



## PLAN COMMISSION

### OFFICIAL AGENDA & NOTICE

A meeting of the Town of Rib Mountain Plan Commission will be held on **JUNE 24, 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 June 10, 2020 Plan Commission meeting.**
- 4.) Old Business(s):
  - a. **None**
- 5.) Public Hearing (s)
  - a. **Docket #2020-07: Discussion and recommendation on a Zoning Map Amendment request rezoning a portion of Lot 32 of Royal View Estates from MR-4 Mixed Residential to SR-2 Suburban Residential for the purpose of modification and addition of parcels, as presented on the draft Certified Survey Map.**
  - b. **Docket #2020-09: 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 152111 Goldenrod Road.**
- 6.) New Business(s):
  - a. **Discussion and recommendation to staff in regards to proposed zoning text amendment to require bicycle and pedestrian facilities in parking lots for new developments and reconstruction projects.**
- 7.) Comprehensive Plan Update:
  - a. **Update on public hearing date for the adoption of the 2020 Comprehensive Plan**
- 8.) Correspondence/ Questions/ Town Board Update:
  - a. **None**
- 9.) Public Comment
- 10.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
June 10, 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, Steve Plunkett, Ryan Burnett and Mary Kate Riordan. Tonia Westphal was in attendance via GoToMeeting. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Tonia Westphal left the meeting at 6:36pm.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the May 13th, 2020 Plan Commission meeting. Motion carried 7-0.**

OLD BUSINESS: None

PUBLIC HEARING(S):

- a. *Docket #2020-08: Discussion and recommendation on a requested Conditional Use Permit for a second driveway at 225986 Deer Tail lane.*

Director of Community Development, Jared Wehner, indicated the property owner is currently facing some difficulties with the steeper grade of the existing driveway during the winter months, particularly when conditions are slippery. He noted the proposed second driveway would be lesser grade, approximately 10% versus the approximate 20% grade of the existing driveway and would provide safer ingress and egress for the resident and safer vehicular interactions at the street.

Jay Wittman questioned the proximity of any intersections to the proposed driveway. Wehner indicated the proposed driveway is in the middle of Deer Tail Lane and not close to any intersection where it may pose a safety concern.

Tom Steele noted he had driven past the property and it appeared the owners had begun construction. Kyle Page, applicant, indicated they are clearing some trees to allow for more sun light to their home and are using the approximate location of the proposed driveway as an equipment access point the property.

Jim Hampton noted it appeared the driveway would be on two different lots and asked if they had been combined into one lot and if recommending approval of this driveway would set precedence if other residents on Deer Tail would request an additional driveway. Wehner stated the lots have been combined and recorded with the County and that approval of this request would not set any precedent for future applicants; noting each request is reviewed individually and can be approved or denied based a number of factors.

Page noted lot configurations and topography would make it near impossible to establish a second driveway on a single lot given the Town's driveway separation requirements. He also indicated their house was originally built on two (2) lots and the most recent combination would give them a total of three

parcel. Wehner added that had each of those lots been sold and developed individually, there would be three driveway access points onto Deer Tail.

Steve Plunkett asked if the applicant is responsible for any curb cuts and other necessary improvements and for Wehner to review the additional conditions noted in the packet. Wehner stated the applicant is responsible for those curb cuts and any other improvements are required as part of the driveway permitting process. Wehner then indicated the other recommended conditions included the number of driveways accessing the property to be capped at two (2), any future additions or modifications of the driveway site plan would need to come before the Plan Commission for approval, and should the driveway not be installed and inspected prior to the permit expiration the approval would be revoked.

Streets and Parks Superintendent, Scott Turner, questioned whether the applicant had considered any required improvements to manage overland flow of water that may enter the street at the new driveway location; citing year-round water runoff from Rib Mountain and issues with other properties on Deer Tail Lane. Page indicated he understood the concern based on his observations on neighboring properties, but he has not observed any water issues in the location of the new driveway.

Chairperson Jay Wittman opened the meeting to Public Comment at 6:10pm. Receiving no comments, the Public portion of the meeting was closed at 6:10pm.

Hampton questioned whether a larger culvert may be required to handle any water concerns Turner may have. Turner noted Deer Tail has curb and gutter with stormwater facilities, so no culvert is required. He also stated that some property owners have tied into the drain tile to help manage the hills runoff.

Steele asked Turner if there is a recommended condition they should apply to ensure the potential water issues are addressed. Turner stated they could use, "during construction, provide drainage patterns that direct overland flow towards Town storm sewer."

Ryan Burnett asked where the closest stormwater inlet was in relationship to the proposed driveway. Turner indicated there is stormwater along that entire stretch of road with drain tile at the back of the curb that could be tied into to help with the flow of water.

Steele asked Turner if he would work with the applicant to establish a solution noting it's important to get it right given the topography and amount of runoff you may get. Turner indicated he would work with the applicant as it helps out the Town in the long run.

**Motion by Tom Steele, second by Mary Kate Riordan to recommend approval of the Conditional Use Request for a second driveway at 225986 Deer Tail lane, conditioned upon the applicant working with Streets and Parks Superintendent, Scott Turner to address any potential runoff or drainage issues that may be present.**

**Motion carried 7-0.**

NEW BUSINESS: None

- a. *Preapplication meeting with Streets and Park Superintendent regarding a future disc golf course at Liberty Park.*

Scott Turner, Streets and Parks Superintendent, indicated the Park Commission has been in a multi-year discussion about the development of a disc golf course. They reviewed a number of potential locations, ultimately settling on increasing utilization of the Liberty Park. After they had a location selected, they hired Pete Hoover as a consultant to help design the preliminary course that is presented in the packet. Turner noted the Sanitary District owns the land the park is on and they have met with them and received their approval for the use.

The Plan Commissioners had the following comments, questions and concerns.

- The use is not cohesive with the Comprehensive Plan and Park Plan given that neighborhood parks are intended to be a mix of passive and active outdoor uses. The disc golf course may reduce or eliminate the passive park user.
- In review of the Parks survey, Disc Golf was not a high priority, why focus on establishing a course.
- Concerned about tree removal due to increased pathways in the wooded area
- Has there been any consideration for additional restroom facilities?
- Were other park locations considered, where the use would have a smaller impact?
- Concerned about conflict with pedestrian users of the park
- Is there a high demand for disc golf courses in the area?
- How far can a disc be tossed and could it impact vehicle and pedestrian users on adjacent roads?
- What time of day are the courses typically used?
- Is there an estimated number of users on a given day?
- How would users access the disc golf facility?

Those items were addressed by Pete Hoover, consultant; Brad Conklin, Town Board Supervisor and Park Commission Chair; Chad Grundman, Park Commissioner; and Scott Turner, Streets and Parks Superintendent.

They indicated there are examples elsewhere where both passive uses and disc golf courses coexist and they felt that could happen here as well through proper design of the course. It was noted that disc golf was identified by some participants in the Parks Survey and because of its relatively small financial impact it made sense to move forward with planning.

The group also noted that tree cover is a desirable feature in disc golf as it provides hazards much like regular golf, so they did not anticipate removal of large area of trees, rather trimming up some of the lower branches to provide pathways for disc flight.

Additional restroom facilities have been discussed and they would likely install additional portable toilet facilities near the softball field to accommodate the increased user traffic.

Doepke Park and the Domtar Property south of US 29 were considered, but they could not reach an agreement with Domtar for use of the property and there was not enough upland area outside of the high use areas to support a course at Doepke Park.

They gave examples of Memorial Park in Wausau and Machmueller Park in Weston where multiple uses coexist with disc golf courses without conflict and they were confident it could happen at Liberty Park as well. It was noted that if course users conflict too much with other park users, the course can easily be removed.

Course growth in the State has increased significantly in the past 20 years due to the sport being relatively inexpensive and accessible for users.

They noted a disc can easily be thrown 200-300 feet given the right location, however the more technical course design in this instance, would not allow for that type of distance. It was noted the course layout is preliminary at this point and they would have to revisit some of the hole locations and designs to make sure safety is the highest priority.

They anticipated 12-20 users on a given day and the typical time is mid-afternoon and evening. Users would access the course from the softball field parking area to help reduce conflicts with playground, basketball and tennis court users who access the park from other parking locations.

Ultimately, they felt that by designing the course appropriately, they could address the concerns the Plan Commission had.

#### COMPREHENSIVE PLAN UPDATE:

- a. *Resolution #PC-2020-01: Recommending approval of the 2020 Town of Rib Mountain Comprehensive Plan to the Town Board.*

Wehner indicated the Comprehensive Plan document has been finalized, including updated maps from the Regional Planning Commission. He noted the process is on track for a July 21<sup>st</sup> public hearing and approval date. Wehner indicated he would like the Plan Commission to be present at that Town Board meeting either as a posted potential gathering of the Commissioners or as a joint meeting with the Board.

**Motion by Jim Hampton, second by Tom Steele to recommend approval of the 2020 Town of Rib Mountain Comprehensive Plan to the Town Board.**

**Motion carried 6-0.**

#### CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- a. *Report from Director of Community Development*
  - Wehner noted the Town is currently conducting a survey to help name the Unnamed Road between Kwik Trip and Dollar Tree. He stated there have been 237 respondents with 130+ votes for Snapdragon while Katniss and Valley Inn are a distant second and third.
  - The next meeting will include a conditional use request for a large detached garage facility, a rezone application for Lot 32 of Royal View Estates and a CSM review of the same property.

- Wehner also indicated the Town Board has directed him to begin planning for a TIF district which will include properties from Briq's to Parrot Lane going North and South and between Swan and Rib Mountain Drive. He noted the intent of the district is to help with transportation and stormwater improvements that will be required as those areas redevelop.

