested in the PIP amendment for the expansion of their existing wine retail business to allow for serving of alcohol.

Russ Utech, the manager of Wine Time, stated that the retail wine shop opened a few days ago. He currently has a class A liquor license that allows him to sell the bottled wine and offer 2 3-ounce samples per day per customer. He would like to offer multiple samples to customers.

Ryan Burnett asked who the neighboring businesses are. Kufahl stated that GNC, Dollar Tree and Men's Warehouse are in the same strip mall.

Jay Wittman asked if a class "B" license would cause any concerns. Clerk Joanne Ruechel explained that with a Class "B" license, a person could consume liquor at the premises. She also explained how many samples customers can received with a class "A" license.

Russ Utech explained that the hours of operation are 11:00 a.m. to 7:00 p.m., which are the hours that the State of Wisconsin has for serving the samples. They do not anticipate changing those hours to stay open later. He would only serve wine and not liquor.

Jay Wittman asked how Russ Utech would prevent the business from going from a store to a hangout. Russ stated that would be a possibility, but their intent is to give out the samples in order to sell the wine. The samples would not be given out as huge glasses of wine. Russ stated that currently they have 50 varieties of wine in the store.

Ryan Burnett stated that he would feel different if this was a bar. Tonia Westphal clarified that even if he has a class "B" license, he would still need to get the business rezoned.

c. Discussion and Possible Action on 2020 Plan Commission Schedule

Kufahl presented a schedule of the Plan Commission meetings for the year of 2020. He stated that there would only be one meeting in November and one meeting in December due to holidays.

Tom Steele asked if we might still have meetings on an "as needed" basis. Kufahl stated yes. Ryan Burnett asked if 6:00 p.m. was good for the Commission members. Everyone stated that 6:00 p.m. worked for them.

Administrator Rhoden stated that the per diem rates increased to \$25.00 per meeting for the Plan Commission members effective January 1, 2020.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kufahl stated that at the November Town Board meeting, the Ordinance for detached private residential garage, carport or utility shed standards was passed. Also passed was the conditional use approval for construction of private residential garage areas in excess of 1,000 square feet of gross floor area in a residential zoning district. We may also be getting an application soon for a 2,000 square foot garage. The Comp Plan will also be coming back to the Commission in January.

Jared Wehner introduced himself. He is the new Community Development Director that the Town of Rib Mountain just hired. He will be starting on January 2, 2020.

Kufahl stated that Harlan Hebbe resigned from the Plan Commission. Jay Wittman will be appointed as the new Plan Commission Chairman at the December 16, 2019 Town Board meeting. Kufahl stated that there is a vacant spot on the Plan Commission and there is one resident who is interested in joining. If any of the members know of someone who might be interested, they should contact Paul or Gaylene.

PUBLIC COMMENT: Jay Wittman wanted to publicly thank Harlan Hebbe for all of his years of service and all of his contributions to the Plan Commission.

ADJOURN:

Motion by Tom Steele, second by Tonia Westphal to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:16 pm.

Respectfully Submitted,

Joanne Ruechel, Town of Rib Mountain Clerk

DRAFT

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 12, 2020

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Tom Steele, Jim Hampton, Tonia Westphal and Mary Kate Riordan. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Steve Plunkett and Ryan Burnett were excused. Commissioners welcomed new Commission member Mary Kate Riordan.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the January 22nd, 2020 Plan Commission meeting. Motion carried 5-0.

OLD BUSINESS: None

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*

Director of Community Development, Jared Wehner indicated the applicant seeks approval of a 13-foot tall, three (3) tenant monument sign to be placed on Lot 1 of the three (3) lot development site formerly addressed 4611 Rib Mountain Drive. He noted the proposed sign is approximately 78 square feet in area and is intended to be setback ten (10) feet from the western property line to meet our typical requirements for freestanding signs greater than ten (10) feet in height. Additionally, Wehner stated that while the sign is proposed to be 13 feet in height, the elevation of the development site is approximately three (3) feet lower than Rib Mountain Drive at the sign location and, as a potential condition of approval, the Commission could limit the entire development to this single freestanding sign.

Commissioners verified that given the elevation difference, the net height of the sign would be approximately ten (10) feet above the Rib Mountain Drive road surface. Wehner confirmed their statement.

Dan Klister, owner, stated the increased sign height is intended to make up the difference in elevation in order to provide all tenants of the site adequate sign visibility from Rib Mountain Drive.

Jay Wittman asked if building signage proposed by the tenants falls outside of our typical standards or if it is consistent with the underlying zoning. Paul Kufahl indicated the previously approved Jiffy Lube development was approved for approximately 100 square feet more signage than the underlying Urban Commercial standards and the Dollar Tree proposal would be consistent. Klister noted they do not have a tenant for Lot 1 of the development, so they do not know what signage requirements they may have.

Tom Steele questioned the total signage allowable for all three parcels. Staff indicated the total signage is assigned by the Plan Commission given the Unified Development District, but it could be compared to the underlying Urban Commercial zoning standards. Staff stated there are three different ways to determine the maximum total signage allowable, but without knowing exactly what the building size will be on Lot 1 they could only approximate a number.

Wittman and Steele stated the applicant should be aware they will consider the total allowable sign area from the Urban Commercial zoning standards when reviewing the total building signage for Lot 1 of the development. They also indicated they would be less likely to approve of increased signage for that parcel due to the concessions already made with the monument and other tenants.

Wehner noted the proposed monument is smaller in area than is typically allowed and if the Commission would like to limit the total signage; they could apply the individual sign areas of the monument against the maximum signage for each individual tenant.

The public hearing was open and closed at 6:12pm with no comment.

Jim Hampton stated he felt it was a reasonable request to allow the additional height of the freestanding sign given the elevation difference. He did also reiterate concern about the total signage for all three tenants.

Tonia Westphal questioned if the maximum signage area was calculated based on the Rib Mountain Drive frontage or by all road frontages. Wehner noted the information provided in the packet considered the frontages along Rib Mountain Drive, Lilac Ave and the Unnamed Road. He also indicated that each lot is allowed to have its own freestanding sign and that the Commission should consider a condition limiting the entire development to the single freestanding sign if they are concerned about the total signage.

Klister stated they have a recorded agreement with all end users of the development that the currently proposed monument sign is the only freestanding sign allowed, and any condition imposed by the Commission would be redundant.

The Commission noted the recorded agreements between users cannot be enforced by the Town and they felt the redundancy was needed so the Town also has a mechanism for enforcement.

Motion by Jay Wittman, second by Jim Hampton to recommend approval of the Precise Implementation Plan for a monument sign in excess of 10 feet in height at the property formerly addressed as 4611 Rib Mountain Drive, with the following conditions.

- **The construction or installation of any freestanding sign on Lots 2 & 3 of the development shall not be permitted.**
- **The portion of the freestanding sign each tenant occupies shall count towards the maximum sign area allowed on that tenant's lot as allotted by approval of a Precise Implementation Plan or as calculated by the underlying Urban Commercial (UC) zoning district.**

Motion carried 5-0.

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

Wehner stated the applicant is requesting after-the-fact approval of a site plan modification which increased the paved area of the parcel and limited the previously identified runoff area for the sites water. Kufahl indicated there was an eight (8) foot pavement extension to the south edge of the parking lot and some additional parking spaces created near the parcel's freestanding sign. Kufahl noted a drainage swale along the east side of the property is intended to direct water to the landscaped area on the south end of the property, which is now decreased by the additional pavement. He also indicated that Streets and Parks Superintendent, Scott Turner walked the property with the new owner and had no immediate concerns about the water runoff and storage.

Commissioners questioned whether the water storage area to the south was a stormwater pond. Kufahl indicated it was not designed to be a retention/detention area and that no formal stormwater plan was created for this parcel because the disturbed area from the previous expansion was less than one (1) acre in area. Wehner also noted the applicant is intending to regrade the swale area to ensure proper drainage as part of this site modification.

Commissioners noted that even though no formal stormwater plan was required, they still need to consider the impact any development may have on adjacent properties.

