



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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Wausau, Wisconsin 54401
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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, October 11th, 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 9-27-2017 Plan Commission meetings.**
- 4.) New Business:
 - a. **Tyler Vogt, applicant, requests a minor Precise Implementation Plan modification for additional parking at the property addressed 2501 North Mountain Road. Parcel 34.032807.011.025.00.00. Docket #2017-35.**
 - b. **Discussion on potential amendments to the Rib Mountain Zoning Ordinance related to small-scale, nonmetallic mining operations. Docket #2017-36.**
 - c. **Discussion on potential amendments to the Rib Mountain Zoning Ordinance related to detached accessory buildings. Docket #2017-37.**
- 5.) Correspondence/ Questions/Town Board Update:
- 6.) Public Comment
- 7.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 27, 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, Tom Steele, and Laura McGucken. Jay Wittman, Ann Lucas and Ryan Burnett were excused. Also present was Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Jim Hampton, second by Tom Steele to approve the minutes of the September 13, 2017 Plan Commission meeting as presented. Motion carried 4-0.

PUBLIC HEARINGS:

- a. *Robert Alexejun, applicant, requests conditional use approval for the outdoor display of product for sale at the property addressed 3404 Eagle Avenue. Per RMMC Section 17.056(4)(d) – Outdoor Display. Parcel 34.102807.008.002.00.00. Docket #2017-30.*

Paul Kufahl, Building Inspector, recapped the items discussed in the pre-application conference with the applicant, identified the location of the property and noted the applicant has received permission from the property owner to display his product there. Mary Alexejun, the Applicant's representative stated the property will be cleaned up prior to and maintained while the Applicant has product located there. Alexejun noted the intent is to place the product north of the current buildings.

Plan Commissioners discussed setback requirements and location of the product. Kufahl noted due to the legally nonconforming structure already on the site and the parcels irregular shape, the placement indicated would not increase the parcels non-conformity.

Commissioner McGucken asked how the structure would be mounted and what the intended signage would look like. Alexejun noted it would be ground mounted with a 1x6 sign only displaying a phone number. Commissioners discussed the sign placement, indicating possible conditions of size, appearance, location, and mounting options. Jim Hampton questioned if the Conditional Use changes if property ownership changes. Kufahl indicated the Conditional Use is with the property and not the ownership, but new ownership may not want or allow the applicant to keep his product there.

Commissioner Steele asked the applicant if the sign will be lit and the applicant noted that was not their intent. Commissioners also asked if there would be any business done on site or if there was any additional traffic anticipated. Alexejun noted all business would be done at their home and that if someone is interested in the product and would like to see it in person; they would meet them onsite and would need to unlock the hunting blind to allow people to view it.

Commissioners discussed the placement of the sign agreeing its mounting structure should be hidden and its placement could be up to one foot above the product for visibility.

The Public Hearing was opened and closed at 6:45pm with no public comment received.

Motion by Tom Steele, second by Jim Hampton to recommend approval for the outdoor display of product for sale at the property addressed 3404 Eagle Avenue conditioned upon the following items.

- **The product must be ground mounted**
- **Signage can be a maximum of 1' x 6'**
- **Signage can only display a phone number**
- **Signage can be located no more than 1' above the height of product**
- **Signage cannot be lighted**
- **Product can only be displayed in the area north of the current buildings**
- **Product is limited to 1 hunting blind, as presented**

Motion Carried 4-0

CERTIFIED SURVEY MAPS:

- a. *Tim Vreeland, applicant, requests certified survey map approval for the property addressed 7304 and 7306 Blueberry Lane, Parcel #34.212807.012.009.00.00. Docket #2017-33.*

Kufahl opened the discussion by indicating the intent of the certified survey map is to split an existing duplex lot into two individual lots to create a twin home condition with a shared well, septic and driveway.

Commissioners asked if the shared well and septic is permissible and for clarification on the minor variation required for the lot width. Kufahl noted shared wells and septic are permissible, however there needs to be a formal agreement in place between the two property owners. He additionally indicated the Town's minimum lot width is 50 feet at the required front yard setback, however a 5% minor variation can be granted as noted in the Town's Zoning Ordinance and confirmed by the Town's Attorney. Commissioners discussed the odd shape of the lot and expressed concern over the shared water and septic, noting formal agreements for those items should be part of the approval.