*b. May 2020 Building Permit Report*

- Kufahl stated that after a slow start to the construction year, permits have picked up considerably. He noted the Town has received about 40 permits since the beginning of May, most of which are homeowner type projects like decks, fences, swimming pools, etc; but there has been a few larger addition projects and three new single family permits this year.

PUBLIC COMMENT: None received

ADJOURN:

**Motion by Tom Steele, second by Steve Plunkett to adjourn the Plan Commission Meeting.**

**Motion carried 6-0. Meeting adjourned at 6:50 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator



# TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

## AGENDA ITEM COVER SHEET

<b>MEETING/DATE:</b>	Plan Commission, June 24, 2020
<b>ITEM:</b>	Docket #2020-07: Discussion and recommendation on a Zoning Map Amendment request rezoning a portion of Lot 32 of Royal View Estates from MR-4 Mixed Residential to SR-2 Suburban Residential for the purpose of modification and addition of parcels, as presented on the draft Certified Survey Map.
<b>FROM:</b>	Jared Wehner, Director of Community Development

## APPLICANT & PROPERTY INFORMATION

<b>APPLICANT:</b>	Tom Radenz, REI Engineering, LLC., 4080 N 20th Avenue, Wausau, WI 54401
<b>OWNER:</b>	William Shnowske, BPW Development, LLC., 163371 State Highway 52, Wausau, WI 54401
<b>PROPERTY ADDRESS:</b>	150750 & 150676 County Road N, Wausau, WI 54401
<b>PIN:</b>	068-2807-164-0039
<b>ZONING:</b>	MR-4 – Mixed Residential
<b>ADJACENT ZONING:</b>	<b>NORTH:</b> SR-2 <b>SOUTH:</b> ER-1 <b>EAST:</b> SR-3 <b>WEST:</b> RA-1
<b>FUTURE LAND USE:</b>	Future Single-Family Residential

## BACKGROUND

The property owner purchased is proposing a parcel line adjustment for Lot 32 of the Royal View Estates subdivision. The lot currently has the original farmhouse and barn. The barn is to be razed and the farmhouse will be on proposed lot 38. Lot 37 will be a combination of lot 35 and the western portion of Lot 32. The remaining Lot 32 will become lot 39 and remain zoned as MR-4.

<b>PREVIOUS ACTIONS:</b>	None
<b>STAFF COMMENTS:</b>	See Determination Report (attached)
<b>ATTACHMENTS:</b>	Rezone Determination Report, Draft Resolution Approval, Zoning Map, Proposed Certified Survey Map, Property Description and Application

## POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

<b>REQUESTED ACTION:</b>	RECOMMEND APPROVAL: Plan Commission recommends approval of the rezone request and the proposed 3-lot certified survey map and forwards the recommendation on to the Town Board for the July 7, 2020 meeting.
<b>FURTHER ACTION(s):</b>	Forward the Plan Commission recommendation to the Town Board on 7/07 [Staff]

**OFFICE USE – DO NOT PUBLISH IN PAPER**

1<sup>ST</sup> NOTICE DATE: **Saturday, June 13<sup>th</sup>, 2020**  
2<sup>ND</sup> NOTICE DATE: **Wednesday, June 17<sup>th</sup>, 2020**

HEARING DATE: **Wednesday, June 24<sup>th</sup>, 2020**

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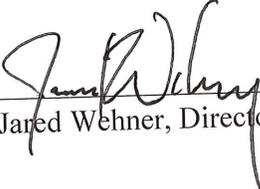
**TOWN OF RIB MOUNTAIN NOTICE OF HEARING ON A  
ZONING MAP AMENDMENT REQUEST**

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NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Avenue, on Wednesday, the 24<sup>th</sup> day of June, 2020**, at 6:00 P.M. to hear and consider the request of:

BPW Development, LLC., owner, requests an amendment to the Town of Rib Mountain Zoning Map from Mixed Residential (MR-4) to Suburban Residential-2 (SR-2) for the property proposed to be described as Lots 37 and 38 the accompanied Certified Survey Map; part of Lot 32 of Royal View Estates Subdivision, recorded in Plat Cabinet 3 on Page 506b, as document number 1742162, filed with the Marathon County Register of Deeds; being part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 28 N, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin. PIN 068-2807-164-0039.

DATED this 11<sup>th</sup> day of June, 2020

  
\_\_\_\_\_  
Jared Wehner, Director of Community Development

**CONFIRMATION**



435 E. Walnut  
Green Bay, WI 54301  
(888)774-7744

RIB MOUNTAIN TOWN OF  
3700 N MOUNTAIN RD  
WAUSAU WI 54401-9274

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
GWM-RIB450	0004236473	\$38.02	\$0.00	\$38.02	Credit Card	\$0.00	\$38.02
<b>Sales Rep:</b> gdechamps		<b>Order Taker:</b> gdechamps		<b>Order Created</b>		06/12/2020	
<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>				
GWM-WDH-Wausau Daily Herald	2	06/13/2020	06/17/2020				
GWM-WDHW-Wausau Daily Herald Digital	28	06/13/2020	07/10/2020				

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad: 06/12/2020**

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

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DATED this 11th day of June, 2020  
Run: June 13, 17, 2020  
WNAXLP



## REZONE DETERMINATION REPORT

<b>FROM:</b>	Jared Wehner, Zoning Administrator		
<b>DOCKET NO.</b>	2020-007	<b>HEARING DATE:</b>	June 24, 2020
<b>APPLICANT:</b>	Tom Radenz, REI Engineering, Inc., 4080 N. 20 <sup>th</sup> Avenue, Wausau, WI 54401		
<b>OWNER:</b>	William Shnowske, BPW Development, LLC., 163371 State Highway 52, Wausau, WI 54401		
<b>LOCATION:</b>	Lot 32 of Royal View Estates subdivision, northwest corner of County Road N and Bittersweet Road.		
<b>DESCRIPTION:</b>	Rezoning Lots 37 and 38 on proposed certified survey map from MR-4 Mixed Residential to SR-2 Suburban Residential in order for Lots 36 and 32 to be combined and reconfigured to 3 parcels.		

*The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.223 Amendment of Official Zoning Map Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:*

## GENERAL INFORMATION

**CURRENT ZONING:** **MR-4 Mixed Residential**

**DEFINITION:**  
**17.035(2)(H)**

This district is intended to permit development which has a moderately high-density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Mixed Residential (MR-4) District shall serve as a designation which preserves and protects the moderately high-density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderately high density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the Mixed Residential (MR-4) District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including twin houses, duplexes, atrium houses, and weak link townhouses.

**PROPOSED ZONING:** **SR-2 Suburban Residential**

**DEFINITION:**  
**17.035(2)(E)**

This district is intended to permit development which has a moderate density, suburban community character. This district is intended to be the principal district for single-family development within the Town of Rib Mountain not served by both public water and public sanitary sewer. Density and intensity standards for this district are designed to ensure that the Suburban Residential (SR-2) District shall serve as a designation which preserves and protects the suburban residential community character of its area. A variety of residential development

options are available in this district, with a Maximum Gross Density (MGD) of 2 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the suburban community character is maintained as long as the Suburban Residential (SR-2) District designation is retained, regardless of how much development occurs within that area.

**FUTURE LAND USE** Single-Family Residential

**FLU DESCRIPTION:** One-family structures, farm residences and mobile homes.

## REVIEW OF DENSITY STANDARDS AND BULK REGULATIONS

LOT STANDARDS	REQUIREMENTS	PROPOSED LOTS 37 / 38	STATUS
Minimum Lot Area:	20,000 Sq. Ft.	207,582 Sq. Ft. / 125,078 Sq. Ft.	Meets Requirements.
Minimum Lot Width:	100 Ft.	638.17 Ft. / 275.95 Ft.	Meets Requirements.
Min. Landscape Surface Rat.	0.65	> 0.65 / > 0.65	Meets Requirements.
Max. Floor Area Ratio:	0.20	< 0.20 / <0.20	Meets Requirements.

## DETERMINATION / FINDING OF FACT

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?  
*Yes, the SR-2 allows single-family detached dwellings a permitted use-by-right, which is specifically called out for this designation in the 2005 comprehensive plan.*
2. Does the rezoning further the purpose and intent of this Chapter?  
*Chapter 17 is written to implement the Comprehensive Plan to the extent possible under zoning and this proposed map amendment is within the scope of that intent.*
3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
  1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
  2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
  3. **Growth patterns or rates have changed, thereby creating the need for a rezoning.**  
*The County's access restrictions and heavy vehicle use of County N has made further development of this property undesirable for a single-family use.*
4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?  
*Yes, the overall development plan shall maintain the desired consistency of residential land use in this area of the Town.*

## BACKGROUND INFORMATION

Lot 32 was left as a large parcel to allow for more intense residential or light neighborhood-orientated commercial uses due to its close proximity to County Road N, a major east-west corridor through the Town. At this time, the Future Land

Use map shows this area as remaining Single-Family Residential, so more intense development in this area would require an amendment to the Future Land Use map. The Future Land Use map of the 2020 Comprehensive Plan update shows this area as Suburban Neighborhood, which can allow for more dense residential development, but not commercial development.

### CURRENT PROPERTY CONDITIONS

Lot 32 contains the original farmhouse and barn. There are heavy access restrictions along County Road N.

### STAFF COMMENTS

This proposed CSM does reduce the number of new possible residential units that would be able to be constructed in this area. Despite factors from COVID-19 and the resulted economic recession, there is still a demand for new residential lots in the Rib Mountain Area.