Tom Johnson, agent, indicated he was not aware of any standing water issues in the runoff area noted on the plan, but they were willing to remove a small section in the southeast corner of the parking area to facilitate additional water storage.

Westphal confirmed the location of the drainage swale on the previously approved plan and questioned the remaining area for storage on the southern portion of the property. She also noted, even though no formal stormwater plan was required, development cannot adversely impact adjacent properties and they should be considering the changes in water runoff.

Wittman opened the Public comment period at 6:31pm

Joe Giovanoni, 152611 Dahlia Lane, indicated he is the property owner directly adjacent the subject property. He noted he has had water and moisture issues in the basement ever since the construction of the new building in 2015. He stated he did not receive notification of the development in 2015 and that discrepancies in perceived lot dimensions resulted in his building being one (1) foot from the side property line.

Mike Giovanoni, previous resident of 152611 Dahlia Lane, reiterated that the building experienced no water or moisture issues in the basement until the subject property was further developed in 2015.

The public comment period was closed at 6:42pm.

Commissioners indicated they would like to gather additional information before they would make a final determination on the request and directed staff to work with the applicant to better understand the condition of the adjacent property owners basement construction and water issues, as well as, review water flow and storage on the subject property site after the snow melts this spring.

The Plan Commission chose to table discussion of this item and directed the applicant to work with staff to better understand water runoff and storage and the impact it may have on adjacent properties before rescheduling with the Plan Commission.

NEW BUSINESS:

- 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*

Wehner indicated the applicant was able to purchase the adjacent parcel and has chosen to further divide that property to create additional lots. Staff recommended including these new lots into the Stone Horizon Subdivision Plat which triggered the need for reapproval. Wehner also indicate the Marathon County Environmental Resources Committee has already approved the amended plat. It was also noted that Lot 6 of the plat is reserved for future right of way extension to serve additional development to the north and create a connection to Thornapple Road to the west.

Nathan Wincentsen, agent, noted there were no changes to the road plan. Kufahl and Wincentsen also indicated the northern parcel has been returned to a full 40-acre parcel to help facilitate future development.

Commissioners noted the additional lots were a reasonable addition to the plat and were comfortable with change.

Motion by Jim Hampton, second by Tonia Westphal to recommend approval of the amended Final Plat for Stone Horizon Subdivision.

Motion carried 5-0.

COMPREHENSIVE PLAN UPDATE:

- a. *Discussion and direction on Future Land Use Map and Designations*

Wehner presented the Commission with the revised Future Land Use Map and Land Use Descriptions based on previous discussions. He highlighted the differences between the rural and suburban neighborhood designations, as well as, the local and regional commercial designations.

Wittman read written correspondence received from Ryan Burnett. It indicated he was pleased with the adjustments made and would like to see the Flex designation along the highway corridor from the DMV southward.

After the initial discussion about the land use designations, the Commission focused on the following key areas of town.

- Bone & Joint/Park Rd/Tulip & Daffodil Neighborhood.
 - o The Commission would like to see the existing neighborhood and areas west of the Bone & Joint Clinic to be returned to residential land uses and create a recreational buffer along Park Rd to maintain its aesthetic. They noted that local commercial could be developed with access along Hummingbird but did not want to see it expand westward along Park Rd.

- County Road N from KK west to the Town line.
 - o Commissioners indicated they may be accepting of complimentary neighborhood commercial uses along this 40-acre deep corridor.
 - o They noted they would like to add a statement focusing on attracting senior living or other low maintenance living arrangements, highlighting the KK/N intersection.

- Flex Designated Areas
 - o The Commission indicated they were accepting of the flex designation in the Cardinal/Eagle/Oriole neighborhood and areas to the north.
 - o They discussed the potential for multiple flex designations to indicate where they would be more accepting of big box or junior box stores and those areas where the intensity should be limited.

- Ski Hill/Golf Course Area
 - o They felt the Commercial Recreational designation was fitting of the area, but wanted to make sure an emphasis was put on protecting the existing neighborhoods.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

a. January 2020 Building Permit Report

Kufahl indicated it has been a slow start to the year, but anticipates a number of previously approved commercial projects starting this spring. He also stated the lack of residential lots will likely result in significantly fewer dwelling units constructed in 2020 compared to the previous two years.

Wehner indicated the Town is finalizing its Bike & Pedestrian Plan and he will be bringing that to the Commission for their review.

Westphal noted the Commission may want to discuss transit during a future Comprehensive Plan Discussion.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, March 11, 2020

ITEM: Docket #2020-02: Recommendation to Town Board on requested Precise Implementation Plan for site plan modification (parking lot) at 225005 Lilac Avenue (Service Master), 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.

Streets Superintendent, Scott Turner, reviewed the plan and met on site in the Fall. He is confident that the modifications made will not impact the site any further than how the site was previously configured. Staff recommends that improvements to the drainage swales on site be a condition of approval.

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: Updated Precise Implementation Plan Determination Report, Draft PIP Approval, 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]



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

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.

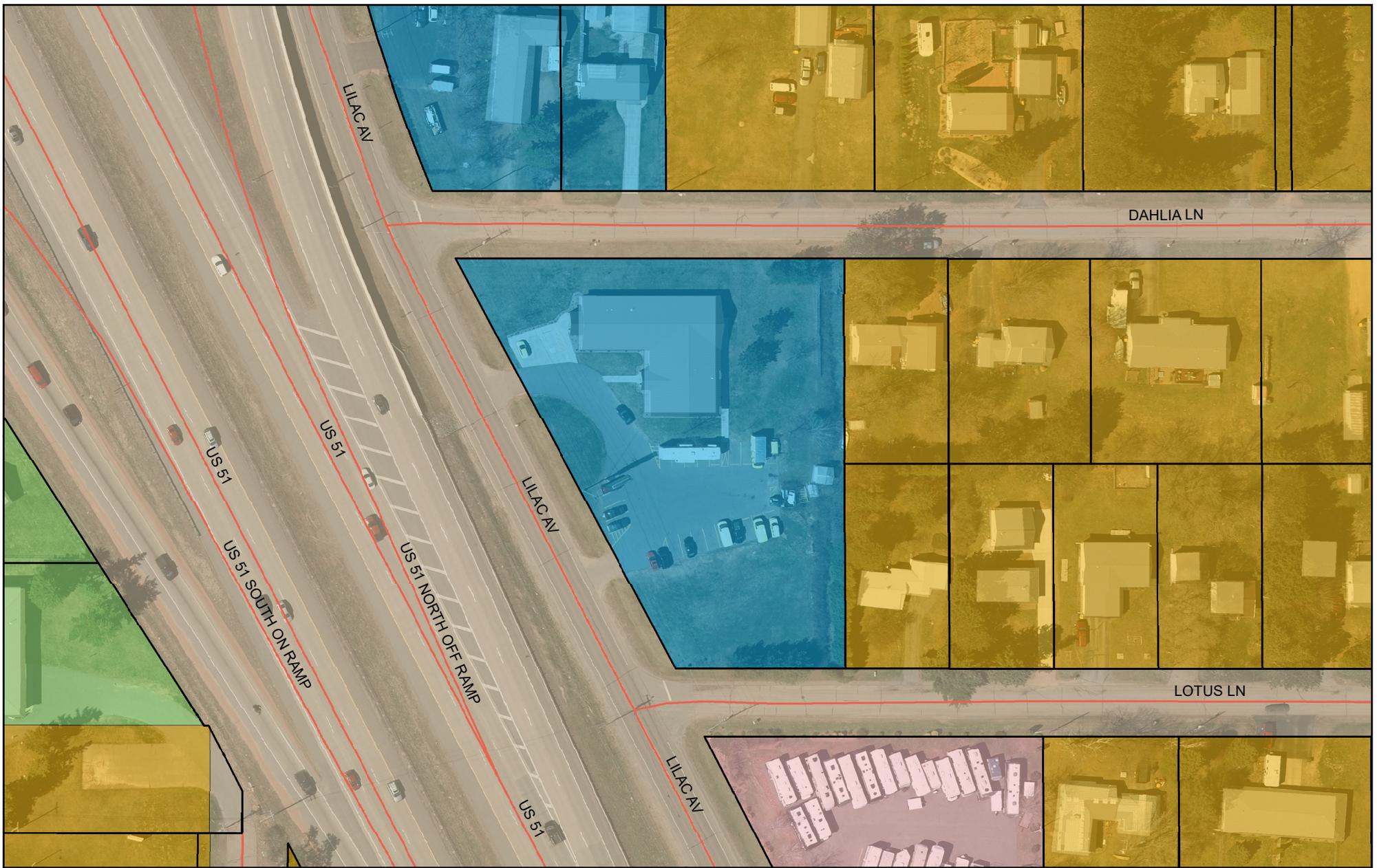
A resident did stop in the municipal center to discuss the changes that were proposed on the site. He stated that the home that he owned has had water in the basement since the construction of the building addition.

