



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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Wausau, Wisconsin 54401
(715) 842-0983
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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, July 26th, 2017; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 6-14-2017 and 6-28-2017 Plan Commission meetings.**
- 4.) New Business:
 - a. **Tyler Vogt, applicant, requests a pre-application conference for a potential modification of a Precise Implementation Plan as part of a Unified Development District project at the property addressed 2501 North Mountain Road. Parcel #34.032807.011.025.00.00. Docket #2017-21.**
 - b. **Keith Krejci, owner, requests a pre-application conference for a potential Unified Development District project at the property legally described as part of the SW ¼ of the SW ¼, Lot 3 & 4, CSM Volume 83, Page 43 (#17386), Document #1713140, Section 17, T28N, R7E. Parcel #34.172807.011.004.00.00. Docket #2017-22.**
- 5.) Old Business
 - a. **Discussion on the Rib Mountain Comprehensive Plan Update Project, including Natural and Cultural Resources, Housing, and Utilities and Community Facilities. Docket #2017-05.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 14, 2017

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

MINUTES:

Motion by Jim Hampton, second by Ryan Burnett to approve the minutes of the May 24, 2017 Plan Commission meeting as presented. Motion carried 4-0.

NEW BUSINESS:

- a. *TRS Development, applicant, requests a pre-application conference for a potential Unified Development District project at the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00. Docket #2017-15.*

Representatives for the redevelopment of the TRS properties at 4703 Lilac presented a conceptual development plan to Plan Commissioners. The site plan presented included a Culver's restaurant in the southwest corner of the property and two retail buildings situated to the east along Swan Ave. The plan included moving the sanitary lift station to the southwest corner of the property and the development of two stormwater management facilities. Representatives noted a vacation of Sunflower Lane is necessary to begin the redevelopment. They also noted it would be a phased redevelopment approach, starting with the Culvers location, a stormwater facility, moving of the sanitary lift station, and aligning access with the current Kwik Trip/Koletsy private road. Subsequent phases would depend on the acquisition of businesses and their needs.

Plan Commissioners main discussed the duration of demolition, bike and pedestrian safety, the overall condition of Lilac Avenue, Morning Glory Lane and Swan Avenue with the increased traffic and potential interaction with the residential buildings across Swan Ave.

There was a brief discussion about the zoning preference for these parcels. Kunst noted the entire proposed development area could be rezoned to a Unified Development District (UDD) or left as Urban Commercial (UC) with a conditional use for the restaurant. Commissioners generally felt leaving it UC for the Culvers parcel development was acceptable and they could go either way for the remaining development.

- b. *Tom Jamgochian, applicant, requests a pre-application conference for a potential conditional use application at the property addressed 2901 Rib Mountain Drive. Parcel #34.102807.001.008.00.00. Docket #2017-16.*

The applicant presented a redevelopment idea for the current Michael's Supper Club property, along with the adjacent vacant lot and residence which are all under the same ownership. Tom Jamgochian presented a 24-hour, high efficiency, high volume car wash which would also feature a number of free vacuum bays. He noted patrons would enter the site from Robin Lane, approach a kiosk where they would select their intended wash type and proceed to que up for the wash bay. He noted the typical wash time is about 4.5 minutes, but instead of waiting for a car to be completely finished before the next car enters, the new car wash designs incorporate conveyor systems allowing for multiple cars in different stages of the wash cycle in the enclosed structure at the same time. He noted a 16-25 second load time for each new car. Upon exiting the car wash, customers would have the ability to use the free vacuum stations or exit back onto Rib Mountain Drive.

Plan Commissioners identified the following concerns related to the proposed redevelopment and asked the applicant to consider them as he continues his plan; noise levels related to the washing process and vacuums, compatibility with the residential zoning to the east, impact on traffic at the intersection and customer's ability to enter onto Rib Mountain Drive, impact on pedestrian and the school crossing route, and limiting the hours of operation. The Commission did note the proposal was an effective fit for the parcel layout.

- c. *Robert Alexejun, applicant, requests a pre-application conference for potential conditional use application for an off-premise direction sign within the I-39/USH-51 Corridor as part of a Home Occupation at the property addressed 510 E Lakeshore Drive. Parcel #34.238.000.006.00.00. Docket #2017-18.*

Robert Alexejun noted he is considering becoming a dealer/representative for Earth Blind products and would like to display a ground blind model along with his phone number in a natural setting amongst the trees somewhere along the highway corridor between County Roads N and NN to capture the attention of traffic heading north. He sought feedback from the Plan Commission as to whether this type of display and sign would be acceptable and where. Alexejun noted the blinds are meant to resemble rock outcroppings and would fit in with the surroundings.

