



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

3700 North Mountain Road
Wausau, Wisconsin 54401
(715) 842-0983
Fax(715) 848-0186

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, April 11th, 2018; 6:30 P.M. at the Town of Rib Mountain Municipal Center, 3700 North Mountain Road.** 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 3-14-2018 Plan Commission meeting.**
- 4.) Public Hearing(s)
 - a. **Cory Holzhauer, owner, requests conditional use approval for construction of a private residential garage in excess of 1,000 square feet in gross floor area at the property addressed 6950 Bluebell Road. Parcel #34.222807.009.019.00.00. Docket #2018-12.**
 - b. **Paul Hackel, applicant, requests amendments to the Town of Rib Mountain Future Land Use Map from Cropland and Forestland to Residential and Zoning Map from Rural Residential to Estate Residential-1 for the property addressed 6200 South Mountain Road, Parcel #34.182807.016.002.00.00 and the property legally described as the NE ¼ of the SE ¼, Section 18, Township 28 Range 7 East, Parcel #34.182807.013.000.00.00. Docket #2018-13.**
- 5.) Correspondence/ Questions/ Town Board Update:
- 6.) Public Comment
- 7.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 14, 2018

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

MINUTES:

Motion by Tom Steele, second by Laura McGucken to approve the minutes of the February 14, 2018 Plan Commission meeting, as presented. Motion carried 4-0. Ryan Burnett abstained.

PUBLIC HEARINGS:

- a. *Ben and Nicole Fisher, owners, request conditional use approval to allow for the keeping of bees and chickens at the property addressed 5601 Blackberry Drive. Parcel #34.202807.010.006.00.00. Docket #2018-09.*

Community Development Director, Steve Kunst, indicated the applicant is seeking approval for a low-density husbandry use to allow for the keeping of bees and chickens. Kunst noted the code allows for buildings and containment areas to be reviewed and/or approved on a case-by-case basis through the conditional use process. He indicated the applicant's proposed location for hives and chickens would be more than 100 feet from the rear property line and over 200 feet from both side property lines.

Ben and Nicole Fisher, applicants, noted they have no intention of becoming a commercial bee keeping operation and the request is purely hobby related. They indicated the request for one (1) hive per 2500 square feet of lot size is based on existing ordinances in the Village of Weston and that they do not intend to have 80 hives.

Plan Commission members had the following questions for the applicants:

- How many hives do you intend to have?
- How large are individual hives?
- How much honey does a hive produce and do you plan to sell it from your residence?
- Is there any black bear activity in your area and, if so, are you concerned about hive destruction or potential increased nuisance to the neighbors?
- How large is the indicated containment area and how many hives could you realistically have in that space?
- How many chickens do you plan to have?
- How do you plan to house the chickens?

The applicants responded with the following;

- The first year will likely be one or two hives with the possibility for additional hives in future if interest grows, but there is no final maximum number in mind at this time.
- A typical hive size is about 17 inches by 24 inches with 4 stacked boxes, two at 10 inches and two at 6 ½ inches in height.
- The first year the hive won't produce any honey as the focus will be establishing the hive, but after that you may be able to get about 70 pounds of honey, per hive, each year and the intent is to keep some for personal use and sell to friends and coworkers, but no sale of the product will be done at the residence.
- There is currently bear activity in the area. A fence will likely be used around the containment area to deter bears, skunks and other animals from the hives. They did not believe the presence of the hives would increase the current bear activity
- The containment area indicated on the aerial image by the pool is approximately 20 feet by 12 feet, which would have the capability to house approximately 15 hives.
- Right now they are considering a maximum of five (5) and no roosters, but requested eight (8) in the application in case they enjoy it and would like to increase their numbers in the future.
- The plan is to house the chickens in a small coop in the same area as the bee hives.

Commissioners and the applicant briefly discussed animal interactions with the hives and the application of an electric fence for deterrent purposes. Commissioners stated they were generally ok with the keeping of bees and chickens because of the rural nature and size of the subject property, but wanted to discuss capping the number of hives and chickens.

Chairman Hebbe opened and closed the public comment period at 6:51 with no public comment received.

After the public comment period, the Plan Commission members and applicants discussed the maximum number of hives and chickens. Commissioners were comfortable with 10 or less hives and up to eight (8) chickens with no roosters. The applicant requested 15 to 20 hives in the event they would want to expand further and not have to pay for an additional hearing.