STAFF COMMENTS

The plans have been reviewed by staff further and it has been determined that the improvements made will have a negligible effect on the site; however, efforts should be made to improve the drainage swales on site to enhance water collection.

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. The on-site stormwater collection facilities shall be improved to retain additional runoff from the site. The modification shall be completed by **July 1, 2020**.
 3. 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;
 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 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
 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. 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

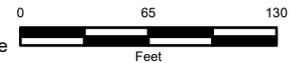
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential

- 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



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.

TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI
PRECISE IMPLIMENTATION PLAN #2020-002

This PRECISE IMPLEMENTATION PLAN is issued as of 17th day of March by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to TNC DEVELOPMENT, LLC., a Wisconsin registered limited liability company, 2796 Highway 218, Montrose, IA 52636.

WHEREAS, TNC DEVELOPMENT, LLC., is the owner of the property described below in the TOWN OF RIB MOUNTAIN, intends to expand upon an existing PARKING LOT (OFF-STREET PARKING). The said property upon which said activity is to take place is more particularly described as follows:

Government Lot 3, Section 14 T28N R7E, Town of Rib Mountain, Marathon County, Wisconsin.

WHEREAS, the property described above is in the UDD UNIFIED DEVELOPMENT DISTRICT base zoning district of the TOWN OF RIB MOUNTAIN, which permits the accessory use of a PARKING LOT (OFF-STREET PARKING) in said zoning district through PRECISE IMPLEMENTATION PLAN; and

WHEREAS, TNC DEVELOPMENT, LLC. has requested a PRECEISE IMPLEMENTATION PLAN for the property, Section 17.233(6) UDD Process Step 4: Precise Implementation Plan (PIP), so as to allow for the expansion of a PARKING on said premise; and

WHEREAS, a petition for a PRECISE IMPLEMENTATION PLAN having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held February 12, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a PRECISE IMPLEMENTATION PLAN, as set forth in the Town Ordinance, including Section 17.233(6), recommend approval of said application in writing to the BOARD OF SUPERVISORS.

WHEREAS, upon the discontinuance of the use of a PARKING LOT (OFF-STREET PARKING) on said premise for a period exceeding 365 days, the issuance of the PRECISE IMPLEMENTATION PLAN shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved PRECISE IMPLEMENTATION PLAN shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN, in Marathon County, Wisconsin, here by grant TNC DEVELOPMENT, LLC. a PRECISE IMPLEMENTATION PLAN for the property described above, for the expansion of a PARKING LOT (OFF-STREET PARKING) as defined in Section 17.174 of the Town Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. Expansion of the parking lot shall be in accordance with the performance standards depicted on the Site Plan and proposed project narrative;
2. The on-site stormwater collection facilities shall be improved to retain additional runoff from the site. The modification shall be completed by **July 1, 2020**.
3. 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;
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

**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.

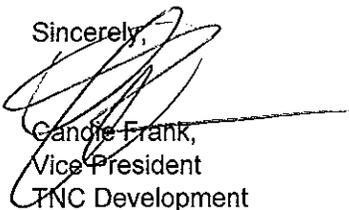
Obviously, this work cannot be completed until all the snow has melted, the ground is thawed, and the weather permits. So, I ask that this be completed by no later than August 2020.

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.

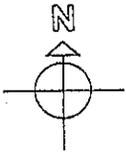
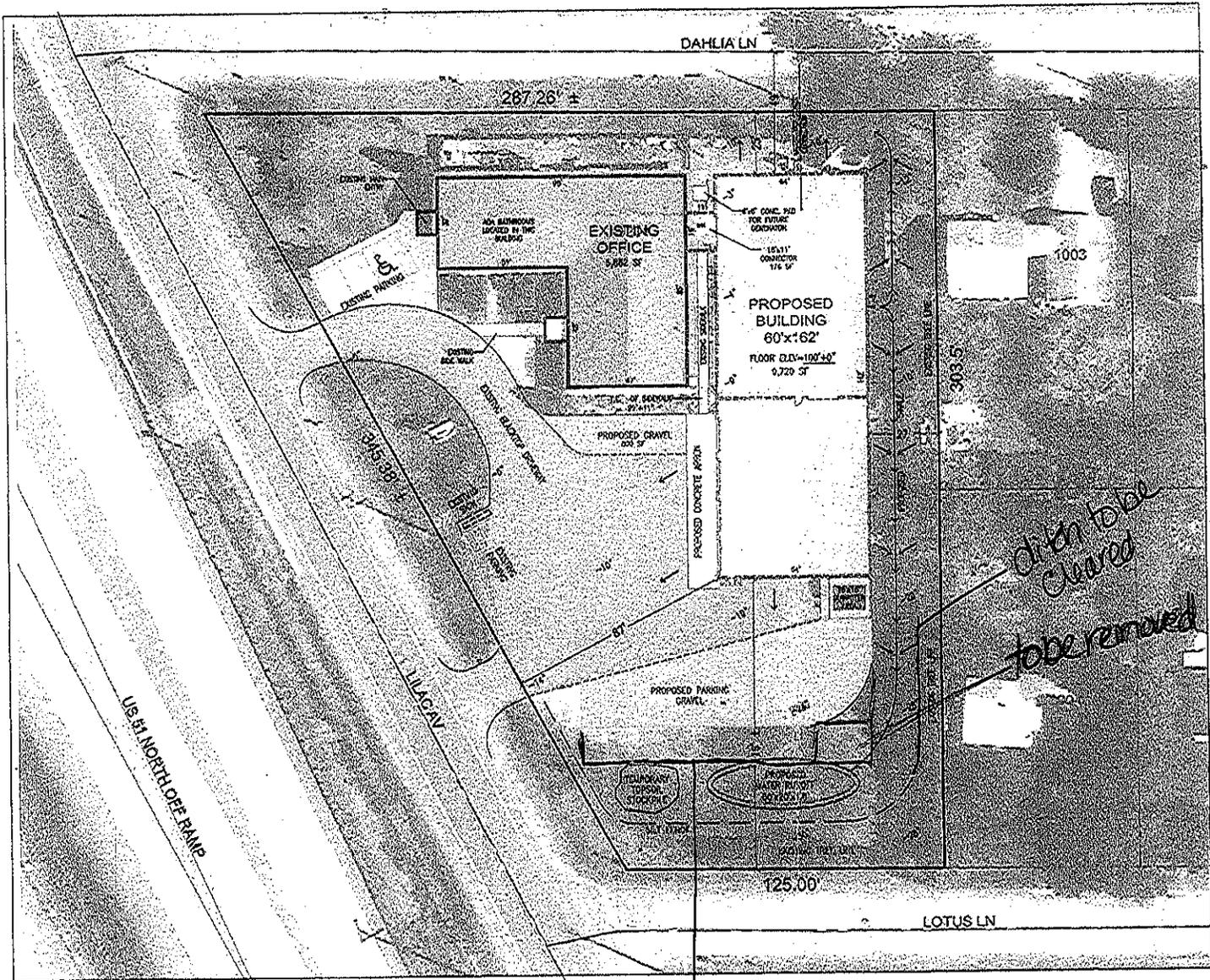
Thank you again for your help.