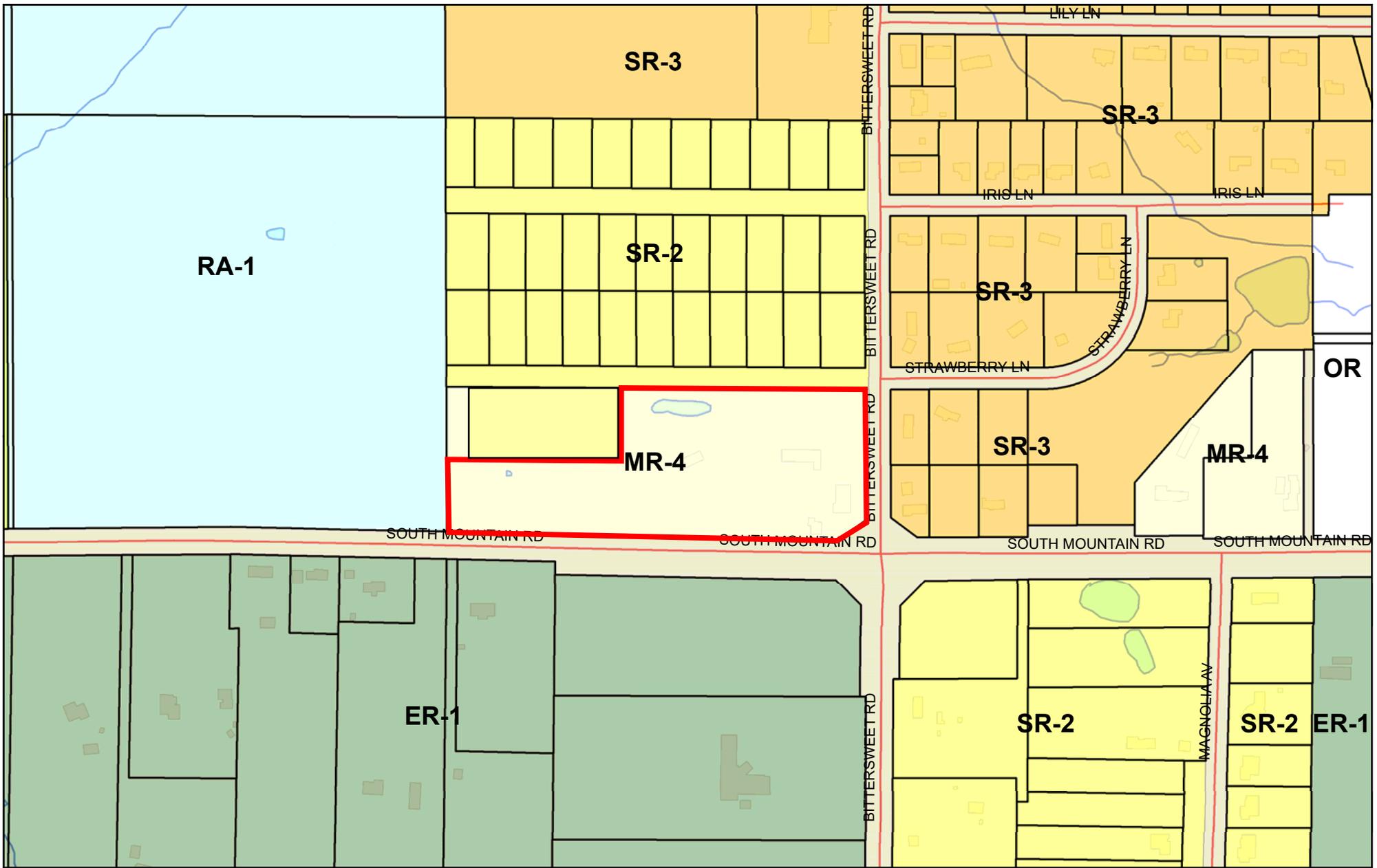
### POSSIBLE ACTIONS TO BE TAKEN

**RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and the proposed 3-lot certified survey map and forwards the recommendation on to the Town Board for the July 7, 2020 meeting.

**RECOMMEND APPROVAL WITH MODIFICATIONS:** Plan Commission recommends approval of the rezone request and the proposed 3-lot certified survey map with modifications as discussed and forwards the recommendation on to the Town Board for the July 7, 2020 meeting.

**DEFER ACTION:** Defer action on the request based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A recommendation shall be made within 60 days of submittal of the application (June 11, 2020). If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 60 days of the submittal of the application, then the Town Board shall hold the public hearing without a Plan Commission recommendation.

**RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and the proposed 3-lot certified survey map and forwards the recommendation on to the Town Board for the July 7, 2020 meeting.



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

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

Map Printed: 6/18/2020

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

**Zoning Districts**  
Unzoned

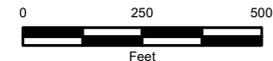
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential

- 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 Labels
- Building Outline
- Road Centerline
- Water Feature
- Water Feature

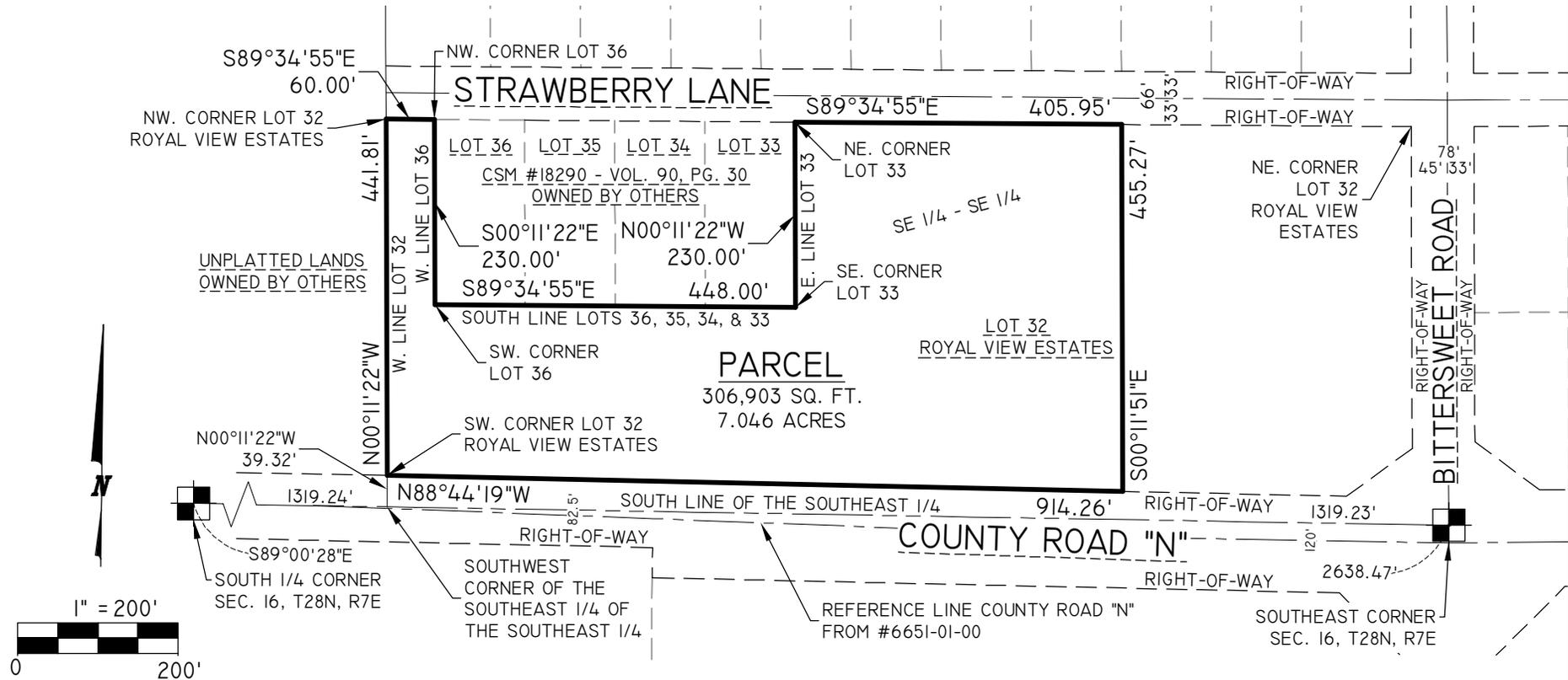


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# EXHIBIT MAP

PART OF LOT 32 OF ROYAL VIEW ESTATES, RECORDED IN PLAT CABINET 3, ON PAGE 560B, AS DOCUMENT NUMBER 1742162, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



NOTES:  
 BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°00'28" EAST.

REI Engineering, INC.

BPW DEVELOPMENT LLC. STRAWBERRY LANE RIB MOUNTAIN, WISCONSIN		EXHIBIT MAP	
PROJECT NO.	7071A	DRAWN BY:	JWP
		DATE:	6-9-2020

## Rezone Description – Part of Lot 32

A parcel of land being part of Lot 32 of Royal View Estates, recorded in Plat Cabinet 3, on Page 560b, as document number 1742162, filed in the Marathon County Register of Deeds office; being part of the Southeast 1/4 of the Southeast 1/4, Section 16, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot 32 of Royal View Estates, being on the North right-of-way line of County Road "N," and also being the point of beginning; thence North  $00^{\circ}11'22''$  West, coincident with the West line of said Lot 32, 441.81 feet to the Northwest corner of said Lot 32 and being on the South right-of-way line of Strawberry Lane; thence South  $89^{\circ}34'55''$  East, coincident with said South right-of-way line, 60.00 feet to the Northwest corner of Lot 36 of Certified Survey Map Number 18290, recorded in Volume 90, on Page 30, as document 1776833, filed in the Marathon County Register of Deeds office; thence South  $00^{\circ}11'22''$  East, coincident with the West line of said Lot 36, 230.00 feet to the Southwest corner of said Lot 36; thence South  $89^{\circ}34'55''$  East, coincident with the South line of said Lot 36 and the South lines of Lots 35, 34, and 33 of said Certified Survey Map Number 18290, 448.00 feet to the Southeast corner of said Lot 33; thence North  $00^{\circ}11'22''$  West, coincident with the East line of said Lot 33, 230.00 feet to the Northeast corner of said Lot 33 being on said South right-of-way line of Strawberry Lane; thence South  $89^{\circ}34'55''$  East, coincident with said South right-of-way line, 405.95 feet; thence South  $00^{\circ}11'51''$  East, 455.27 feet to said North right-of-way line of County Road "N"; thence North  $88^{\circ}44'19''$  West, coincident with said North right-of-way line, 914.26 feet to said Southwest corner of Lot 32 of Royal View Estates and the point of beginning.