Motion by Tom Steele, second by Laura McGucken to recommend approval of the low-density husbandry land use at the property addressed 5601 Blackberry Drive, limited to a maximum of 10 bee hives, 8 hen chickens and a containment area within 25 feet of the former pool area.

Motion Carried 5-0

NEW BUSINESS:

- a. *Paul Hackel / Riverside Land Surveying, applicant, request a pre-application discussion regarding a potential rezoning and subdivision development. Docket #2018-07.*

Kunst opened discussion by noting the applicant seeks Plan Commission feedback on the concept of rezoning approximately 29 acres on the north side of South Mountain Road, between Red Bud and Thornapple Roads to facilitate the development of six (6) new single family lots ranging from approximately 2-5.4 acres, and two stormwater outlots. The location of the proposed road intersection with South Mountain Road is based on correspondence from the Marathon County Highway Department. As proposed, the land needs to be rezoned, subdivided via County Plat, and an exemption granted from the Town and County maximum cul-de-sac length provisions.

Nathan Wincentsen, Riverside Land Surveying, stated the presented lot layout is conceptual at this point until they have the wetlands delineated later this year. He noted the wetland locations will ultimately dictate the total number of lots and the road location. Wincentsen indicated all lots would be greater than two acres and Mr. Hackel is also planning to purchase the 40 acres to the north of the subject property for personal use and potential future development, with the understanding that a road connection to either Thornapple or back to South Mountain Road would be required to do so.

Kunst presented the Commission with the Town's Future Road map, which indicated a future connection to Thornapple in this approximate area. There was some discussion about the topography and location of the stormwater outlots and the likelihood for private sewer systems. Wincentsen noted a lot of the details are related to the wetland delineation, but the anticipated soils should allow for mound systems. He also noted that the existing residences water well is at 300 feet.

Commissioners indicated they were generally acceptable of the density and the proposed lot sizes and reemphasized the need for a second road connection should the applicant choose to develop beyond what is presented.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- a. *Update on short-term rental ordinance discussion. Docket #2018-07*

Kunst notified Plan Commission the Town Board directed them to establish some regulations to regulate short-term rentals versus an outright prohibition of the use. Kunst presented Commissioners with case law and sample ordinances related to this topic.

- b. *Discussion on Plan Commission Rules of Order*

Chairman Hebbe reminded Commissioners to restrict conversation related to agenda items to active meetings.

Future Development Considerations – Laura McGucken stated the Town and Plan Commission need to be forward thinking related to commercial retail development given the losses of large National retailers in the Wausau Center Mall and general retail development trends.

Countywide Addressing – Kunst noted the Town’s final brief has been submitted to the Court and that no decisions have been made, to-date.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting.

Motion carried 5-0. Meeting adjourned at 7:45 pm.

Respectfully Submitted,
Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: April 5, 2018

SUBJECT: Conditional Use Request – Detached Accessory Building

APPLICANT: Cory Holzhauer, owner

PROPERTY ADDRESS: 6950 Bluebell Road

REQUEST: Conditional Use approval to allow construction of a 30 ft. by 50 ft. accessory building resulting in 1,500 square feet of total accessory building area, side wall heights exceeding 12 feet, and a second driveway.

ZONING: Suburban Residential - 2 (SR-2)