Plan Commissioners asked how the sale transaction would take place, to which Alexejun noted the phone call would allow him to meet customers at the display and discuss sales and options. He noted there would be no use of his home for sale or business.

After some discussion whether the display is an off-premise directional sign or an outdoor display use, the Plan Commission recommended finding a commercial property owner willing to allow him to lease a section of land for his display and then apply for a conditional use for outdoor display.

OLD BUSINESS:

- a. *Christina Suarez, applicant, requests a pre-application conference for a potential modification of a Unified Development District project at the property addressed 2101 North Mountain Road. Parcel #34.032807.012.021.00.00. Docket #2017-17.*

Community Development Director Kunst noted this discussion is a follow up to a previous inquiry by staff to determine if the Plan Commission felt the addition of a Tesla charging station to the future Hilton Garden Inn development would constitute a formal amendment to the projects Precise Implementation or if it were a minor site plan amendment. The Plan Commission reviewed the following questions they presented to Telsa from the previous meeting.

1. Why was the proposed location chosen for the equipment and charging stations (the concern is based on the proximity to the residential housing units and the thought that a location on the north side of the property would allow easier access from the main site entrance and highway accessibility)?

Representatives from the Hilton Garden Inn and Telsa noted they wanted to keep the parking closest to the hotel entrance points specifically for the guests staying at the hotel. Also, the charging equipment will be enclosed with the same vinyl fencing used on the south end of the site and therefore not visible. They felt by setting the equipment enclosure along the previously approved fence line would aesthetically work the best. Further, the proposed area was chosen as it does not conflict with any other underground utilities.

2. Who is the intended customer (hotel guests or will it act as a fueling/charging station for any Tesla in the area)?

It was noted the Supercharger Station is available 24/7 for any Tesla customer/driver. Supercharger stations are located along well-traveled highways and each station contains multiple Superchargers to help drivers get back on the road and minimize stops during long distance travel. Supercharger Stations located at hotels, provide Tesla customers the option for an overnight stay, while providing proximity to restaurants and retail offerings.

3. What is the anticipated traffic impact to, from, and through the hotel site?

Anticipated traffic impact will be minimal and likely not noticed throughout a given day. Tesla will specifically direct incoming traffic to the North Mountain Road site entrance and through the parking lot via the in-car GPS system and will avoid Robin Lane.

4. Does the Equipment generate noise, EMF or other potential nuisances?

The location of the hotel, adjacent to Highway 51 and Hwy 29, makes any noise generated from cooling fans undistinguishable. The chart below identifies the equipment's generated noise in decibels. The equipment works much like a radiator in that it is cooled with water. The equipment does not produce any EMF, or produce any other type of nuisance. Cooling fan noise is generally confined to the system enclosure.

NOISE	Fan not running	55 dB(A) at 1 meter from rear (typical)
	Fan running full speed	75 dB(A) at 1 meter from rear (typical)

5. Why choose a Supercharging Station versus standard charging station?

Supercharger is Tesla’s branded name. Tesla has deployed a fast-charging solution called the Supercharger. Superchargers are connectors that charge a Tesla in minutes instead of hours and are strategically built to minimize stops during long distance travel. Tesla vehicles are 100% electric with range capability of up to 335 miles on a single charge. The average charge session is around 35 minutes, with cars fully charged in about 1 hour if the battery is near empty.

6. How is the charging station marketed?

Tesla customers are directed to recharge at a Supercharger via the in-car navigation (GPS). While the car charges, Tesla owners often patronize local businesses to show their support for hosting a Supercharger station. To maximize efficiency and minimize impact, the car alerts its owner through their cell phone once charging is complete.

7. Will there be sufficient parking on site with eight spaces designated for charging?

Chris Ghidorzi noted the site will maintain sufficient parking onsite. These parking stalls, while marketed to Tesla users are still available for the general public to park at and they will likely do so during peak times. Plan Commissioners noted concerns about the total site parking and the impact on the neighboring residents.

Additional concerns related to electrical safety and driver crime were addressed by Brian Craig, Tesla’s Installation Manager. Craig noted he could provide the Town’s Fire Department with additional literature on the charging stations in the unlikely event of a fire. Based on this information the Plan Commissioners indicated they felt the proposal constitutes a minor site plan amendment and no public hearing was required.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

IGA / Peoples State Bank – Staff noted an upcoming Site Plan review for parking lot improvements for People’s State Bank and the IGA grocery store. In discussions with their landscapers it was noted they won’t likely be able to meet the landscape requirements for new development, so Plan Commission will need to consider the amount of improvements made when reviewing the request.

Kwik Trip – Staff noted Kwik Trip is adding a fuel type and are considering a request for an electronic fuel pricing board on an existing canopy.