Said parcel contains 306,903 square feet, 7.046 acres, more or less.

Said parcel is subject to easements, restrictions, and right-of-ways of record.



**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
4080 N. 20TH AVENUE, WAUSAU, WI 54401  
(715) 675-9784

# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

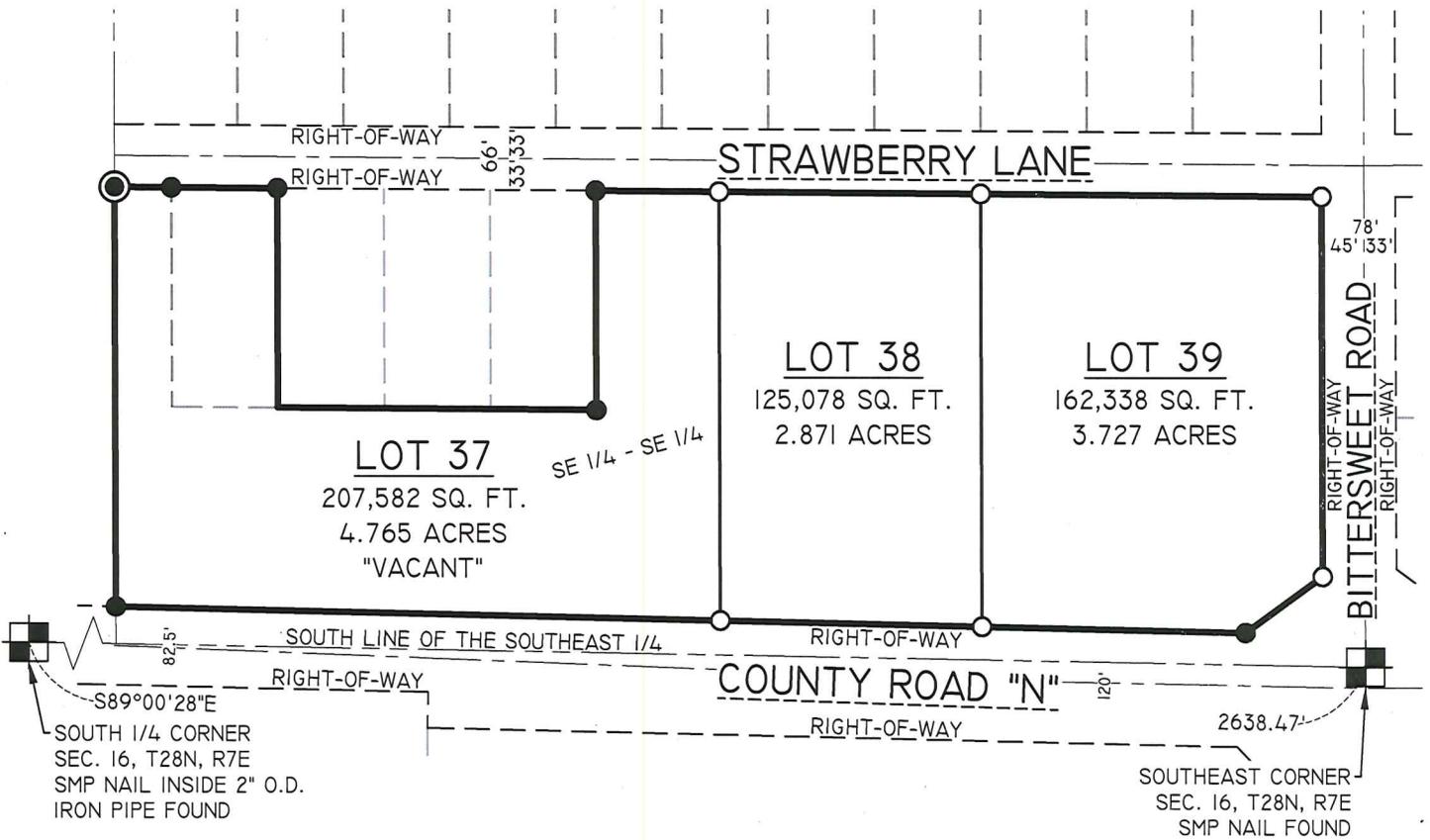
PREPARED FOR: BPW DEVELOPMENT LLC.

LANDOWNER: BPW DEVELOPMENT LLC.

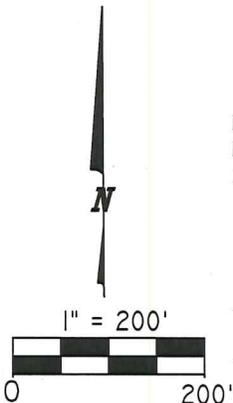
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## GENERAL OVERVIEW

SEE SHEETS 2 AND 3 FOR DETAIL



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



- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 5-6-2020.
  2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°00'28" EAST.
  3. THE RIGHT-OF-WAYS SHOWN ARE BASED UPON SURVEYS AND DOCUMENTS OF RECORD.
  4. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATIONS.



**REI**

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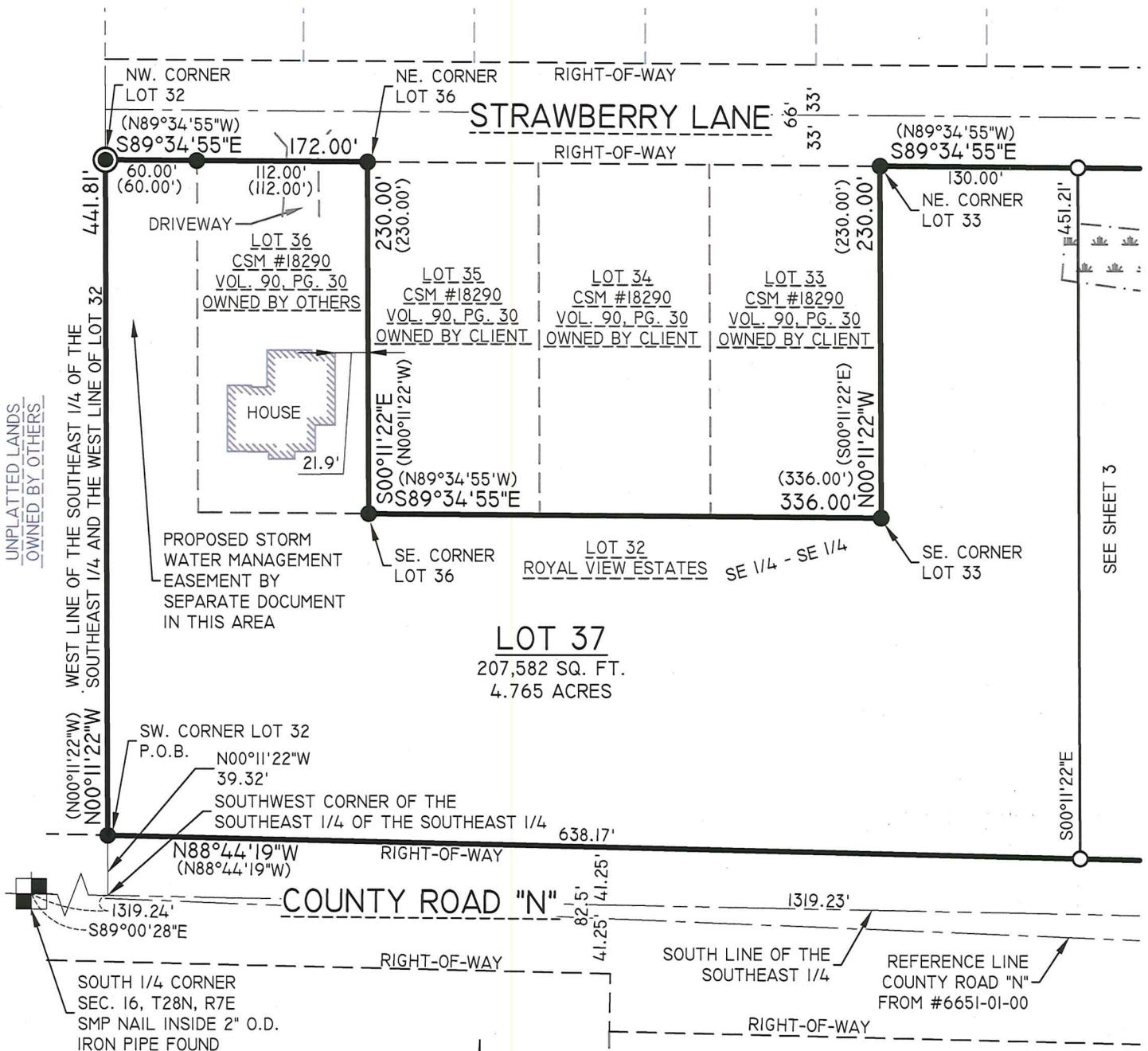
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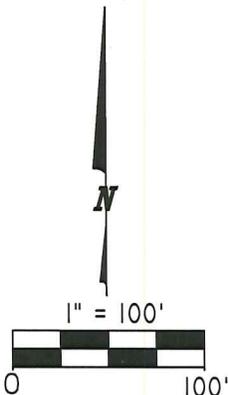
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  4. WETLANDS DELINEATED BY CENTRAL WISCONSIN ENGINEERING (CWE) IN 2014.
  5. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATIONS.