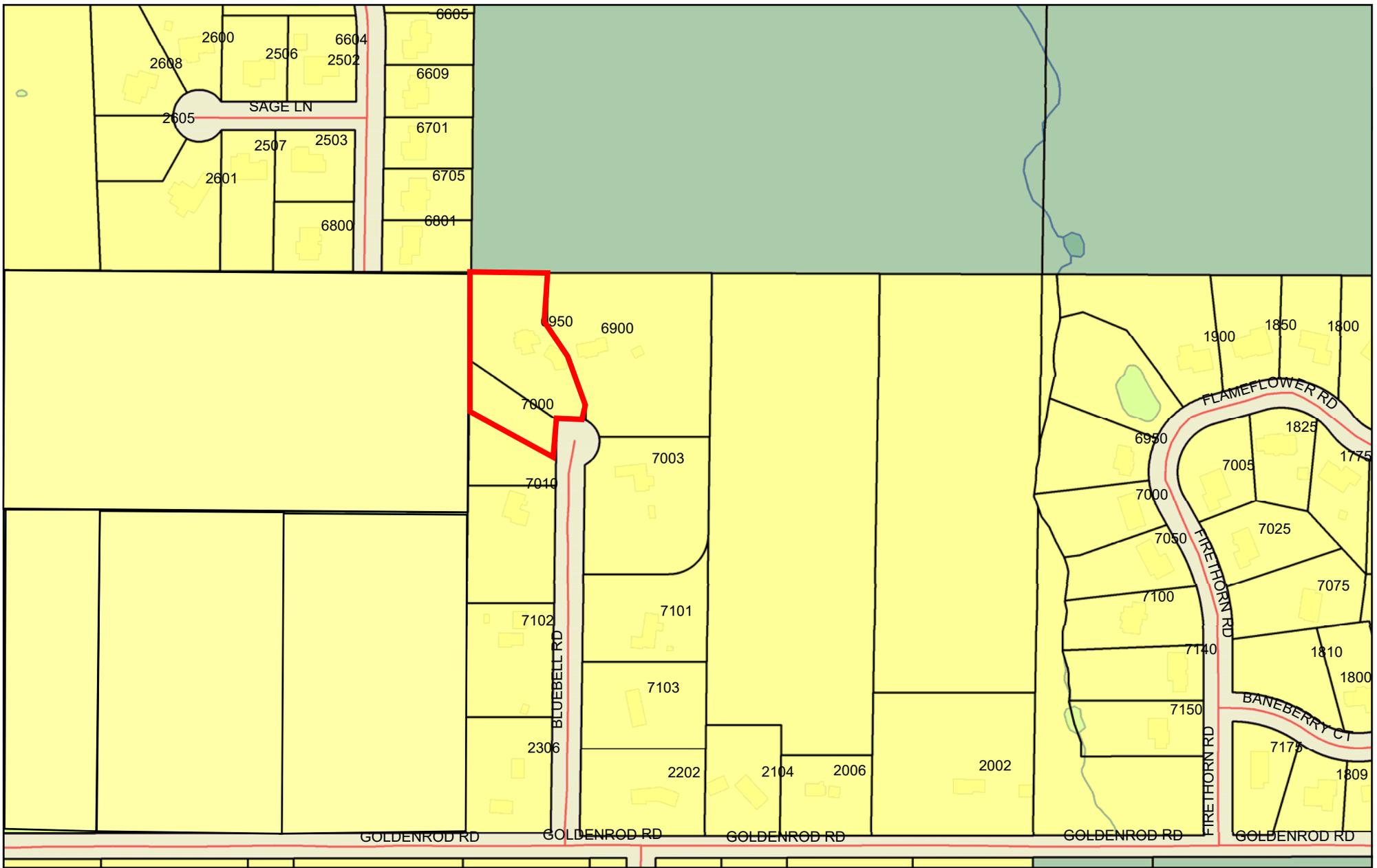
ADJACENT ZONING: SR-2 (South, East, and West); ER-1 (North)

NARRATIVE:

The applicant is seeking Plan Commission recommendation for construction of a 30 ft. x 50 ft. detached garage (1,500 ft²). Per RMMC Sec. 17.056 (8)(d), any one property may have greater than 1,000 square feet and up to a maximum of 1,500 square feet of accessory building area with Conditional Use approval. In addition, the proposal calls for side wall heights greater than 12 feet. Requests for side wall heights greater than 12 ft. are also considered as a conditional use. At the time this report was generated, the final height had yet to be determined. The proposal calls for the exterior building materials (siding and shingles) to match the residence. Further, Street and Park Superintendent, Scott Turner, noted the Public Works Department is ok with the second driveway. Turner recommended either the two driveways come together at the right-of-way or be separated by 20-30 feet for snow plowing purposes.

POSSIBLE ACTION:

1. Recommend approval of the conditional use to allow construction of a 1,500-square foot detached garage with a side wall height greater than 12 feet at the property addressed 6950 Bluebell Road, as presented.
2. Recommend approval of the conditional use to allow construction of a 1,500-square foot detached garage with a side wall height greater than 12 feet at the property addressed 6950 Bluebell Road, with conditions/modifications.
3. Recommend denial of the conditional use to allow construction of a 1,500-square foot detached garage with a side wall height greater than 12 feet at the property addressed 6950 Bluebell Road.