Azura Memory Care – Staff asked whether the Plan Commission considers the placement of a garden shed on this property a minor site plan amendment or if they would like to see it as a Site Plan Review at a future meeting. Commission members indicated depending on its location they would like to review it.

Mobilitie – Staff noted representatives from Mobilitie met with the Town’s Public Works Committee to discuss their request for placement of a telecommunications pole in Town right-of-way.

PUBLIC COMMENT: None

ADJOURN:

Motion by Ryan Burnett, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned 8:57 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 28, 2017

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

MINUTES:

Plan Commission Members agreed to Table action on the Minutes from the June 14, 2017 meeting to allow for additional members to be present.

NEW BUSINESS:

- a. *People's State Bank, owner, requests Site Plan approval for parking lot improvements at the property addressed 2904 Rib Mountain Drive. Parcel #34.102807.002.013.00.00. Docket #2017-19.*

Community Development Director Kunst noted that the proposed project will coincide with the Town's next phase of Rib Mountain Drive improvements and more specifically the ingress/egress locations along the corridor. Kunst stated that proposal meets our zoning code requirements for parking, landscaping and lighting within the parking area. He noted that some lighting does spill onto Rib Mountain Drive and onto an adjacent vacant property owned by People's State Bank, but should not cause any nuisances. It was also noted that the right of way acquisitions and improvements made to Rib Mountain Drive will create the need for a shared access point with the IGA.

Plan Commission members asked for clarification on ingress and egress locations to the site and questioned the process of right of way acquisition and. Kunst indicated that People's will be losing one of their current access points, but will have a shared access on Rib Mountain Drive to the north of their parcel and their current southern access will remain, with a right out only turn option due to a new raised median being installed as part of the Rib Mountain Drive improvement project. Kunst also explained the notification and informational meeting process that was used to inform property owners of the right of way acquisitions and Rib Mountain Drive modifications.

Commissioners discussed the extra parking spaces available and the current "handshake agreement" with Quality Foods IGA to share that parking. They considered making a formal signed agreement for the shared parking and access a condition of approval. Additionally they questioned the dumpster location and its current screening and whether any additional updates

to the lighting would be made. Dan Detert, agent from REI, indicated that the current dumpster location is within the detached shed on the south side of the parking lot and it will remain in place and there was no plan to update the lighting locations.

Commissioners expressed some concern for the right out only access after the bank's drive thru, to which Kunst indicated that there may be some additional discussion with Streets and Park Superintendent Scott Turner and the property owner about modifications to the raised median to allow for a left turn.

Commission Members then verified that other existing items like their signage location and drop-box would remain and Detert confirmed they would. Kunst noted that approval could be conditioned up any necessary State or County approvals.

Motion by Tom Steele, seconded by Laura McGucken to approve the Site Plan application for parking lot improvements addressed 2904 Rib Mountain Drive, as presented. Motion carried 4-0

- b. *Quality Foods IGA, owner, requests Site Plan approval for parking lot improvements at the property addressed 2900 Rib Mountain Drive. Parcel #34.102807.002.001.00.00. Docket #2017-20.*

Kunst opened by comparing the proposal with our typical zoning standards, noting that the proposal will make the pavement setback along Rib Mountain Drive conforming and that while IGA does not have enough parking on their own site, the shared parking arrangement with People's provides more than enough parking spaces for both businesses. Additionally, Kunst noted that while the proposed landscaping plan does not meet our requirements, it is a considerable improvement to the current site conditions.

Plan Commission members felt that the landscaping improvement was adequate and continued discussion related to the shared parking and Rib Mountain Drive access. Commissioners applauded the fact that the property owners are able to work together informally to share site features, however, they generally felt it necessary to have a formal agreement in place to protect that cooperation in the future. Kunst indicated that if an agreement cannot be made, staff would consider a no fee site plan review in the future to allow for approval without the condition of a signed agreement.

Commissioners verified dumpster, can collection, signage and card board collection locations with the applicants agent. Detert indicated there would be no changes to their current locations. It was also noted that there would be no improvements to the lighting or building appearance as part of this project.