**REI**

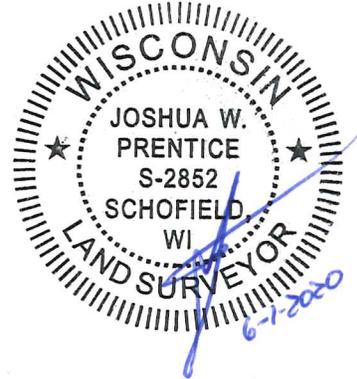
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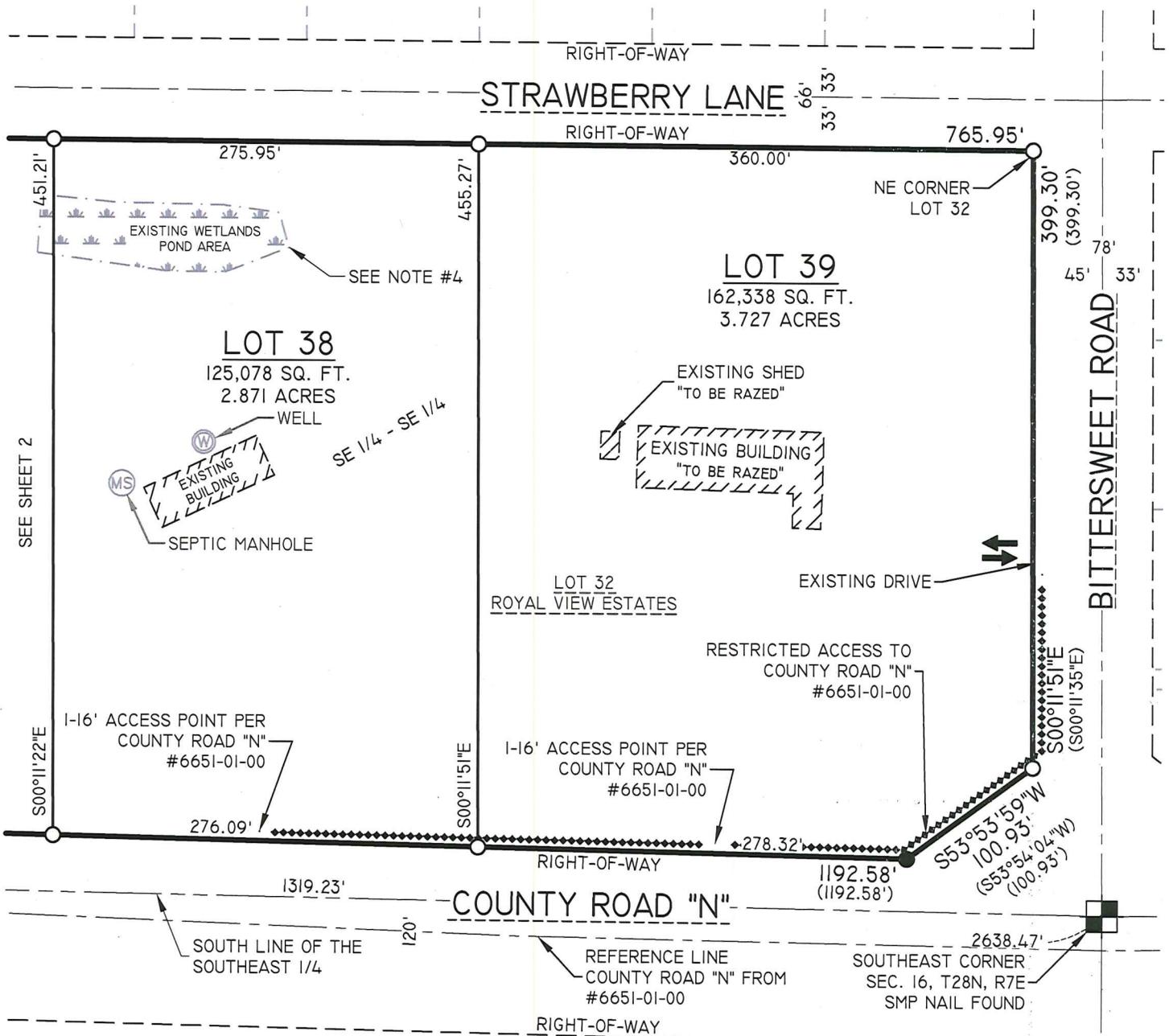
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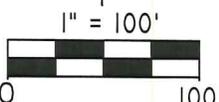


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UNPLATTED LANDS OWNED BY OTHERS

LEGEND	
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4080 N. 20TH AVENUE, WAUSAU, WI 54401  
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# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: BPW DEVELOPMENT LLC.

LANDOWNER: BPW DEVELOPMENT LLC.

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### SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED PART OF LOT 32 OF ROYAL VIEW ESTATES, RECORDED IN PLAT CABINET 3, ON PAGE 560B, AS DOCUMENT NUMBER 1742162, AND ALL OF LOT 36 OF CERTIFIED SURVEY MAP NUMBER 18290, RECORDED IN VOLUME 90, ON PAGE 30 AS DOCUMENT NUMBER 1776833; ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE SOUTH 89°00'28" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1319.24 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°11'22" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 39.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°11'22" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 32 AND THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 441.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 32 AND THE SOUTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE; THENCE SOUTH 89°34'55" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 172.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 00°11'22" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 36, 230.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 89°34'55" EAST, COINCIDENT WITH THE SOUTH LINES OF LOT 35, LOT 34 AND LOT 33 OF SAID CERTIFIED SURVEY MAP NUMBER 18290, 336.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE NORTH 00°11'22" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 33, 230.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33 AND SAID SOUTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE; THENCE SOUTH 89°34'55" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE, 765.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 32 BEING AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE AND WEST RIGHT-OF-WAY LINE OF BITTERSWEET ROAD; THENCE SOUTH 00°11'51" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF BITTERSWEET ROAD, 399.30 FEET; THENCE SOUTH 53°53'59" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF BITTERSWEET ROAD, 100.93 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE NORTH 88°44'19" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N", 1192.58 FEET TO SAID SOUTHWEST CORNER OF LOT 32, SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 494,998 SQUARE FEET OR 11.363 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF BPW DEVELOPMENT LLC., OWNER OF SAID PARCEL.

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

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

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

DATED THIS 15<sup>th</sup> DAY OF JUNE 2020

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

APPROVED FOR RECORDING UNDER THE TERMS OF THE MARATHON CO. LAND DIVISION REGULATIONS.  
BY \_\_\_\_\_  
DATE \_\_\_\_\_  
MARATHON CO. CONSERVATION, PLANNING AND ZONING DEPT.  
CPZ TRACKING# \_\_\_\_\_

CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE  
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS WITHIN THE EXTRATERRITORIAL AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED.  
DATE \_\_\_\_\_ APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

TOWN OF RIB MOUNTAIN  
APPROVED FOR RECORDING UNDER THE TERMS OF THE TOWN OF RIB MOUNTAIN LAND DIVISION ORDINANCE.  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

# Town of Rib Mountain

## Planning and Zoning Commission

### Application for Public Hearing

#### General Instructions

#### APPLICANT:

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

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

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

---

#### BELOW FOR TOWN USE ONLY

( ) FEE: \$ \_\_\_\_\_

PAID BY: \_\_\_\_\_

( ) RECEIPT # \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

( ) DOCKET # \_\_\_\_\_

ASSIGNED BY: \_\_\_\_\_

( ) HEARING DATE: \_\_\_\_\_

SCHEDULED BY: \_\_\_\_\_

( ) NOTICE OF HEARING: \_\_\_\_\_

DATE POSTED / MAILED: \_\_\_\_\_

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Same As Owner

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

OFFICE PHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

PROPERTY OWNER:

NAME: BPW Development LLC

ADDRESS: 150485 Strawberry Ln.  
150750 City Rs. W. CITY: Wausau ZIP: 54401

OFFICE PHONE: \_\_\_\_\_ CELL PHONE: 715.571.8022

SIGNATURE OF OWNER / APPLICANT: 

REQUEST: Rezone A Portion of Lot 32 Royal View Estates  
From MR-4 to SR-2

APPLICABLE ZONING CODE SECTION: MR-4

LOCATION:

PARCEL ADDRESS: 150750 City Rs. W

PARCEL NUMBER: 06828071640039

LEGAL DESCRIPTION: SEE ATTACHED 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

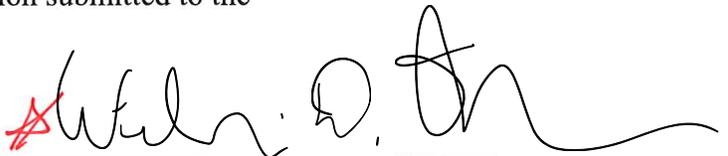
WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the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

6/9/20  
 \_\_\_\_\_  
 Date



# TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

## AGENDA ITEM COVER SHEET

<b>MEETING/DATE:</b>	Plan Commission, June 24, 2020
<b>ITEM:</b>	Docket #2020-09: 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 152111 Goldenrod Road.
<b>FROM:</b>	Jared Wehner, Director of Community Development

## APPLICANT & PROPERTY INFORMATION

<b>APPLICANT:</b>	Eric A. & Valerie A. T. Johnson, 152111 Goldenrod Road, Wausau, WI 54401							
<b>OWNER:</b>	Eric A. & Valerie A. T. Johnson, 152111 Goldenrod Road, Wausau, WI 54401							
<b>PROPERTY ADDRESS:</b>	152111 Goldenrod Road							
<b>PIN/PARCEL #:</b>	068-2807-224-0009							
<b>ZONING:</b>	ER-1 – Estate Residential							
<b>ADJACENT ZONING:</b>	<b>NORTH:</b>	ER-1	<b>SOUTH:</b>	ER-1	<b>EAST:</b>	ER-1	<b>WEST:</b>	ER-1
<b>FUTURE LAND USE:</b>	Future Single-Family Residential							

## BACKGROUND

The applicant is proposing a 1,500 square foot accessory garage with a storage loft. There are not any habitable spaces proposed on the application.