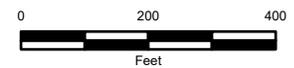


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Prepared by:
MI-TECH
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Map Printed: 4/5/2018

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|-------------------------|--------------------------------|----------------------------|------------------------|---------------------------|------------------------|
| Parcel Outline | EO Estate Office Residential | OR Outdoor Recreation | RR Rural Residential | SR-2 Suburban Residential | UR-8 Urban Residential |
| Parcel Address | ER-1 Estate Residential | RA-1 Rural Agricultural | SC Suburban Commercial | SR-3 Suburban Residential | Building Outline |
| Zoning Districts | MR-4 Mixed Residential | RA-2 Rural Agricultural | SI Suburban Industrial | UC Urban Commercial | Road Centerline |
| Unzoned | CR-5ac Countryside Residential | NC Neighborhood Commercial | SO Suburban Office | UDD Unified Development | Water Feature |
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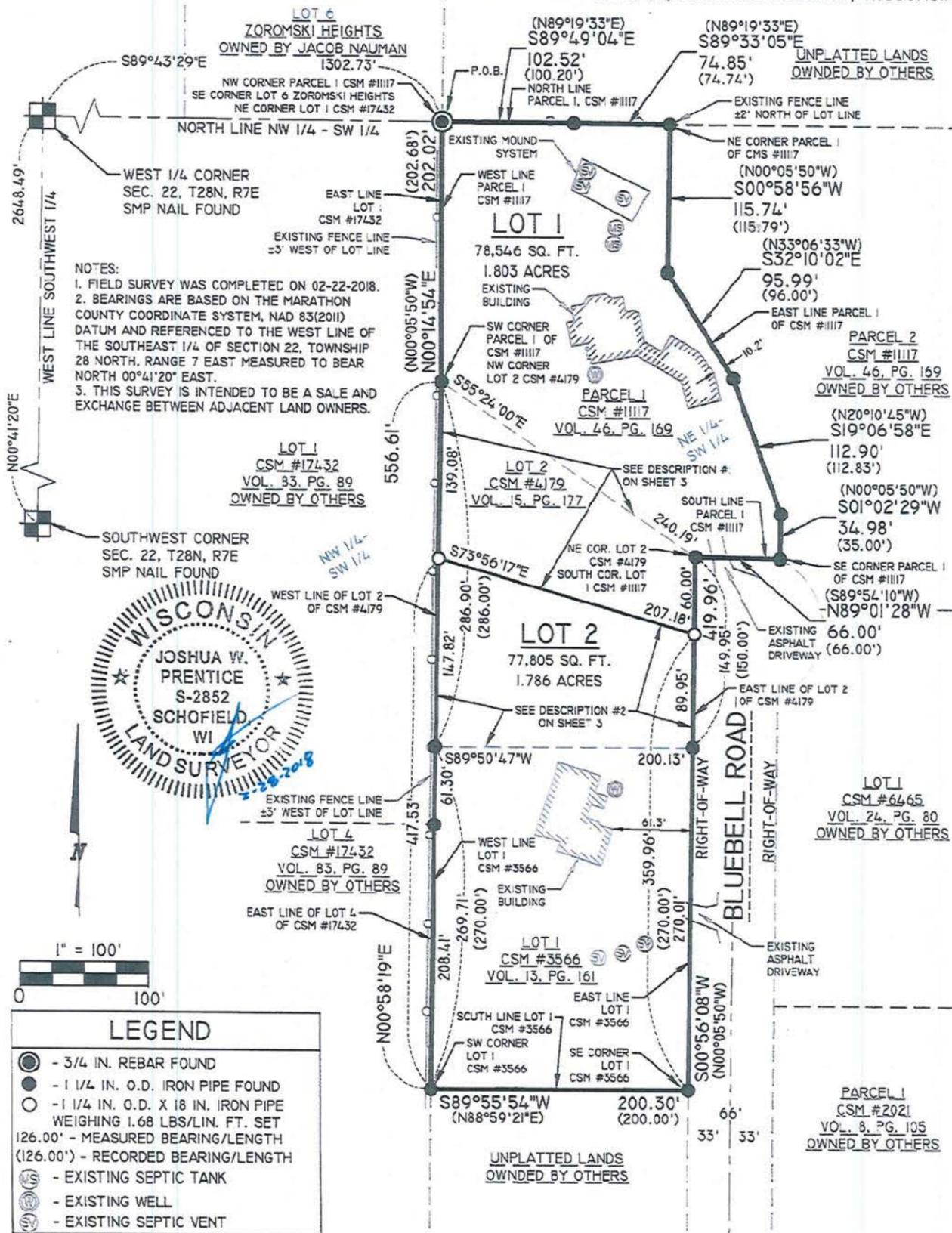
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R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CORY & SALLY HOLZHAUER LANDOWNERS: THOMAS & SUSAN WEIMERSKIRCH
 CORY & SALLY HOLZHAUER

OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3566, RECORDED IN VOLUME 13, ON PAGE 161, AS DOCUMENT NUMBER 822454, ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4179, RECORDED IN VOLUME 15, ON PAGE 177, AS DOCUMENT NUMBER 856253, ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 11117, RECORDED IN VOLUME 46, ON PAGE 169, AS DOCUMENT NUMBER 1197003, ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.