Motion by Jim Hampton, second by Tom Steele to approve the certified survey map conditioned upon the Town receiving of a signed agreement between both property owners for the shared use of the well, septic, and driveway. Motion Carried 4-0

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Countywide Addressing – Kufahl noted the Town Board will be discussing their next steps in the Countywide Addressing project at an early October meeting and a formal decision needs to be made prior to October 15th.

Apartment Development – Kufahl indicated there will likely be a pre-application conference related to an apartment style development for the last meeting in October.

Tap House Parking Lot – Kufahl stated a site plan review for an expanded parking lot will likely be coming in October as well.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 7:05 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 4, 2017
SUBJECT: Minor Precise Implementation Plan Amendment – Additional Parking

APPLICANT: Tyler Vogt, applicant
PROPERTY OWNER: Rib Mtn. 2501 N Mountain LLC

PROPERTY ADDRESS: 2501 North Mountain Road
PARCEL #: 34.032807.011.025.00.00

REQUEST: Minor Precise Implantation Plan (PIP) Amendment for additional parking at the Rib Mountain Taphouse.

CURRENT ZONING: UDD – Indoor Commercial Entertainment Use
PROPOSED AMENDMENT: Additional paved area for parking and potential patio

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

NARRATIVE:

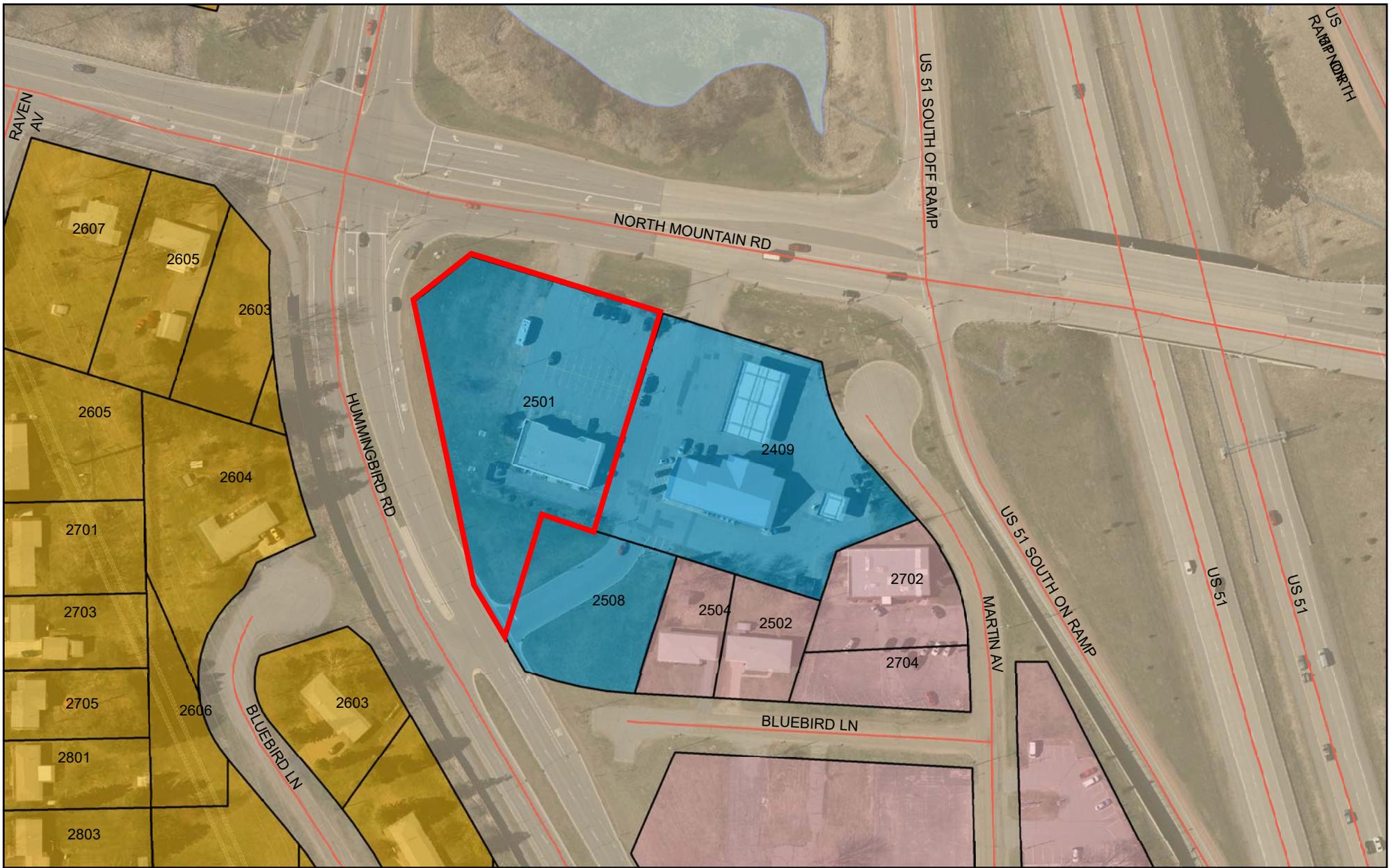
The owners of Rib Mountain Taphouse seek to modify their parking lot by adding additional pavement parking to the west along with additional pavement alongside the west end of their building (see attached). The existing parking lot meets the Town’s minimum standards; however, vehicles are often forced to park on the grass during peak hours. During a pre-application conference in July related to the applicant’s interest in a future outdoor space, the Plan Commission recommended additional paved parking. This application also requests pavement along the west side of the building to store the brick pavers currently found onsite, until an outdoor space is formally approved by the Town.