<b>PREVIOUS ACTIONS:</b>	None.
<b>STAFF COMMENTS:</b>	See Determination Report (attached)
<b>ATTACHMENTS:</b>	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)	
<b>REQUESTED ACTION:</b>	Approve option A on the Determination Report.
<b>FURTHER ACTION(S):</b>	Forward the Plan Commission recommendation to the Town Board on 7/7 [Staff]

**OFFICE USE – DO NOT PUBLISH IN PAPER**

**1<sup>ST</sup> NOTICE DATE: Wednesday, June 17<sup>th</sup>, 2020**

**2<sup>ND</sup> NOTICE DATE: Saturday, June 20<sup>th</sup>, 2020**

**HEARING DATE: Wednesday, June 24<sup>th</sup>, 2020**

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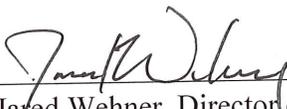
**TOWN OF RIB MOUNTAIN  
NOTICE OF HEARING ON A  
CONDITIONAL USE REQUEST**

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NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 24<sup>th</sup> day of June, 2020**, at 6:00 P.M. to hear and consider the request of:

Eric & Valerie Johnson, owners, request a conditional use approval for construction of private residential garage area in excess of 1,000 square feet of gross floor area in a residential zoning district at the property addressed 152111 Goldenrod Road; per Rib Mountain Municipal Code (RMMC) Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed.

DATED this 11<sup>th</sup> day of June, 2020

  
\_\_\_\_\_  
Jared Wehner, Director of Community Development





**CONDITIONAL USE PERMIT DETERMINATION REPORT**

<b>FROM:</b>	Jared Wehner, Zoning Administrator		
<b>DOCKET NO.</b>	2020-009	<b>HEARING DATE:</b>	March 11, 2020
<b>APPLICANT:</b>	Eric A. & Valerie A. T. Johnson, 152111 Goldenrod Road, Wausau, WI 54401		
<b>OWNER:</b>	Eric A. & Valerie A. T. Johnson, 152111 Goldenrod Road, Wausau, WI 54401		
<b>LOCATION:</b>	152111 Goldenrod Road; Lot 9 of 1 <sup>st</sup> Plat of High Woodlands Lot, Section 24, T28N R7E		
<b>DESCRIPTION:</b>	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** 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.

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.

**LAND USE:** **Detached Private Residential Garage, Carport or Utility Shed**

**DEFINITION SECTION: 17.056(8)(D)** 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.

**REVIEW OF PERFORMANCE STANDARDS**

- 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. **Meets requirements.**  
*This is the first accessory structure proposed on this lot.*
- b. Construction of garages, carports and utility sheds on parcels equal to or greater than 5 acres when the total **Meets requirements.**

---

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.

*1,500 sq. ft. is maximum for lots under 5 acres. 1,500 sq. ft. is proposed.*

1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.

**Meets requirements.**

*Setbacks are not shown on the submitted site plan; however, the proposed location of the garage is far enough from property lines to meet this requirement. Setbacks shall be submitted for the building permit.*

- 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.

**Meets requirements.**

*The maximum sidewall height is 21 feet, to make the up stairs storage ceiling height walkable. Garage door height is 9.66 feet.*

- d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

**Meets requirements.**

### 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 is proposing a 1,500 square foot accessory garage with a storage loft. There are not any habitable spaces proposed on the application.

## CURRENT PROPERTY CONDITIONS

The property is 3.14 acres in area, located near central southeast side of the Town near Mosinee Hill and is zoned Estate Residential – 1 (ER-1). The property contains the applicant’s residence with no other accessory structures.

## STAFF COMMENTS

Although approval of past conditional use permits does not set precedent, the applicant’s request is consistent with past requests and discussions. The building will match the home and should have little visual impact on the adjacent neighbors and vehicular traffic on Goldenrod Road due to the change in elevation and positioning on the property.

## POSSIBLE ACTIONS TO BE TAKEN

**RECOMMEND APPROVAL:** Plan Commission recommends the Board of Supervisors approves the application for a conditional use allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, at 152111 Goldenrod Road, 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) attached as ‘Exhibit A’;
2. Plumbing fixtures shall be limited to hose bibs, sinks and toilets. Showers or shower-like fixtures shall be prohibited.
3. The total accessory structure area on the parcel described above shall not exceed 2,000 square feet and total number of accessory structures shall not exceed a total of three (3).
4. 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 Building 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;
5. 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);
6. 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
7. 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.

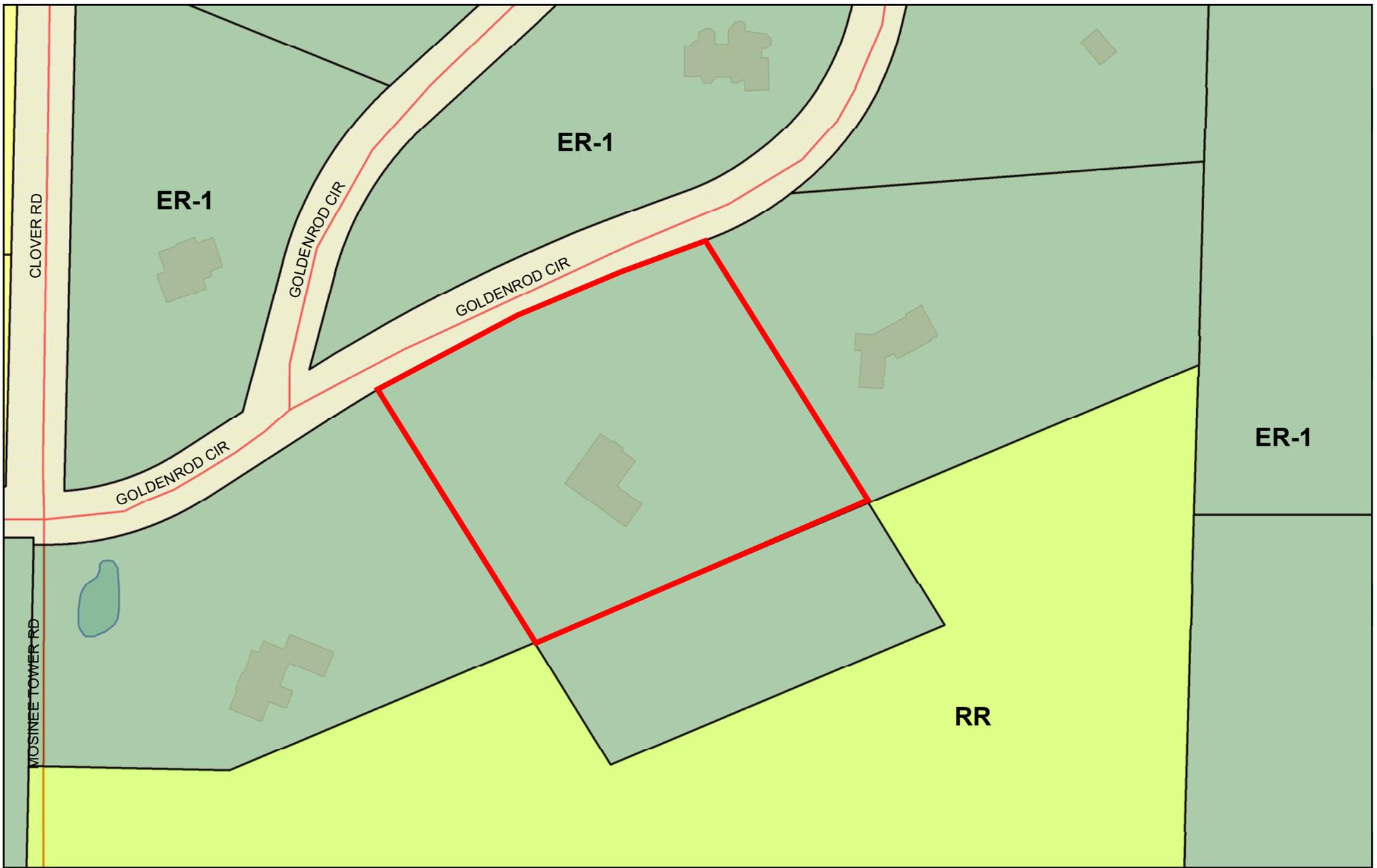
**RECOMMEND APPROVAL WITH MODIFICATIONS:** Plan Commission recommends the Board of Supervisors approves the application for a precise implementation allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, at 152111 Goldenrod Road, with additional (or less) conditions, as discussed.

---

**DEFER ACTION:** Defer action on the conditional use 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.

**RECOMMEND DENIAL:** Plan Commission recommends the Board of Supervisors deny the application for conditional use permit based on substantial evidence (or lack thereof) provided at the public hearing.