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

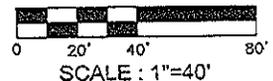
PARCEL# 34-142807-0CL-003-04-00
PIN# 068-2807-145-0993

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
16856 COUNTY RD. T
ROSENDALE, WI. 54974
PHONE (920) 922-7010
FAX (920) 922-9993
www.pinnobldg.com

SERVICE MASTER
ATTN: OAKD 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: _____ |

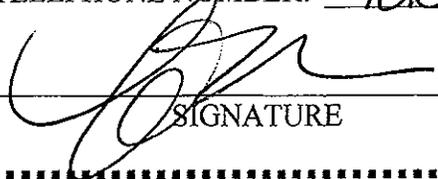
TOWN OF RIB MOUNTAIN

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) ()

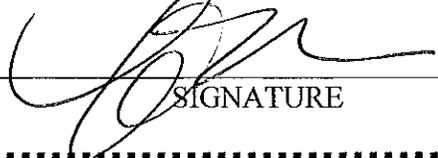
TOWN OF RIB MOUNTAIN

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

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FILL IN ALL DATA LISTED BELOW OR PROVIDE EXPLANATION:

1. STREET ADDRESS OF PARCEL: 5201 Lilac Ave Nausau WI 53401

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

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:

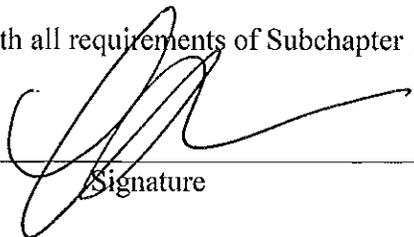
- 1) Employees: (_____)
- 2) Daily customers:.....(_____)
- 3) Floor area:..... (_____)
- 4) Floor area ratio:.....(_____)
- 5) Landscape surface area:.....(_____)
- 6) Landscape area ratio:(_____)
- 7) Impervious surface area(_____)
- 8) Impervious surface area ratio: (_____)
- 9) Average building height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

APPLICANT: *TRC 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: \$ 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, March 11, 2020
ITEM:	Docket #2020-04: Discussion and recommendation on a requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet at 219790 County Road KK.
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Candie Frank, TNC Development, LLC., 2796 Highway 218, Montrose, IA 52636							
OWNER:	John B. Fink, 219790 County Road KK, Wausau, WI 54401							
PROPERTY ADDRESS:	219790 County Road KK							
PIN/PARCEL #:	068-2807-334-0999 / 34.322807.013.001.00.00							
ZONING:	ER1 – Estate Residential							
ADJACENT ZONING:	NORTH:	ER11	SOUTH:	SR-2	EAST:	ER-1	WEST:	OR
FUTURE LAND USE:	Future Single-Family Residential							

BACKGROUND

The applicant was granted Conditional Use approval for detached building area up to 1500 square feet, 14-foot-tall sidewalls and a 12-foot-tall overhead door at the September 3rd, 2019 Town Board meeting. At the time of the applicant's original request, he had asked the Plan Commission to consider increasing the allowable detached building area so property owners with larger parcel sizes would have the ability to construct larger structures. He also presented a list of signatures from his neighbors in support of the larger structure size. The Plan Commission and Town Board have since amended the detached structures ordinance and therefore the applicant has reapplied for the larger building size.

PREVIOUS ACTIONS:	Approval of CUP (9/3/2019) (Docket# 2012-09)
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Conditional Use Determination Report, Draft CUP Approval, 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]



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

PRECISE IMPLEMENTATION PLAN DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-004	HEARING DATE:	March 11, 2020
APPLICANT:	John B. Fink, 219790 County Road KK, Wausau, WI 54401		
OWNER:	John B. Fink and Joanne D. Fink, 219790 County Road KK, Wausau, WI 54401		
LOCATION:	219790 County Road KK, Lot 1 of CSM in Vol 10 Pg 248 (#2775) (Doc# 776829)		
DESCRIPTION:	A detached private residential garage, carport or utility shed in excess of 1,000 square feet.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.225 Conditional Use Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING:	ER-1 Estate Residential
DEFINITION: 17.038	<p>This district is intended to permit development which has a low density, estate community character. Like the case for the Countryside Residential (CR-5ac) District, the land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Estate Residential (ER-1) District shall serve as a designation which preserves and protects the estate community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of one dwelling unit per 40,000 square feet of lot area.</p> <p>Rationale: This district is used to provide for the permanent protection of a low density residential area for those who want to live in an estate environment and who retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the Estate Residential (ER-1) District designation is retained, regardless of how much development occurs within that area.</p>
LAND USE:	Detached Private Residential Garage, Carport or Utility Shed
DEFINITION SECTION: 17.056(8)(D)	<p>A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of motorized and nonmotorized passenger and recreation vehicles, the storage of recreation equipment, the storage of residential maintenance equipment and the storage of other household items. It shall be located on the same lot as a residential unit or units and the general requirements for all accessory uses as described in Section 17.056(8) shall be met.</p>

REVIEW OF PERFORMANCE STANDARDS

1. Permitted by Right in All Districts provided:
 - a. Only one of each type of the 3 structures listed above (garage, carport and utility shed) is constructed. The property currently has two detached buildings. This request would result in the 3-structure maximum.

b. The total floor area of the garage, carport and utility shed, when added together, does not exceed 1,000 square feet of gross floor area.	The original Conditional Use approval was for 1500 square feet of building area, this modification would be to increase that to 2000 square feet.
c. The sidewall of any detached garage, carport or utility shed shall not exceed 12 feet in height nor shall any door opening exceed 10 feet in height.	The original Conditional Use approval was for 14-foot-tall side walls and 12-foot overhead door heights. This proposal would be consistent with that.
2. Special Use Regulations:	Not applicable.
3. Conditional Use Regulations in All Districts.	
a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use.	This request is consistent with the original approval for a second detached garage.
b. Construction of garages, carports and utility sheds on parcels equal to or greater than 5 acres when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 2,000 square feet unless for an approved agricultural use.	The proposal is to construct a 28' x 39'-6" (1106 square foot) detached garage which would result in a total of 2000 square feet of detached building area for the property. This is an increase of 500 square feet from the original Conditional Use approval. The applicant's property is currently 19.49 acres which meets the 5-acre minimum for such a request.
1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.	- The new building would have a side yard setback of approximately 90 feet. The existing detached garage has a side yard setback of approximately 80 feet.
c. In all Districts, detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use.	The original Conditional Use approval was for 14-foot-tall side walls and 12-foot overhead door heights. This proposal would be consistent with that.
d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.	

DETERMINATION / FINDING OF FACT

1. How is the proposed conditional use permit (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 structure is intended for residential use, so overall impact on neighboring properties or the neighborhood will be at a minimum.
2. How is the proposed conditional use permit (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 location of the proposed structure is considerable set back from any lot lines, reducing direct impact on neighboring properties to near zero.
3. Is it likely that the proposed conditional use permit, 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?

Future Land use shows this area single-family residential, which this use fits as an accessory use.

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

The proposed structure furthers the intent of the single-family residents, as detached structures are a permitted use, when under 1,000 sq. ft.

5. Is the proposed conditional use permit 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?

There are not any public utility facilities in this area of the Town.

6. Do the potential public benefits of the proposed conditional use permit 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. There are not any negative impacts on the surrounding properties or neighborhood that are identified at this time.

BACKGROUND INFORMATION

The applicant was granted Conditional Use approval for detached building area up to 1500 square feet, 14-foot-tall sidewalls and a 12-foot-tall overhead door at the September 3rd, 2019 Town Board meeting. At the time of the applicant's original request, he had asked the Plan Commission to consider increasing the allowable detached building area so property owners with larger parcel sizes would have the ability to construct larger structures. He also presented a list of signatures from his neighbors in support of the larger structure size. The Plan Commission and Town Board have since amended the detached structures ordinance and therefore the applicant has reapplied for the larger building size.

CURRENT PROPERTY CONDITIONS

The property is currently 19.49 acres in area, located near the southern end of Town on County Road KK and is zoned Estate Residential – 1 (ER-1). The property contains the applicant's residence, as well as, a 24'x32' detached garage and 10'x12' garden shed.