POTENTIAL CONDITIONS OF APPROVAL:

- Timeframe for approval of outdoor space plans, and if not met, the pavers must be removed
 - Incentivize the applicant to formalize a plan for the patio, as the storage of construction materials (brick pavers) is not permitted in commercial districts
- An approved landscape plan, if desired
 - The subject property is zoned UDD, so the application does not inherently require more landscaping; however, the additional paved area could warrant discussion.
- Additional lighting
 - The applicant expressed interest in adding a light to the existing pole to light the proposed parking area

POSSIBLE ACTION:

1. Recommend approval of the minor PIP amendment for the property addressed 2501 North Mountain Road, as presented.
2. Recommend approval of the minor PIP amendment for the property addressed 2501 North Mountain Road, with conditions/modifications.
3. Recommend denial of the minor PIP amendment for the property addressed 2501 North Mountain Road.



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

N

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.

Tyler - Site Plan

PROPOSAL/CONTRACT

No 15502

BLACK LINE ASPHALT, INC.

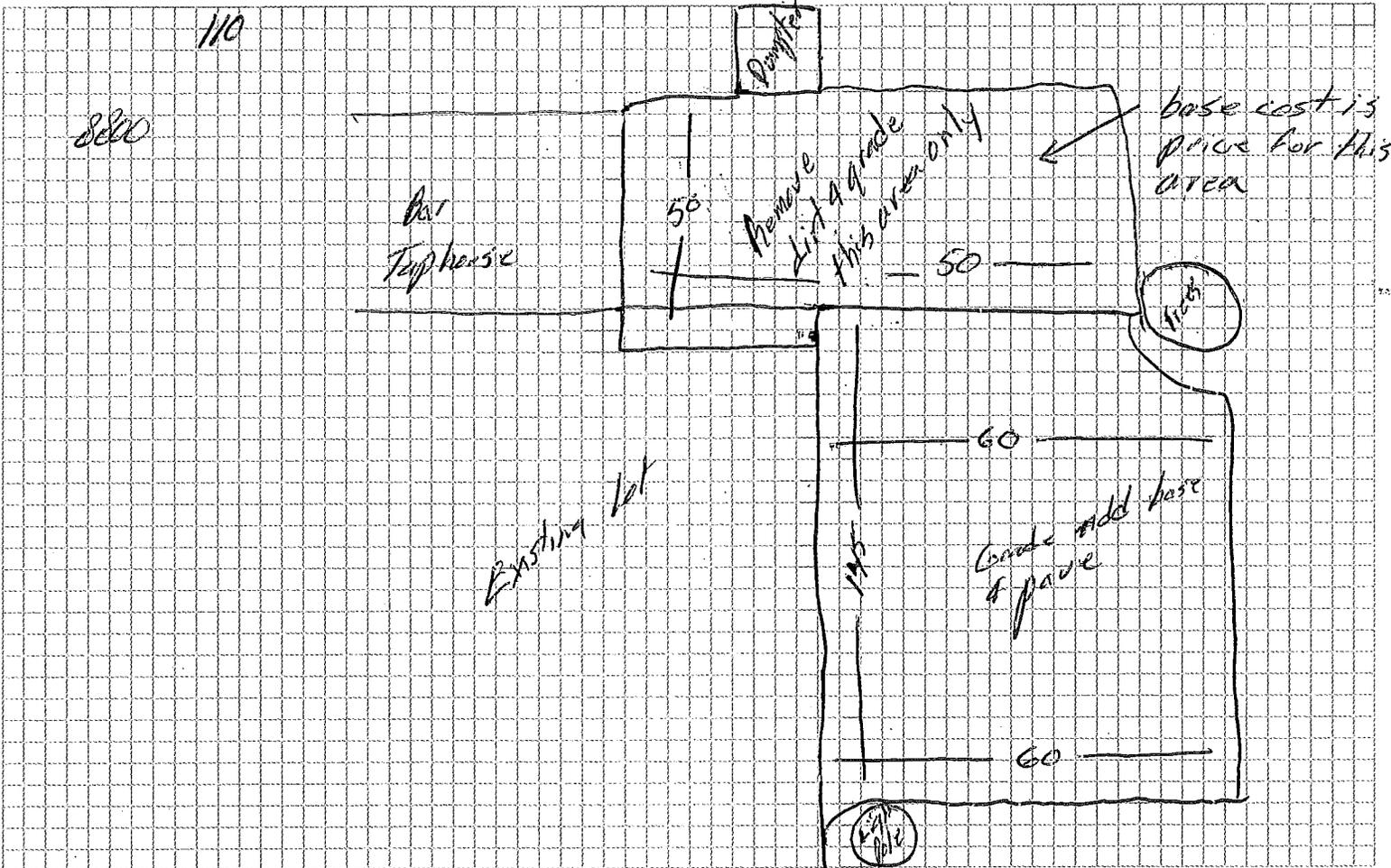
1500 N. 15th Ave. • Wausau, WI 54401
PHONE (715) 675-2826

Name Bid Mkt. Taphouse (Todd)
Address _____
City _____
Phone _____

Job Location, Directions: _____

TERMS: (CASH OR CHECK UPON JOB COMPLETION) Cost: _____	Proposal may be withdrawn if not accepted by: _____	If additional base material is required it will be placed @ _____ per ton.