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

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

Map Printed: 6/18/2020

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

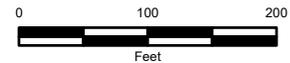
CR-5ac  
Countryside Residential  
EO Estate Office  
ER-1 Estate Residential  
MR-4 Mixed Residential

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  
Labels  
Building Outline  
Road Centerline  
Water Feature  
Water Feature



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**TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #2020-009**

This CONDITIONAL USE PERMIT is issued as of 7<sup>th</sup> day of July 2020, by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to ERIC A. JOHNSON & VALERIE A. T. JOHNSON, property owners, 152111 Goldenrod Road, Wausau, WI 54401.

WHEREAS, ERIC A. JOHNSON & VALERIE A. T. JOHNSON, are the owners 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 9 of the First Plat of High Woodlands Lots; located in Section 24 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, ERIC A. JOHNSON & VALERIE A. T. JOHNSON 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 June 24, 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 ERIC A. JOHNSON & VALERIE A. T. JOHNSON 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. 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) attached as 'Exhibit A';
2. Plumbing fixtures shall be limited to hose bibs, sinks and toilets. Showers or shower-like fixtures shall be prohibited.
3. The total accessory structure area on the parcel described above shall not exceed 2,000 square feet and total number of accessory structures shall not exceed a total of three (3).
4. 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 Building 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;

5. 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);
6. 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
7. 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 7<sup>th</sup> day of July 2020

TOWN OF RIB MOUNTAIN BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Allen Opall, its Chair

ATTEST:

\_\_\_\_\_  
Jared Wehner, Zoning Administrator

PROPERTY OWNER

By: \_\_\_\_\_  
Eric A. Johnson OR Valerie A. T. Johnson

STATE OF WISCONSIN)  
)ss.  
COUNTY OF MARATHON)

Personally, came before this \_\_\_\_\_ day of July 2020, the above-named Allen Opall, Chair, Jared Wehner, Zoning Administrator, and Eric A. Johnson OR Valerie A. T. Johnson, property owner, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

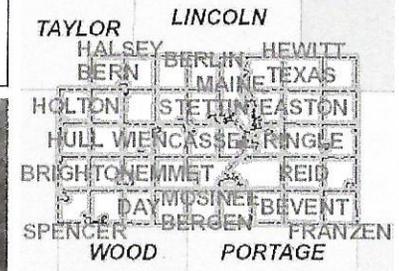
My Commission expires on \_\_\_\_\_.

DRAFT

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



# Land Information Mapping System



- Legend**
- Parcel Annotations
  - Parcels
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Municipalities
  - 2015 Orthos Rib Mountain
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3
  - Surrounding\_Counties
    - CLARK
    - LANGLADE
    - LINCOLN
    - PORTAGE
    - SHAWANO
    - TAYLOR
    - WAUPACA
    - WOOD

38.29 0 38.29 Feet



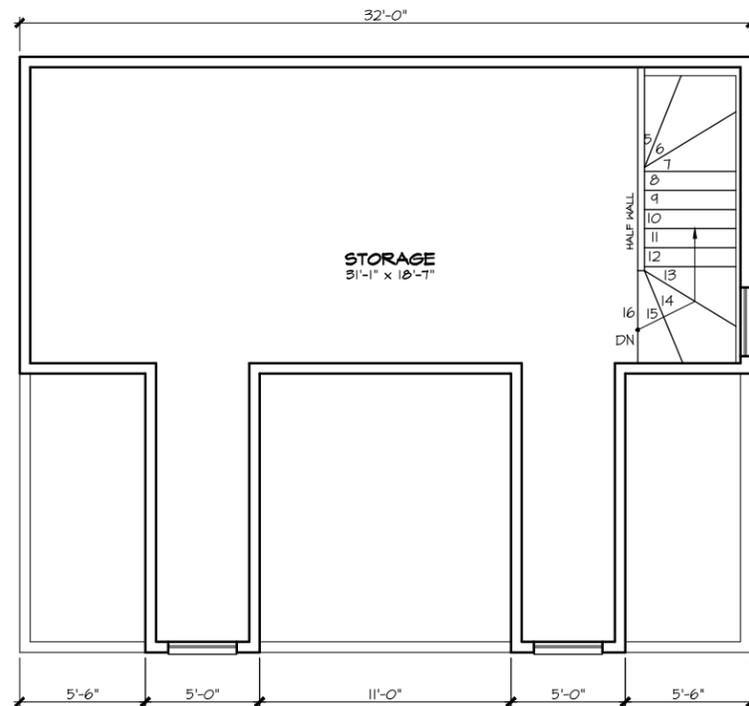
NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

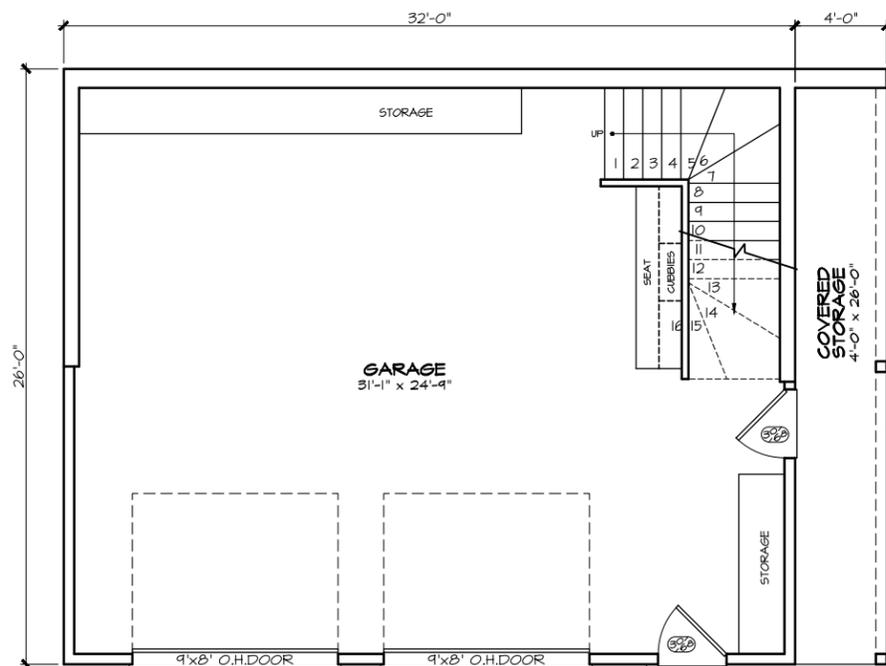
**Notes**

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDY KUNEL, DR.A. A-DESIGN, LLC. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF ANDY KUNEL, DR.A. A-DESIGN, LLC. WRITTEN PERMISSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE REVIEWED AND REFERRED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, ANDY KUNEL, DR.A. A-DESIGN, LLC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND RESIDENTS AGREE, THEIR AGENTS AND EMPLOYEES, TO HOLD ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



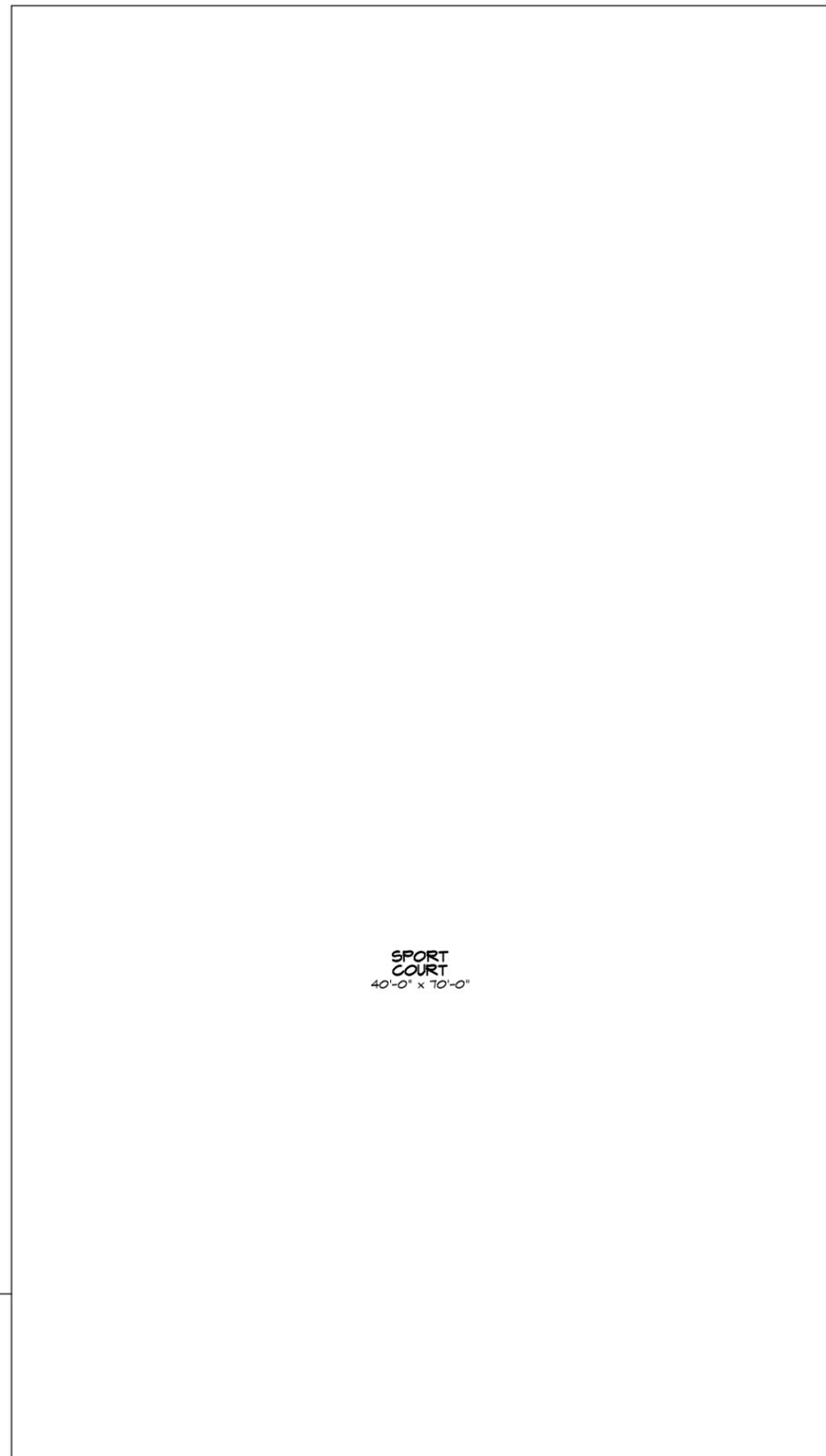
### STORAGE PLAN

SCALE:  
 11x17 PAPER: 1/8" = 1'-0"  
 24x36 PAPER: 1/4" = 1'-0"