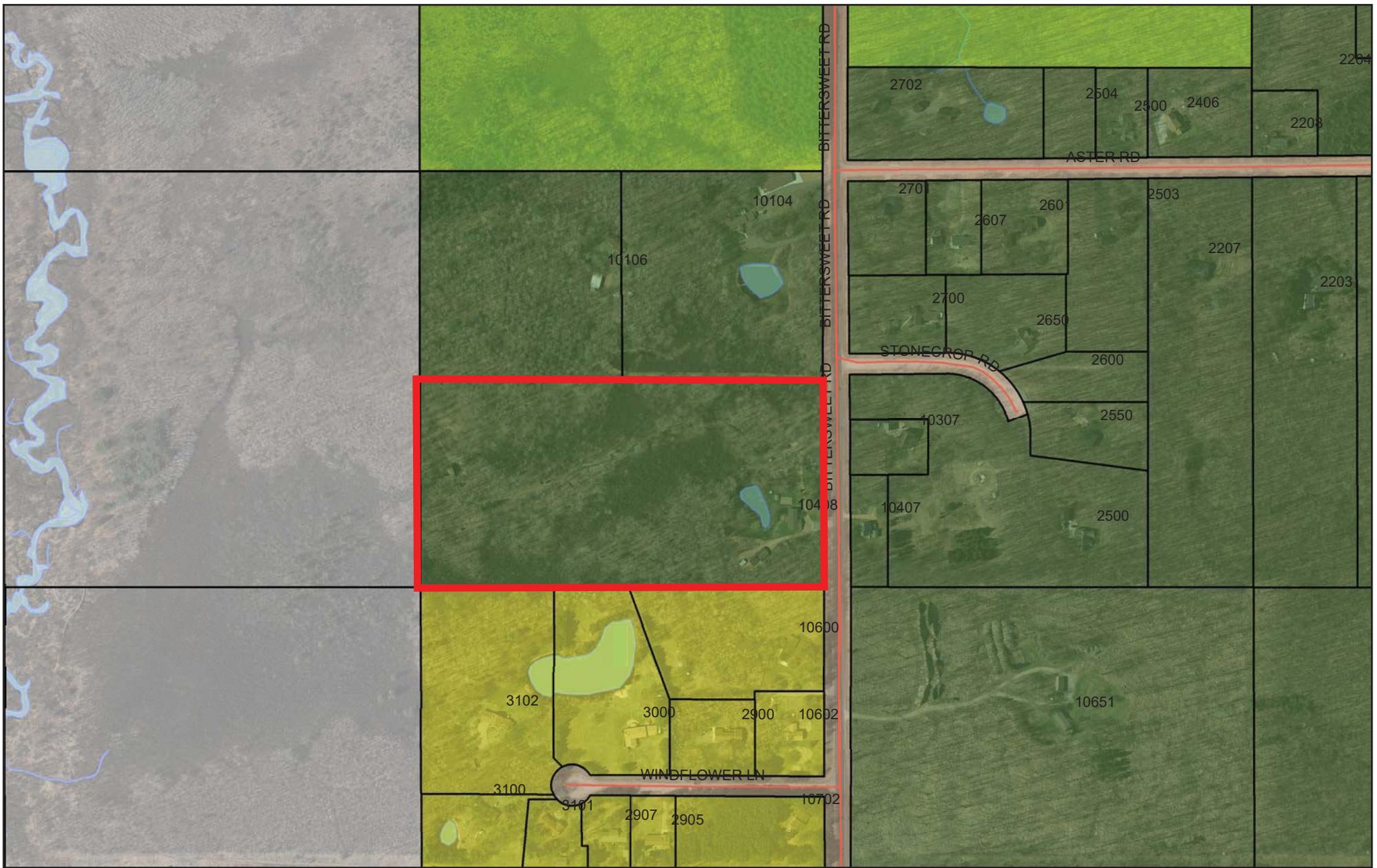
STAFF COMMENTS

The applicant's request is consistent with discussions that Plan Commission has had regarding the increased detached building area. The building should have little visual impact on the adjacent neighbors and vehicular traffic on County Road KK due to the change in elevation and positioning on the property.

POSSIBLE ACTIONS TO BE TAKEN

- A. Recommend the Board of Supervisors approves the application for a precise implementation allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, at 219790 County Road KK, with the following conditions:
1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications (as approved by the Building Permit);

-
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. 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.
- B. 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.
- C. Recommend the Board of Supervisors deny the application for precise implementation plan based on substantial evidence (or lack thereof) provided at the public hearing.
-

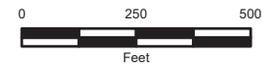


Rib Mountain:
 "Where Nature, Family, and
 Sport Come Together"

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

Map Printed: 8/8/2019

- | | | | | | | |
|-------------------------|----------------------------|-------------------------|------------------------|---------------------------|------------------------|---------------|
| Parcel Outline | ER-1 Estate Residential | OR Outdoor Recreation | RR Rural Residential | SR-2 Suburban Residential | UR-8 Urban Residential | Green: Band_2 |
| Parcel Address | MR-4 Mixed Residential | RA-1 Rural Agricultural | SC Suburban Commercial | SR-3 Suburban Residential | Road Centerline | Blue: Band_3 |
| Unzoned | NC Neighborhood Commercial | RA-2 Rural Agricultural | SI Suburban Industrial | UC Urban Commercial | Road Label (2017) | |
| CR-5ac | EO Estate Office | Agricultural | SO Suburban Office | UDD Unified Development | Water Feature | |
| Countryside Residential | | ROW | | Water Feature | Red: Band_1 | |



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.

TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2020-004

This CONDITIONAL USE PERMIT is issued as of 17th day of March 2020, by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to JOHN B. FINK and JOANNE D. FINK, property owners, 219790 County Road KK, Wausau, WI 54401.

WHEREAS, JOHN B. FINK and JOANNE D. FINK, is the owner of the property described below in the TOWN OF RIB MOUNTAIN, intends to construct a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET. The said property upon which said activity is to take place is more particularly described as follows:

Lot 1 of Certified Survey Map number 18499 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 91, Page 130 of Surveys (Document #179370); located in part northwest ¼ of the northwest ¼ of Section 14 T28N R7E, Town of Rib Mountain, Marathon County, Wisconsin.

WHEREAS, the property described above is in the ER-1 ESTATE RESIDENTIAL base zoning district of the TOWN OF RIB MOUNTAIN, which permits the accessory use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET in said zoning district through CONDITIONAL USE PERMIT; and

WHEREAS, JOHN B. FINK and JOANNE D. FINK has requested a CONDITIONAL USE PERMIT for the property, Section 17.225 Conditional Use Procedures, so as to allow the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET on said premise; and

WHEREAS, a petition for a CONDITIONAL USE PERMIT having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held March 11, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a CONDITIONAL USE PERMIT, as set forth in the Town Ordinance, including Section 17.233(6), recommend approval of said application in writing to the BOARD OF SUPERVISORS.

WHEREAS, upon the discontinuance of the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET on said premise for a period exceeding 365 days, the issuance of the CONDITIONAL USE PERMIT shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved CONDITIONAL USE PERMIT shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN, in Marathon County, Wisconsin, here by grant JOHN B. FINK and JOANNE D. FINK a CONDITIONAL USE PERMIT for the property described above, for the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET as defined in Section 17.213(2)(e) of the Town Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. 1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications on EXHIBIT A (as approved by the Building Permit);
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. 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.

All of the uses permitted in the ER-1 ESTATE RESIDENTIAL Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this CONDITIONAL USE PERMIT may, pursuant to the Ordinances of the TOWN OF RIB MOUNTAIN, result in termination of the rights and privileges granted herein

Dated this 17th day of March 2020

TOWN OF RIB MOUNTAIN BOARD OF SUPERVISORS

By: _____
Allen Opall, its Chair

ATTEST:

Jared Wehner, Zoning Administrator

PROPERTY OWNER

By: _____
John B. Fink

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

Personally, came before this _____ day of March 2020, the above-named Allen Opall, Chair, Jared Wehner, Zoning Administrator, and John B. Fink, property owner, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

Notary Public

My Commission expires on _____.