Motion by Tom Steele, seconded by Laura McGucken to approve the Site Plan application for parking lot improvements addressed 2900 Rib Mountain Drive, conditioned upon a signed shared access and parking agreement between People’s State Bank and Quality Foods IGA. Motion carried 4-0

c. *Discussion and recommendation on canopy/tent-like structures. Docket #2017-21.*

Staff asked for clarification related to metal carport structures. It was noted that under the Town’s detached accessory buildings code section, carports are allowed. However, rigid metal frames and siding are included in the prohibition of Canopy/Tent accessory structures. After some discussion about the codes adoption in 2007, it was determined that metal carport structures were intended to be prohibited, however, site built wood carport structures are acceptable, provided that they meet the minimum design standards.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Mobilite – Kunst updated Plan Commission members on Mobilite’s discussion with the Public Works Committee and noted that a State Assembly Bill may limit a municipalities authority over these structures.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting 7:37 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: July 20, 2017
SUBJECT: Pre-Application Discussion for potential Precise Implementation Plan amendment

APPLICANT: Tyler Vogt & Todd Link, tenants

PROPERTY ADDRESS: 2501 North Mountain Road
PARCEL #: 34.032807.011.025.00.00

REQUEST: Pre-Application Discussion regarding a potential amendment to the Precise Implantation Plan (PIP) for the Rib Mountain Taphouse property.

CURRENT ZONING: UDD – Indoor Commercial Entertainment Use
PROPOSED AMENDMENT: Outdoor Commercial Entertainment

FUTURE LAND USE DESIGNATION: Commercial
ADJACENT ZONING: UDD (East), SR-3 (South, West), SC (North)

NARRATIVE:

The owners of Rib Mountain Taphouse seek feedback from the Plan Commission on a potential amendment to the PIP to allow for an expansion of the bar/restaurant onto a new patio structure (see attached sketch). This use is identified within the Town’s Zoning Ordinance as ‘Outdoor Commercial Entertainment’ (see typical code requirements below. As part of this use, the owners intend to utilize “up-cycled” shipping container for an outdoor bar setup. Examples of the container setups use were provided by the applicants and are included in this report.

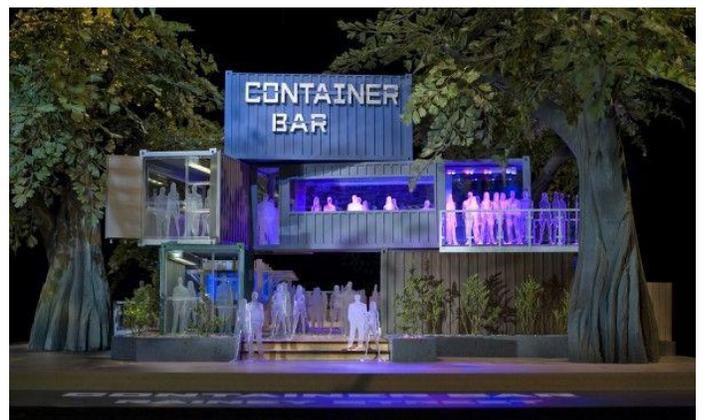
OUTDOOR COMMERCIAL ENTERTAINMENT:

Outdoor Commercial Entertainment. Description: Outdoor commercial entertainment land uses include all land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks, and racetracks.

1. Permitted by Right: Not applicable.
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations {OR-35ac, UC, SI}: (Am. #09-05)
 - a. Activity areas shall not be located closer than 300 feet to a residentially zoned property.
 - b. Facility shall provide a bufferyard with a minimum opacity of .80 along all borders of the property abutting residentially zoned property (see Section 17.150).
 - c. Activity areas (including drive-in movie screens) shall not be visible from a public street or from any residentially-zoned property.
 - d. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.
4. Parking Regulations: One space for every 3 patron seats at the maximum capacity of the establishment.

POSSIBLE ACTION: No action to be taken. Item is for discussion purposes only.

CONTAINER EXAMPLES:

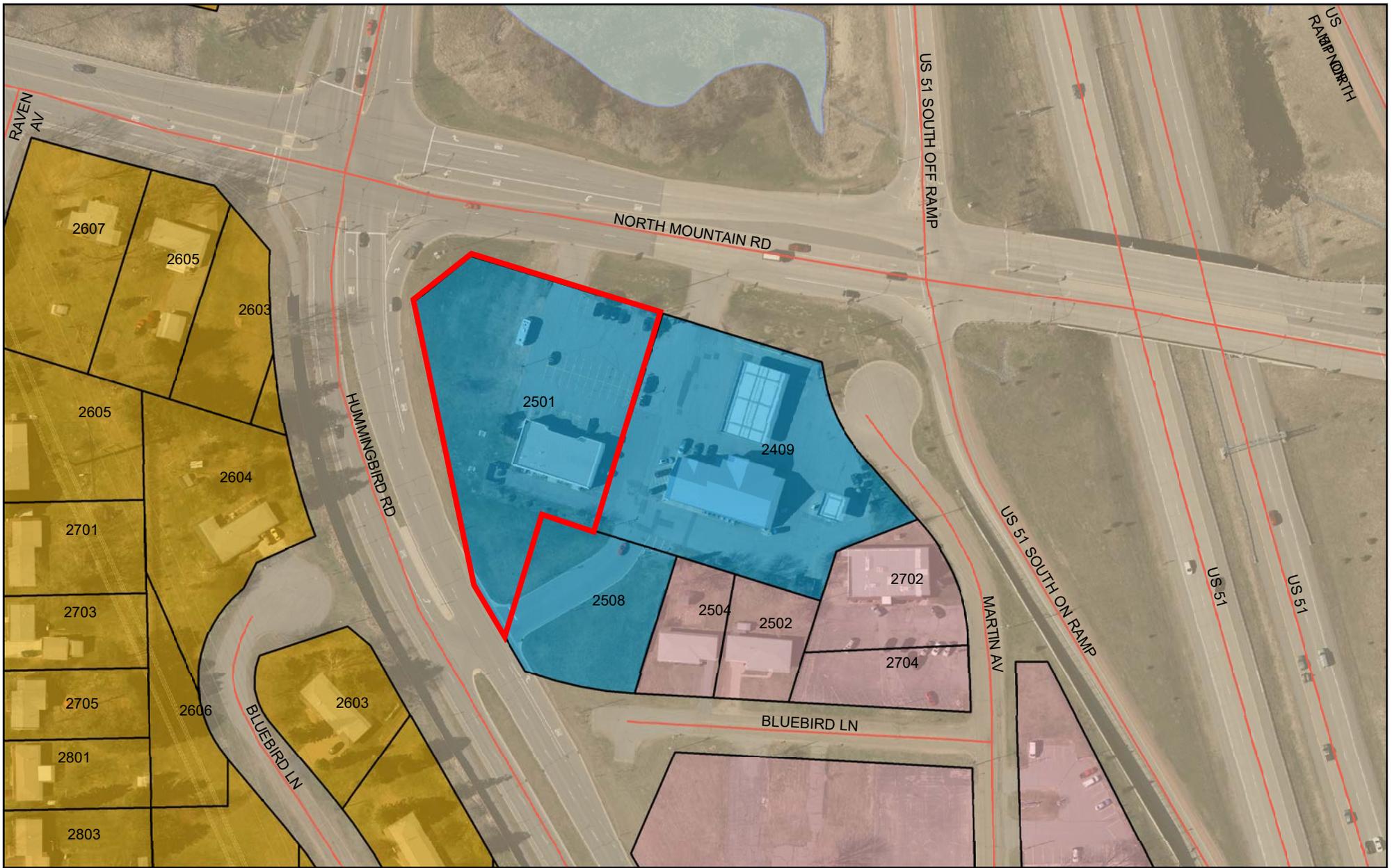




Container Digital Product shops
 Container coffee shop, exhibition

Commercial Space





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

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

Map Printed: 7/20/2017

<ul style="list-style-type: none"> Parcel Outline Parcel Address Zoning Districts Unzoned CR-5ac Countryside Residential 	<ul style="list-style-type: none"> EO Estate Office Residential ER-1 Estate Residential MR-4 Mixed Residential NC Neighborhood Commercial 	<ul style="list-style-type: none"> OR Outdoor Recreation RA-1 Rural Agricultural RA-2 Rural Agricultural ROW 	<ul style="list-style-type: none"> RR Rural Residential SC Suburban Commercial SI Suburban Industrial SO Suburban Office Residential 	<ul style="list-style-type: none"> SR-2 Suburban Residential SR-3 Suburban Residential UC Urban Commercial UDD Unified Development 	<ul style="list-style-type: none"> UR-8 Urban Residential Building Outline Road Centerline Water Feature
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0 95 190
Feet

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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.

Steve Kunst

From: Rib Mountain Taphouse <ribmountaintaphouse@icloud.com>
Sent: Thursday, July 20, 2017 1:03 PM
To: Steve Kunst
Subject: Rib Mountain Patio Concepts...
Attachments: taphouse patio.pdf; Examples of Up-Cycled Containers.zip

Please let me know if I can provide anything else...

Our general plan at the Rib Mountain Taphouse is to add a sizable patio. We would like to use a current trend in building to achieve this. This trend is up-cycling freighter containers into new and usable structures.

We believe this could become a great attraction for tourists coming to Rib Mountain for skiing, shopping, or even passing by on their way to the Northwoods as well as providing a unique experience for our citizens and patrons.

Included in this email is a general overview of the property. The area we have chosen to build the patio has many advantages. There would be visibility from the street, it allows good site lines for traffic on HWY. R, and allows for snow removal. It would allow us to tap into water, drains and gas lines in our building.

Also included are examples of up-cycled freighter containers. The strength and durability of these containers would allow for great landscaping and lighting opportunities.

We envision basically a 40'x50' square foot patio with chairs & tables, TV's, shade options and fire or water features. This area would be surrounded by the freighter containers and a wrought iron fence.