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Price Includes: Fine grading, 2" average compacted thickness Hot Mix Asphalt, labor and materials and/or equipment in connection with construction, unless specified below:



Upon acceptance, please return the white original, signed proposal and retain copy.

TERMS: CASH OR CHECK UPON JOB COMPLETION!

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. ACCEPTANCE OF THIS PROPOSAL INCLUDES ACCEPTANCE OF ALL OF THE PROVISIONS ON THE REVERSE SIDE.

Estimated by: Doug 715-571-4386
Date: _____
Accepted by: _____
Date: _____

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 4, 2017
SUBJECT: Small Scale Extraction Use Standards

APPLICANT: Town of Rib Mountain

REQUEST: Discussion on potential amendments to the Town’s Extraction standards related to small scale operations.

NARRATIVE:

The Plan Commission recently reviewed two (2) nonmetallic mine applications under the current ‘Extraction’ standards of the Zoning Ordinance. As part of these reviews it became evident the code was drafted with the intent to cover large scale, commercialized quarries. The recent applications were of much smaller scale than any existing operation within the Town and the Commission recommended the Zoning Ordinance be looked at for potential amendments to address smaller scale operations. The intent of this discussion is to provide staff direction in drafting new code language. Below are the Town’s existing extraction standards as well as some potential discussion points for consideration.

CURRENT EXTRACTION USE STANDARDS:

Description: Extraction uses include any land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.