THIS INSTRUMENT DRAFTED BY:
Jared M. Wehner, Zoning Administrator
Community Development, Town of Rib Mountain
227800 Snowbird Avenue, Wausau, WI 54401

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: JOHN FINK

ADDRESS: 219790 COUNTY ROAD KK CITY: WAUSAU ZIP: 54401

OFFICE PHONE: _____ CELL PHONE: 715-432-9062

PROPERTY OWNER:

NAME: JOHN FINK

ADDRESS: 219790 COUNTY ROAD KK CITY: WAUSAU ZIP: 54401

OFFICE PHONE: _____ CELL PHONE: 715-432-9062

SIGNATURE OF OWNER / APPLICANT: *John B Fink*

REQUEST: MODIFICATION OF CONDITIONAL USE PC DOCKET #2019-26. INCREASE TOTAL
AREA OF DETACHED BUILDING TO MAXIMUM 2000 SQFT. PREVIOUS APPROVAL WAS FOR
1500 SQFT, 14' SIDEWALLS AND 12' OVERHEAD DOOR

APPLICABLE ZONING CODE SECTION: 17.056(8)(d) -

LOCATION:

PARCEL ADDRESS: 219790 COUNTY ROAD KK

PARCEL NUMBER: 34.332807.013.001.00.00

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

3-1-2020

Date



Design #: 301659802178

Estimate #: 76260

Estimated price: \$10,442.51 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

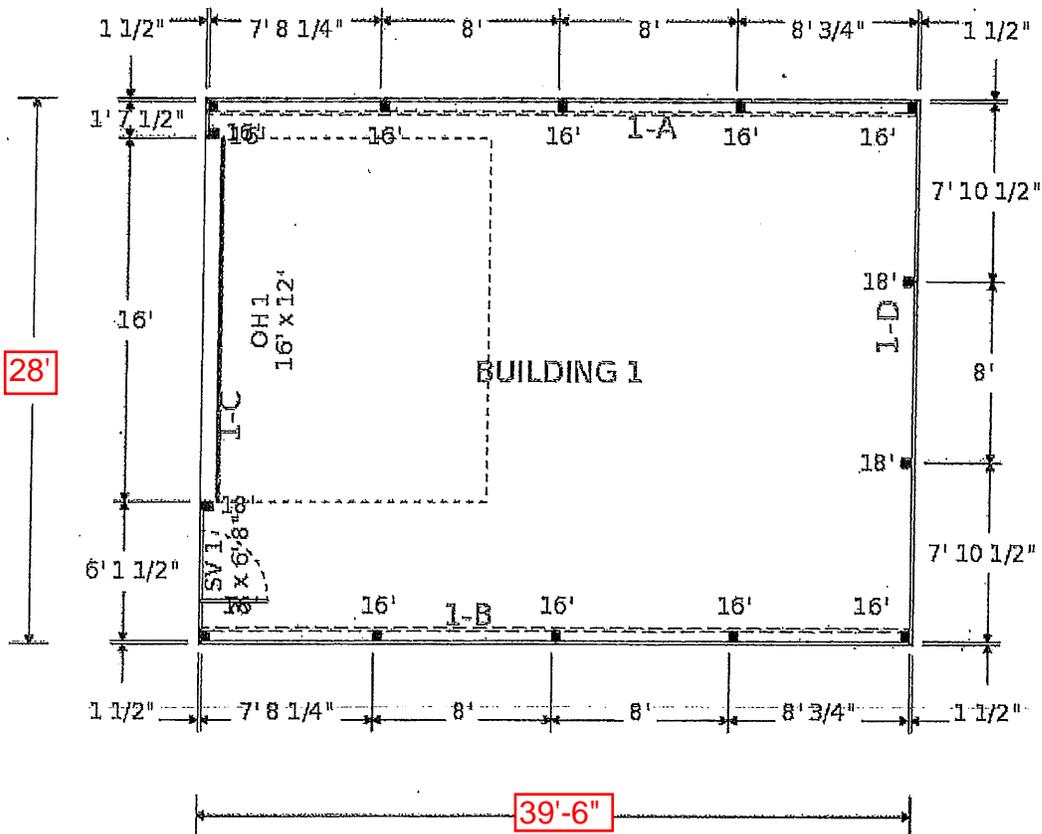
How to purchase at the store

1. Have a building materials team member enter the estimate number into System V to print SOC's.
2. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

FLOOR PLAN

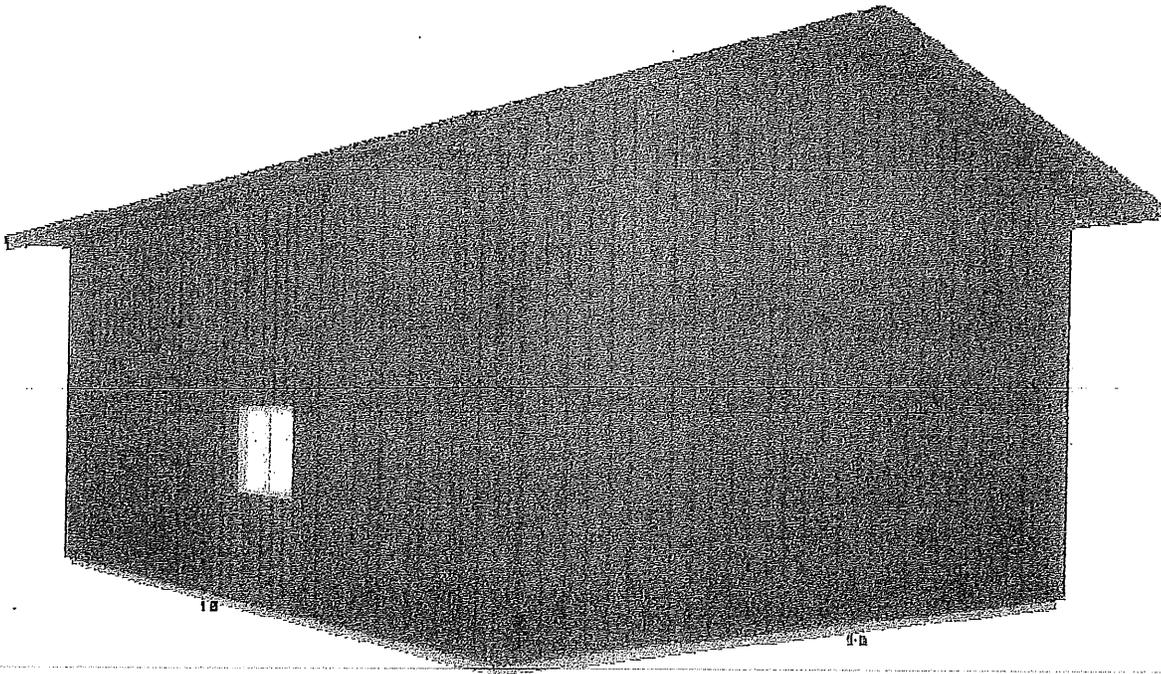
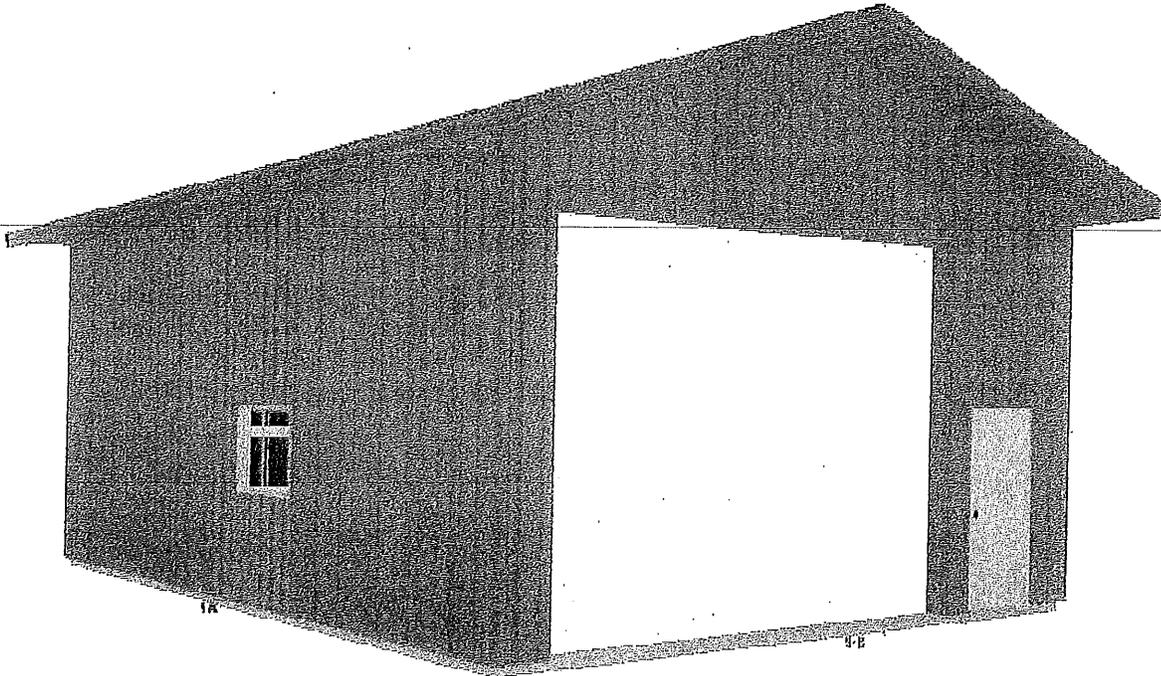