Thanks for your consideration,

Tyler Vogt & Todd Link
715.571.6943

THIS IS THE GENERAL LAYOUT OF PROPOSED PATIO.

The blue line shows the general placement of a wrought iron fence. We would like to have something passing traffic can see through to attract them to the patio area. This fence would also have a gate to access parking for customers to use, and to move snow out for the winter season.

The grey area, represents the main patio area for customers. It will be made of 2'x2 patio block (gifted to the taphouse) from Wausau Tile.

These would be up-cycled freighter containers, they would provide structure as well as a fence to block sound and keep patrons in a controlled area.



REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: July 20, 2017
SUBJECT: Pre-Application Discussion for potential Future Land Use and Zoning Map Amendment, Parcel #34.172807.011.004.00.00

APPLICANT: Keith Krejci, owner

PROPERTY ADDRESS: No Address
LEGAL DESCRIPTION: Part of the SW ¼ of the SW ¼, Lot 3 & 4, CSM Volume 83, Page 43 (#17386), Document #1713140, Section 17, T28N, R7E.

REQUEST: Pre-Application Discussion regarding a potential rezoning application from Estate Residential-1 (ER-1) to either the Town’s Agricultural or Unified Development Districts to allow for an ‘Extraction’ use (nonmetallic mine).

CURRENT ZONING: Estate Residential - 1 (ER -1)
PROPOSED ZONING: RA-1 or UDD

FUTURE LAND USE DESIGNATION: Cropland and Forest Land
ADJACENT ZONING: RR (North, East), ER-1 (West), RA-1 (South)

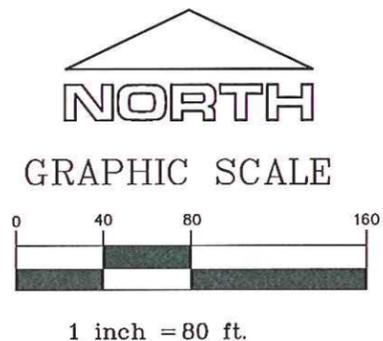
NARRATIVE:

Keith Krejci seeks feedback from the Plan Commission on a potential rezoning of the property at the northeast corner of South Mountain and Red Bud Roads. The proposal would be to go from ER-1 to one of the Town’s agricultural districts or the Unified Development District to allow for an ‘Extraction Use’ to sell sand mined from the property. The extracted area would then be reclaimed into a pond. Correspondence from the Marathon County Conservations, Planning and Zoning Department indicated the proposal would fall within their regulations associated with a nonmetallic mine.

POSSIBLE ACTION: No action to be taken. Item is for discussion purposes only.