1. Conditional Use Regulations {RA-1-35ac, RA-2-35ac}: (Am. #09-05)
 - a. Shall receive approval from Marathon County prior to action by the Town of Rib Mountain, and shall comply with all County, State and Federal regulations.
 - b. Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property.
 - c. All buildings, structures, and activity areas shall be located a minimum of 300 feet from all lot lines.
 - d. Required site plans shall include detailed site restoration plans, which shall include at minimum, detailed grading and revegetation plans, and a detailed written statement indicating the timetable for such restoration. A surety bond, in an amount equivalent to 110% of the costs determined to be associated with said restoration (as determined by a third party selected by the Town), shall be filed with the Town by the Petitioner (subject to approval by the Zoning Administrator), and shall be held by the Town for the purpose of ensuring that the site is restored to its proposed condition. (The requirement for said surety is waived for waste disposal facilities owned by public agencies.)
 - e. Parking Regulations: One space per each employee on the largest work shift.

POTENTIAL ITEMS OF CONSIDERATION:

- What zoning districts are appropriate for smaller scale nonmetallic mines?
 - Currently only permitted as a conditional use in the Agriculture districts, requiring a minimum of 35 acres or a UDD project.

- Should the emphasis be on overall lot area of a given property rather than the zoning district? If so, is there a minimum lot size desired?
- Does the Commission wish to set a maximum activity area for small scale operations?
- Establish uniform hours of operation for these activities
 - Recent approvals were for 7:00 AM – 7:30 PM, Monday – Friday & 7:00 AM – 12:00 PM Saturday
- What are appropriate setbacks from activity areas?
 - Current code requires 300 feet from all property lines
- What should be considered for bufferyards (e.g. berms, fencing, plantings)?
- Should setbacks and/or bufferyards differ based on adjacent zoning or land uses?
 - Residential vs agricultural
- Are there desired outcomes or final products (e.g. ponds) of small scale nonmetallic mine activities?
- What is an appropriate amount of time a small scale nonmetallic mine should be allowed to operate?
 - Recent approvals called for a Plan Commission review after five (5) years.

POSSIBLE ACTION: No formal action required. Item is for discussion purposes only.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 4, 2017
SUBJECT: Detached Accessory Building Standards

APPLICANT: Town of Rib Mountain

REQUEST: Discussion on potential amendments to the Town’s Detached Accessory Building Standards.

NARRATIVE:

As the Town strives for continuous improvements to its regulations, staff seeks feedback from the Plan Commission related to detached accessory building standards. Since 2015, the Town has reviewed approximately one dozen conditional use applications for detached accessory buildings between 1,000 and 1,500 square feet in area. All but two of these applications were recommended for approval. As such, staff seeks Commission feedback on codifying the primary regulatory concerns related to accessory buildings and potentially easing the review process for standard applications (e.g. site plan review vs conditional use). Below are existing regulations along with staff questions for discussion.

CURRENT STANDARDS:

Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of motorized and non-motorized 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 shall be met.

1. Permitted by Right in All Districts provided:
 - a. Only one of each type of the 3 structures listed above (garage, carport and utility shed) is constructed;
 - b. The total floor area of the garage, carport and utility shed, when added together, does not exceed 1,000 square feet of gross floor area; and
 - c. The sidewall of any detached garage, carport or utility shed shall not exceed 12 feet in height nor shall any door opening exceed 10 feet in height.
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations in All Districts:
 - a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use;
 - b. Construction of garages, carports and utility sheds when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 1,500 square feet, unless it is an agricultural use located in an agricultural district; (Am. #08-11)
 - 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;

POTENTIAL ITEMS OF CONSIDERATION:

- Is the Commission concerned about accessory structures being taller than the principle structure (residence)?

- Is the Commission concerned about accessory structures having a larger footprint than the principle structure?
- Are there concerns about the appearance from the road or neighboring properties?
- Is a roof design load requirement a good idea?
- Is there concern about construction type (prefab, conventionally framed, post-frame, permanent foundation, built on skids, set on gravel base)?
- Should roof pitches be required to match the principle structure?
- Are there situations where a Special Use/Site Plan review would be more appropriate than a Conditional Use?
- Are there residential lot sizes or zoning districts where larger structures would be permitted?
- Does distance from neighboring properties have an impact in decisions?
- How does the Commission feel about accessory structures still in front of the principle structure?
- What other factors have affected the Commission's decision making in recent accessory structure conditional use applications?

POSSIBLE ACTION: No formal action required. Item is for discussion purposes only.