Design #: 301659802178
Estimate #: 76260
Store: WAB, AU



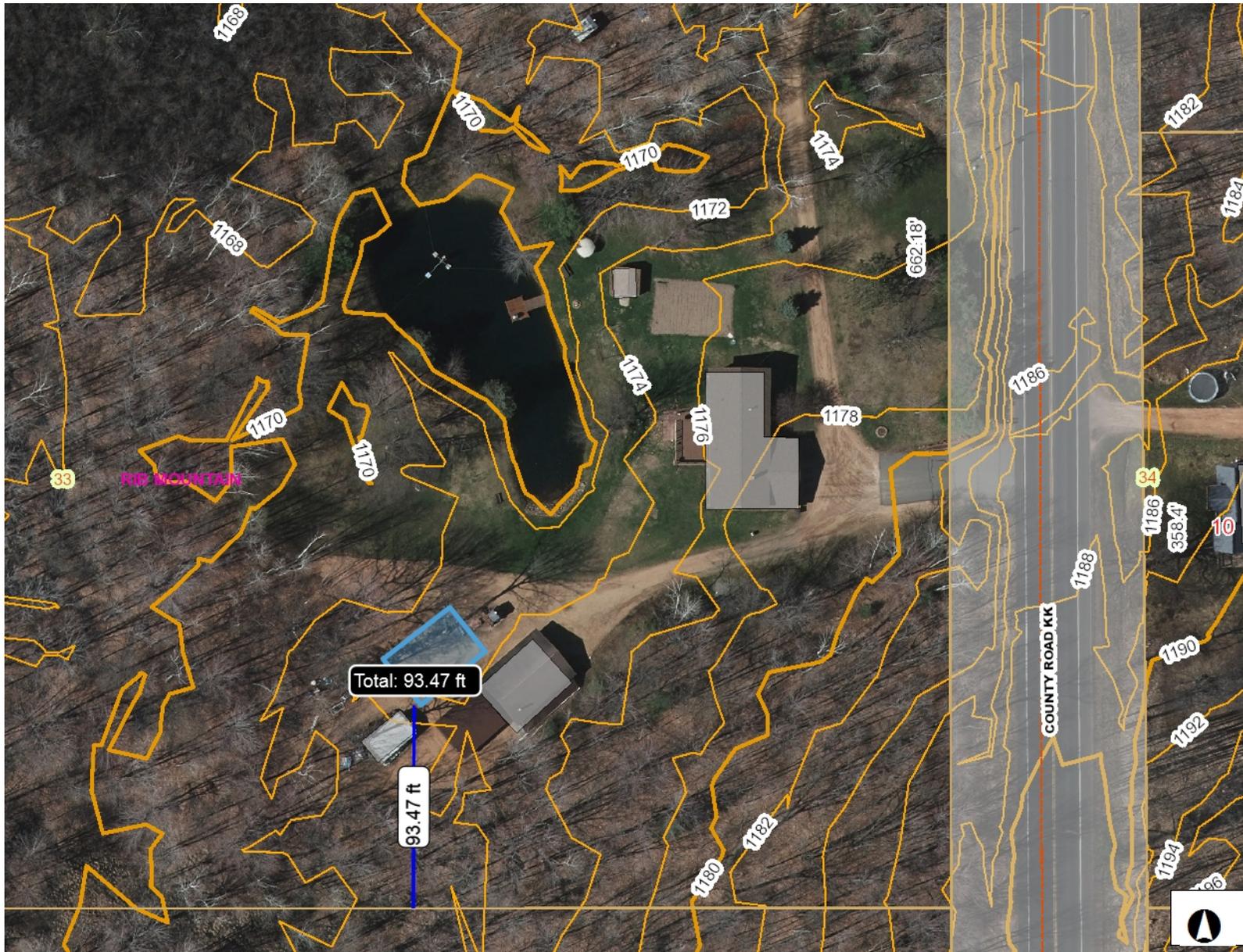
Post Frame Building Estimate
Date: Aug 7, 2019 2:59:41 PM

Elevation Views





Land Information Mapping System



Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- County-wide Buildings
- Municipalities
- County-wide 2ft Contours (2012)
 - Index
 - Intermediate
- 2015 Orthos Rib Mountain
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Surrounding_Counties
 - CLARK
 - LANGLADE
 - LINCOLN
 - PORTAGE
 - SHAWANO
 - TAYLOR
 - WAUPACA
 - WOOD

34.38 0 34.38 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Building Variance Petition

Goal: Erect a 24' x 32' garage on property for the storage of a tractor, trailers, and other equipment

Location: 10408 Bittersweet Road, Wausau 54401

Surrounding neighbors have viewed the proposed site/building plan and agree that the garage is acceptable

Name	Address	Phone Number	Signature
Dennis WISNIEWSKI	2700 Stone Crop Rd	715-359-9930	Dennis Wisniewski
Kim Kramer	2700 Stone Crop Rd	715-359-9930	Kim Kramer
Jeff Dehnel	2550 Stonecrop Rd	715-297-5885	Jeff Dehnel
CRAIG DOERING	2650 STONECROP RD	715 573 2621	Craig Doering
Kim Doering	2650 Stonecrop Rd	715-573-2620	Kim Doering
DIANE SCHULTZ	2503 Aster Rd.	715-359-8865	Diane Schultz
Roger Schultz	2503 Aster Rd.	715-359-8865	Roger Schultz
Scott Olson	2607 Aster Rd	715-571-3232	Scott Olson
Zach Walczak	2601 Aster Rd	715-570-8188	Zach Walczak
Cassie Walczak	2601 Aster Rd	920-420-1996	Cassie Walczak
Charles Janzen	7408 Bittersweet	715-571-3492	Charles Janzen
Jeffrey D. Fuchs	2500 Stonecrop Rd	715-355-4828	Jeffrey D. Fuchs
Amin Buttke	1700 Orchid Ln	715-359-9012	Amin Buttke
Tom Ahles	2701 Aster Rd	715-241-7428	Tom Ahles
Joyce Love	10104 Bittersweet Rd	715-359-8523	Joyce Love
Phillip LOVE	10104 Bittersweet Rd	715-359-8523	Phillip Love

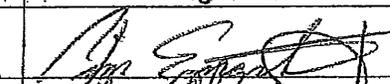
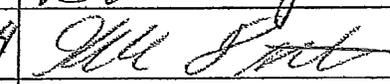
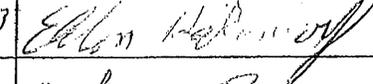
Submitted by: John Fink

Building Variance Petition

Goal: Erect a 24' x 32' garage on property for the storage of a tractor, trailers, and other equipment