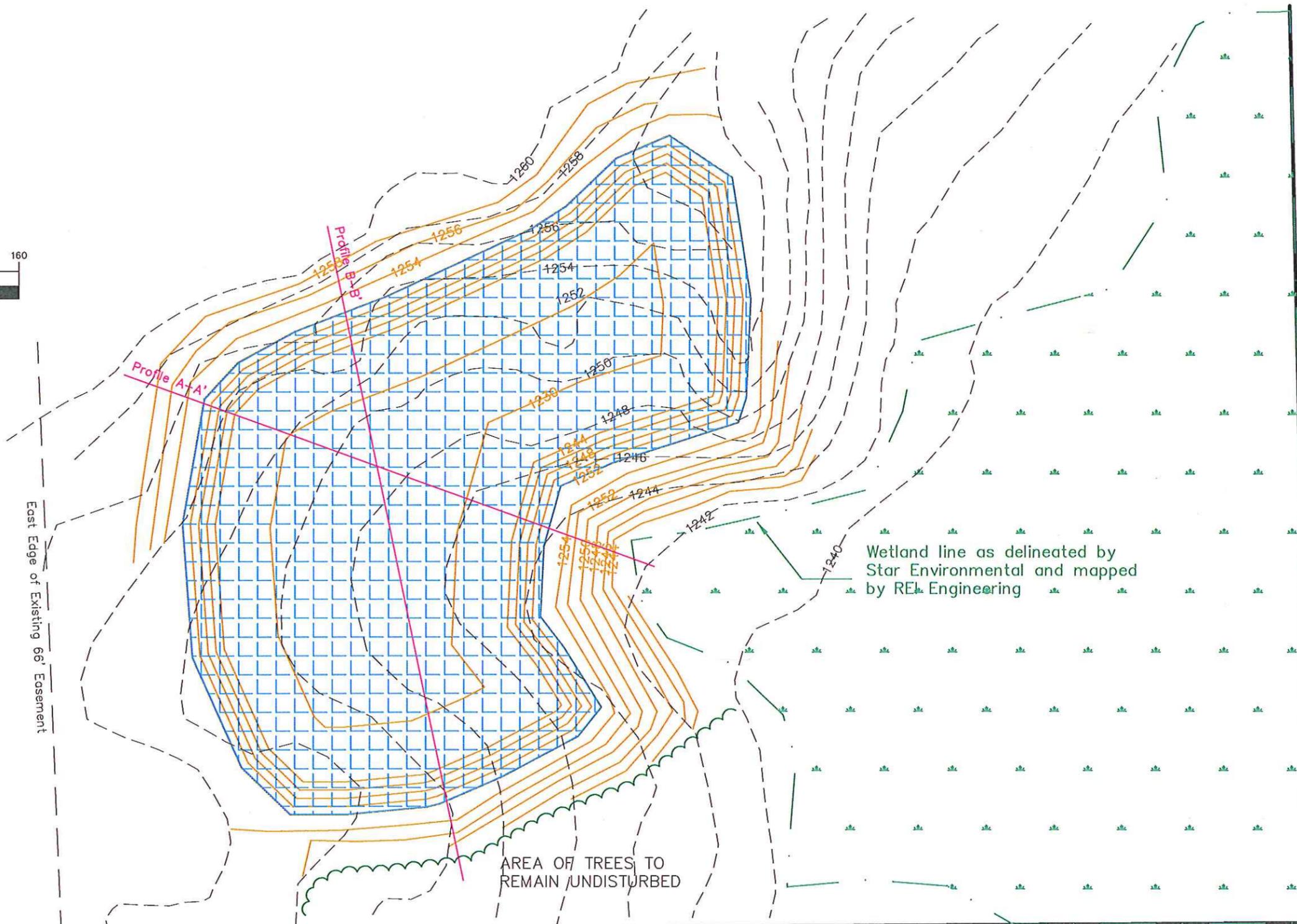
Map of Proposed Krejci Pond

BEING PART OF LOT 3, VOLUME 83 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN



Land by others
Zach Tesch

East Edge of Existing 66' Easement

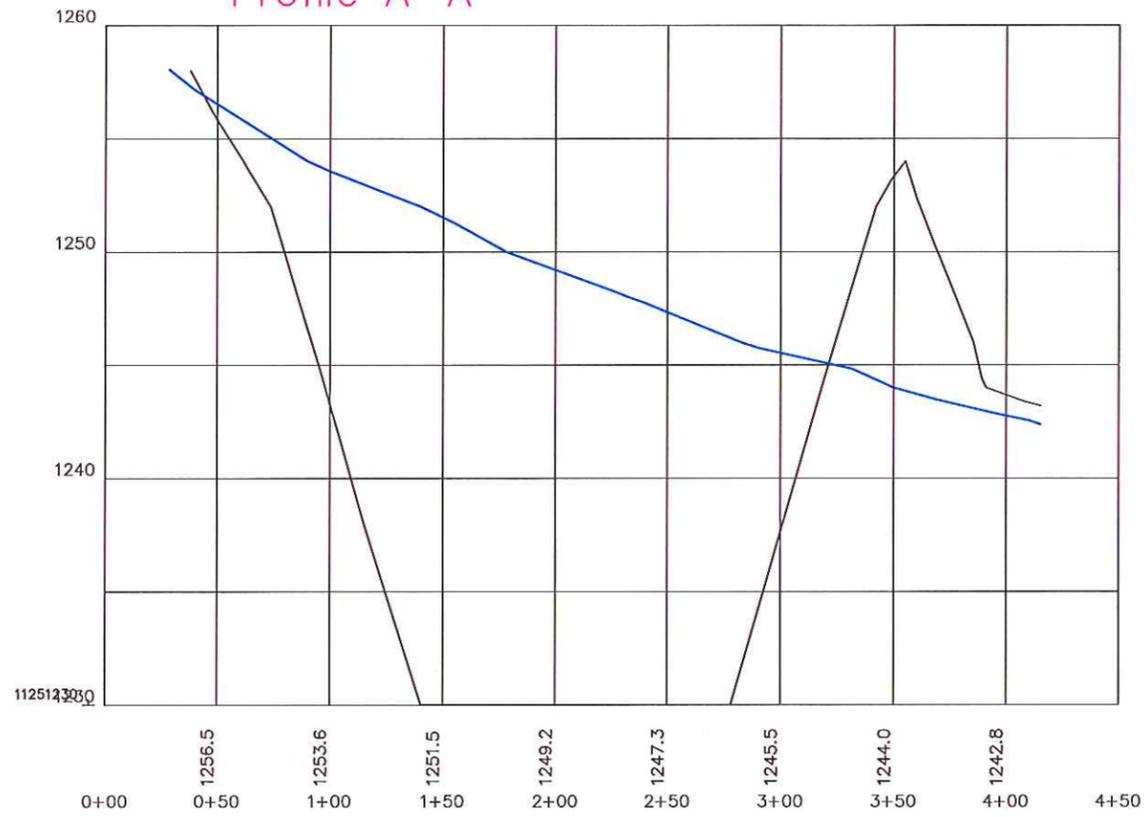


South Mountain Road

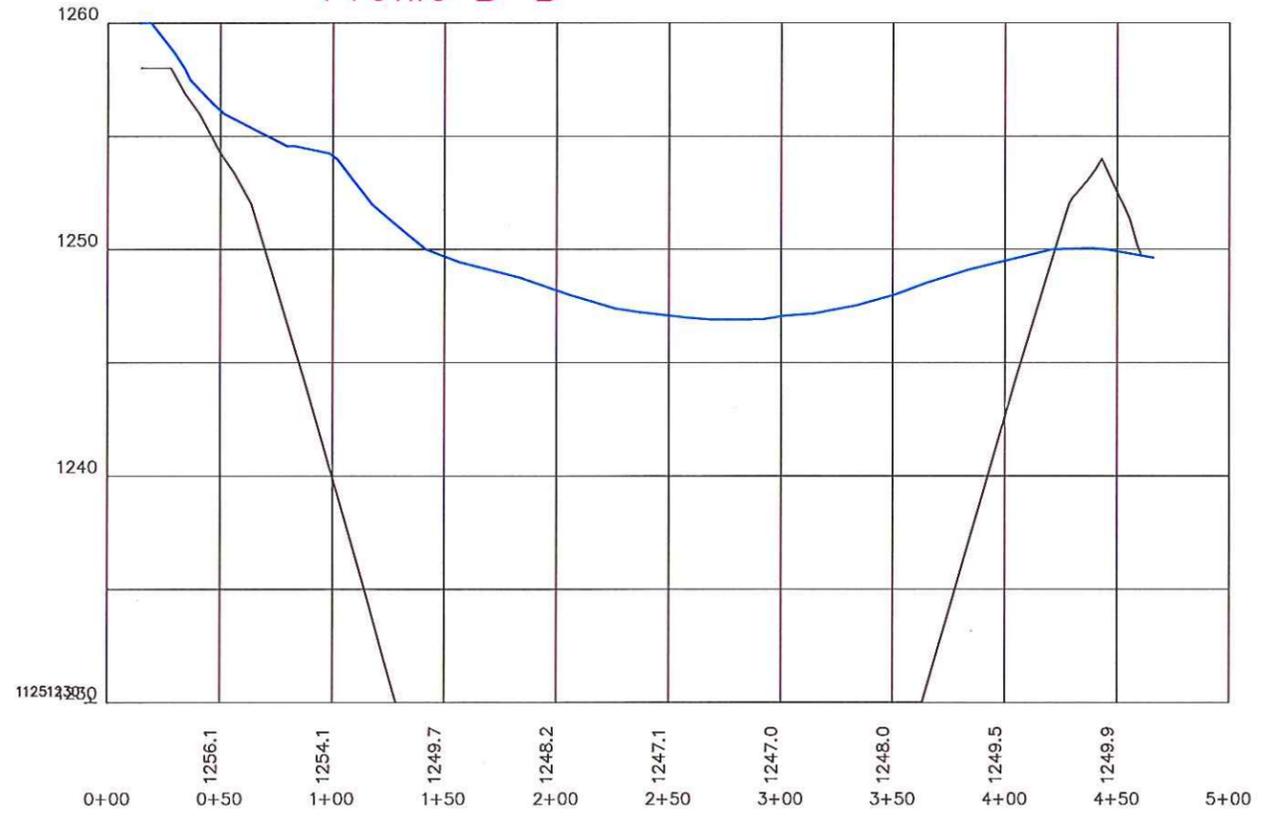
Map of Proposed Krejci Pond

BEING PART OF LOT 3, VOLUME 83 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

Profile A-A'



Profile B-B'



REPORT TO PLAN COMMISSION & TOWN BOARD

FROM: Steve Kunst, Community Development Director
DATE: July 20, 2017
SUBJECT: Rib Mountain Comprehensive Plan Update Project

NARRATIVE:

At the time reports were completed, updated versions of the Natural Resources, Housing, and Utilities and Community Facilities initially reviewed by the Plan Commission as part of the Comprehensive Plan update were not available. The item is held on the agenda to allow the Plan Commission to review any available updates based on initial comments from May.

ITEMS TO BE DISCUSSED:

1. Review of 'Natural Resources' Chapter
2. Review of 'Housing' Chapter
3. Review of 'Utilities and Community Facilities' Chapter