### FIRST FLOOR PLAN

SCALE:  
 11x17 PAPER: 1/8" = 1'-0"  
 24x36 PAPER: 1/4" = 1'-0"



715.321.1301  
 andyk@a-kdesignprofessionals.com  
 www.a-kdesignprofessionals.com  
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CAD FILE  
 19033-V6.dwg  
 LAST MODIFIED:  
 9 June 2020

## JOHNSON RESIDENCE

TABLE OF CONTENTS	
RENDERED FRONT	1
FLR, FND, ROOF & BRACING PLAN	2
SECTION & ELEVATIONS	3
GARAGE FLOOR PLANS	4
GARAGE ELEVATIONS	5
GARAGE ROOF & FND PLAN	6

AREAS	
3-SEASON'S ROOM	240
TOTAL LIVING:	240 #
GARAGE	832
STORAGE LOFT	566
COVERED STORAGE	102
TOTAL COVERED:	1761 #

**JOB # 19033-V6**  
 3 OF 6  
 DESIGN DEVELOPMENT

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## FRONT ELEVATION

SCALE:  
 11x17 PAPER: 1/8" = 1'-0"  
 24x36 PAPER: 1/4" = 1'-0"



## RIGHT ELEVATION

SCALE:  
 11x17 PAPER: 1/8" = 1'-0"  
 24x36 PAPER: 1/4" = 1'-0"



715.321.1301  
 andyk@akdesignprofessionals.com  
 www.akdesignprofessionals.com

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 LAST MODIFIED:  
 9 June 2020

# JOHNSON RESIDENCE

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COVERED STORAGE	102
TOTAL COVERED:	1761 #

### JOB # 19033-V6

4 OF 6

DESIGN DEVELOPMENT

Town of Rib Mountain

Planning and Zoning Commission

**Application for Public Hearing**

General Instructions

APPLICANT:

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

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

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

---

BELOW FOR TOWN USE ONLY

( ) FEE: \$ <u>250.00</u> + publication costs	PAID BY: <u>VALERIE JOHNSON</u>
( ) RECEIPT # _____	RECEIVED BY: <u>JK</u>
( ) DOCKET # <u>2020-009</u>	ASSIGNED BY: <u>JK</u>
( ) HEARING DATE: <u>6/24/2020</u>	SCHEDULED BY: <u>JK</u>
( ) NOTICE OF HEARING: _____	DATE POSTED / MAILED: _____

Town of Rib Mountain

Planning and Zoning Commission

**Application for Public Hearing**

PETITIONER / APPLICANT:

NAME: Valerie + Eric Johnson

ADDRESS: 15211 Goldenrod Rd. CITY: Wausau ZIP: 54401

OFFICE PHONE: \_\_\_\_\_ CELL PHONE: 608-333-6821

PROPERTY OWNER:

NAME: Valerie + Eric Johnson

ADDRESS: 15211 Goldenrod Rd CITY: Wausau ZIP: 54401

OFFICE PHONE: \_\_\_\_\_ CELL PHONE: 608-333-6821 / 608-445-4625

SIGNATURE OF OWNER / APPLICANT: Valerie Johnson

-----  
REQUEST: Detached Garage 1500 sq ft  
\_\_\_\_\_  
\_\_\_\_\_

APPLICABLE ZONING CODE SECTION: \_\_\_\_\_  
-----

LOCATION:

PARCEL ADDRESS: 15211 Goldenrod Rd Wausau

PARCEL NUMBER: 3404030000090000

LEGAL DESCRIPTION: Plat of High Woodlands Lot

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.

Valerie Johnson  
Applicant

6/9/2020  
Date



# TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

## AGENDA ITEM COVER SHEET

<b>MEETING/DATE:</b>	Plan Commission, June 10, 2020
<b>ITEM:</b>	Discussion and recommendation to staff in regards to proposed zoning text amendment to require bicycle and pedestrian facilities in parking lots for new developments and reconstruction projects.
<b>FROM:</b>	Jared Wehner, Director of Community Development

## BACKGROUND

A Board member is suggesting that language is added that requires new non-residential development be required to add bicycle and pedestrian facilities, such as cross walks, bike racks and sidewalks.

<b>PREVIOUS ACTIONS:</b>	None.
<b>STAFF COMMENTS:</b>	Staff has come up with language to satisfy this request.
<b>ATTACHMENTS:</b>	Proposed draft language for Section 17.174 Off-Street Parking and Traffic Circulation Standards

## POSSIBLE ACTIONS TO BE TAKEN

Direct staff to make any necessary changes (if any) to the draft language or direct staff to no longer pursue this zoning code text amendment.

<b>REQUESTED ACTION:</b>	Set a public hearing date for July 8, 2020 to take testimony on the proposed zoning code text amendment.
<b>FURTHER ACTION(S):</b>	Send public hearing notice to WDH and set public hearing date for 7/8/2020 [Staff]

## Section 17.174 - Off-Street Parking and Traffic Circulation Standards.

(1) *Purpose:* 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.

(2) *Depiction on Required Site Plan:* Any and all parking and traffic circulation areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. Each and every parking space designed to serve as required parking shall not be located farther than 500 feet from the access to all of the various areas it is designated to serve. A garage stall, meeting the access requirements of Subsection (6)(d), below, shall be considered a parking space. Parking spaces for any and all vehicles exceeding 18 feet in length, shall be clearly indicated on said site plan.

(3) *Use of Off-Street Parking Areas:* The use of all required off-street parking areas shall be limited to the parking of operable vehicles which are not for lease, rent, or sale. Within residential zoning districts, said parking spaces shall only be used by operable cars and trucks.

(4) *Traffic Circulation and Traffic Control:* Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns shall conform with the general rules of the road and all traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.

(5) *Maintenance of Off-Street Parking and Traffic Circulation Areas:* All off-street parking and traffic circulation areas shall be maintained in a dust-free condition at all times. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area.

(6) *Off-Street Parking and Traffic Circulation Design Standards.*

(a) *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 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.

(b) *Reserved.*

(c) *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.

(d) *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\(6\)\(j\)](#))

(e) *Fire Lanes:* A fire lane shall be required to provide access to any portion of any structure equal to or less than 40 feet tall which is more than 150 feet from the nearest street right-of-way, and to any portion of any structure greater than 40 feet tall which is more than 50 feet from the nearest street right-of-way. The Zoning Administrator may also require the provision of a fire lane or lanes to any part of any structure upon a determination that the distance of the structure from the nearest hydrant, the configuration of development on the site, or other special characteristics of the site otherwise inhibit effective fire extinguishment. All fire lanes shall: provide clear, unobstructed access for vehicles and apparatus at all times through a combination of pavement marking and signage; shall be a minimum of 18 feet wide; and shall be surfaced as an all-weather roadway.

(f) *Signage:* All signage located within, or related to, required off-street parking or traffic circulation shall comply with the Sign Regulations.

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

(h) *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.

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

(j) *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.

(k) *Bicycle Parking*. Except for reconstruction, resurfacing, reconfiguration, or restriping of a parking lot, driveway, or vehicle circulation area legally constructed before <insert adoption date>, a number of off-street bicycle parking spaces shall be provided equal to five percent of the automobile parking space requirement, with no fewer than two bicycle parking spaces provided for all uses requiring 20 or more vehicular parking spaces. Each "Inverted-U" or similar type rack counts as two bicycle parking spaces. All bicycle parking shall be on a hard-surfaced area in a location accessible to building entrances.

(l) *Pedestrian Facilities*.

1. The site shall provide for safe pedestrian and bicycle access to all uses, and connections to existing and planned public pedestrian and bicycle facilities and adjacent properties.
2. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks and/or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be five feet.
3. Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50 percent of their length if said sidewalk is over 50 feet in length.
4. Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different materials, or colors, or textures, and signage.
5. Projects involving the reconstruction, resurfacing, reconfiguration, or restriping of a parking lot, driveway, or vehicle circulation area legally constructed before <insert adoption date> shall meet this subsection to the extent the Zoning Administrator determines practical.



# TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

## AGENDA ITEM COVER SHEET

**MEETING/DATE:** Plan Commission, June 24, 2020

**ITEM:** Update on public hearing date for the adoption of the 2020 Comprehensive Plan

**FROM:** Jared Wehner, Director of Community Development

## BACKGROUND

The public hearing date is set for July 21, 2020 at 5:00 PM at a special meeting with the Plan Commission.

**PREVIOUS ACTIONS:** Resolution passing the recommendation of the approval of the Comprehensive Plan.

**STAFF COMMENTS:** Staff is recommending all members attend the meeting.

**ATTACHMENTS:** None.

## POSSIBLE ACTIONS TO BE TAKEN

None

**REQUESTED ACTION:** None.

**FURTHER ACTION(s):** None.