Location: 10408 Bittersweet Road, Wausau 54401

Surrounding neighbors have viewed the proposed site/building plan and agree that the garage is acceptable

Name	Address	Phone Number	Signature
Tim ENGSTRUM	10307 BITTERSWEET RD	715-551-5202	
KATHY KOCH-ENGSTRUM	10307 BITTERSWEET RD	715-551-1656	
Wanda Dorzok	10407 Bittersweet Rd	715-551-0710	
Aidyn Dorzok	10407 Bittersweet Rd.	715-551-3234	Aidyn D.
Natasha Neumann	10407 Bittersweet Rd	715-297-6901	
DIANE PERGOLSKI	10600 BITTERSWEET RD	715-573-7335	Diane Pergolski
Karla Dietsche	10602 Bittersweet Rd	715 212 2174	
Dana A Dietsche	10602 Bittersweet Rd	715 370 1881	Dana A Dietsche
AUSTIN CRAWFORD	3102 Windflower	248-318-3573	
Ellen Heckenroth	10106 Bittersweet Rd	715-359-4927	
LORRIN RUSWAGE	3000 WINDFLOWER LN	715 355 1729	

Submitted by: John Fink

ESTIMATE

Date: 01/30/20

Estimate No: 05271

Page: 1

Customer: COD
 JOHN B FINK
 219790 CTY RD KK
 WAUSAU, WI 54401

Salesman: DAM Phone: (000) 000-0000 Reference: 28 X ^{37'-6"}~~40~~ LADDER FRAME

1106 D'

LINE	QTY	U/M	DESCRIPTION	PROD ID	FOOTAGE	PRICE	AMOUNT
WALLS							
20	150	FT	5-1/2" FOAM SILL SEALER 50'/RL	3I6SILSEA	0	0.120	18.00
25	8	EA	2x6-16 #1 DENSE SYP TREATED	1T20616A	0	14.190	113.52
30	118	EA	2X6X16' HI LINE PREMIUM #2 SPF	1S20616P	0	10.990	1,297.82
35	115	EA	2X6X14' HI LINE PREMIUM #2 SPF	1S20614P	0	8.990	1,033.85
40	110	EA	2X6X8' *****#2 SPF	1S20608S	0	3.790	416.90
45	1	EA	2X12X18 SELECT STRUCTURAL FIR	1F21218	0	48.790	48.79
50	3	RL	9'X100'TYVEK HOUSEWRAP 9SQ/RL	3ITYVEKRL	0	145.290	435.87
ROOF							
70	1	EA	TRUSS PACKAGE 4"OC 4/12 2"OH NLS		0	2,107.500	2,107.50
75	4	EA	2X6X18' HI LINE PREMIUM #2 SPF	1S20618P	0	12.790	51.16
80	6	EA	2X6X16' HI LINE PREMIUM #2 SPF	1S20616P	0	10.990	65.94
85	35	EA	2X4X16' HI LINE PREMIUM #2 SPF	1S20416P	0	7.790	272.65
90	40	EA	2X4X20' HI LINE PREMIUM #2 SPF	1S20420P	0	10.590	423.60
95	250	EA	1/4"X6-3/4"JOIST & TRUSS FSTNR	6STX91743	0	1.090	272.50
ROOF STEEL							
115	1	EA	MAX RIB II W/ TRIMS AND TRIMS	N3R	0	2,366.560	2,366.56
SIDEWALL STEEL							
135	1	EA	MAX RIB II STEEL AND TRIMS	N3S	0	2,906.060	2,906.06
SOFFIT AND FASCIA							
155	14	PCS	ROLLEX WH TEXT 6"X12" FASCIA	3SRWHF6"	0	13.490	188.86
160	14	PC	ROLLEX WH 12' REVSBLE FRIEZE	3SRWHREVF"	0	9.590	134.26
165	20	PC	ROLLEX WH 16"X12' C/V SOFFIT	3SRWHVSOF	0	24.290	485.80
170	1	BOX	# SNOWMIST 1-1/4"TRIM NAILS	6NATWH001	0	13.390	13.39
175	1	BOX	1-1/4"GALV FINISH STAPLE 3,000	6NSX5035E	0	29.990	29.99
DOORS AND WINDOWS							
195	1	EA	16 X 12 CHI 2283 OH DOOR R-9.6 N30		0	1,925.000	1,925.00
200	40	FT	JAMB SEAL FOR OH DOOR	N30	0	1.590	63.60

ESTIMATE

Date: 01/30/20

Estimate No: 05271
 Page: 2

Customer: COD
 JOHN B FINK
 219790 CTY RD KK
 WAUSAU, WI 54401

Salesman: DAN Phone: (708) 000-0000 Reference: 28 X ^{38'-6"} ~~40~~ LADDER FRAME

LINE	QTY	U/M	DESCRIPTION	PROD ID	FOOTAGE	PRICE	AMOUNT
205	1	EA	12' CHAIN DRIVE OPENER	N30	0	372.890	372.89
210	2	EA	VECTOR 3'6" X 3' VINYL WINDOWS	N4W	0	198.890	397.78
215	1	EA	3' STEEL ENTRY DR CLAD, PAINT	N4S	0	699.990	699.99
NAILS AND MISC							
235	6	CTN	30`GRIPRITE 3-1/4"SMOOTH	2m 6NGRSP12D	0	32.990	197.94
240	3	BOX	5/16 STAPLES 5M 5010C DUOFAST	6FDOU0516L	0	6.790	20.37
245	100	PC	1/4X3 RAWL SPIKE 50/BX	6F371183E	0	0.540	54.00
250	1	BOX	6"TIMBERLOCK TRUSS SCREW 50PCS	6S91323	0	37.990	37.99
255	1	EA	TUSTIN ENTRY LEVER VEN.BRNZ KW	6LE212199	0	52.990	52.99
			740TNL 11P SMT CP K4				
260	2	BOX	5# 16D CC SINKERS	6NCCS1605	0	11.190	22.38
265	2	BOX	1# 1-3/4" GALV ROOFING NAIL	6NGR17501	0	2.990	5.98
270	10	EA	100Z TRANS METAL SEALANT 61111	5C107716	0	8.990	89.90
275	1	BDL	12" BEDDAR WOOD SHIMS 42EA	3RW165999	0	5.990	5.99
280	3	EA	SLOTTED ANGLE 1.5" x72	6H180109	0	18.490	55.47
						Subtotal \$	15,585.29
						5.000 % State Sales Tax \$	779.26
						0.500 % Local Sales Tax \$	77.93
						Proposal Total \$	16,442.48

We agree to furnish only the items and grades specified above
 This is an estimate only, not guaranteed to build or complete
 any specific job or project. Clerical errors are subject to
 Correction. PRICING IS VOID AFTER

*If you have any questions feel free to
 contact me. Also, steel is going up soon.
 I think it is going up 7%.*

Thanks, DAN



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, March 11, 2020

ITEM: Discussion and direction on Community Vision Statement, Chapter Vision Statements and the overall draft of the Comprehensive Plan

FROM: Jared Wehner, Director of Planning and Development

BACKGROUND

I have revised the final draft of the Comprehensive Plan update so that all the chapters are together in one document, as well as reformatted the entire document. As I have spent more time with the document, I feel that much of the document can be better written to serve the Town better. I have made many changes, mostly to the Goals and Objectives to make them clearer and more precise. The document was placed into "Track Changes" so you are able to see what was modified compared to the original.

This is still a large document, so please take the time to carefully go through the changes. I do not expect any action by the Plan Commission on this document until April 8th or 22nd.

Once the Plan Commission recommends the document to the Board of Supervisors, then Plan Commission and the Board will hold a joint meeting to kick off the 45-day public comment period. Once that period is closed, the Board will adopt the document on June 2 or 16, 2020.

PREVIOUS ACTIONS: Previous Comprehensive Plan discussions

POSSIBLE ACTIONS TO BE TAKEN

NO FORMAL ACTION IS REQUIRED AT THIS TIME.

REQUESTED ACTION: REVIEW THE ENTIRE DOCUMENT TO PREPARE FOR FURTHER DISCUSSION ON 3/25 OR 4/8.

FURTHER ACTION(S):