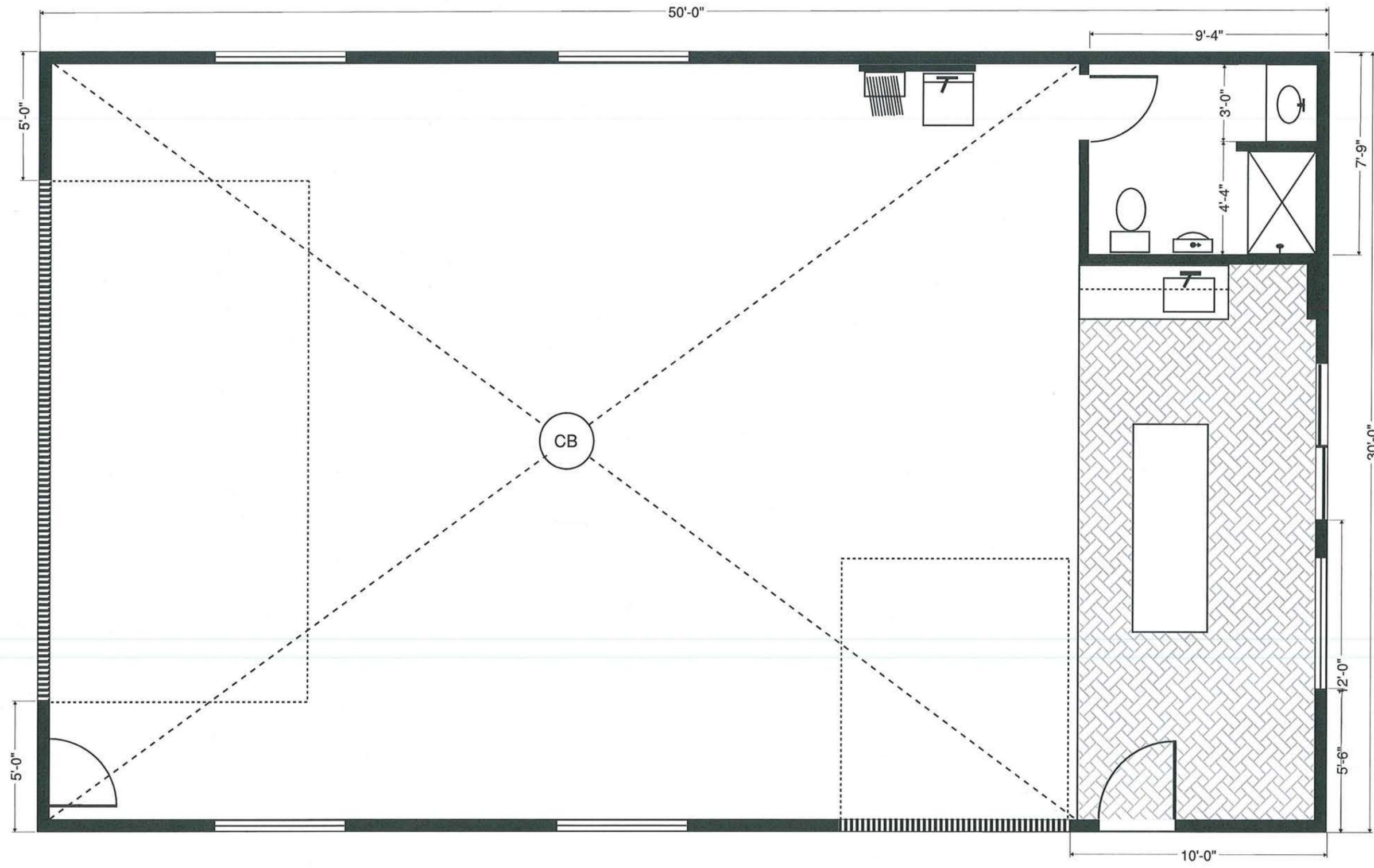
HALSEY	BEHN	TEXASHEWITT
BERN	IMMINE	STETSON
HOLTON	STETSON	EASTON
HULL	WICKS	TRINGLE
BRIGHTON	MITCHELL	REID
SPENCER	DAVIS	BLIVEN
	BERSEN	FRANZEN

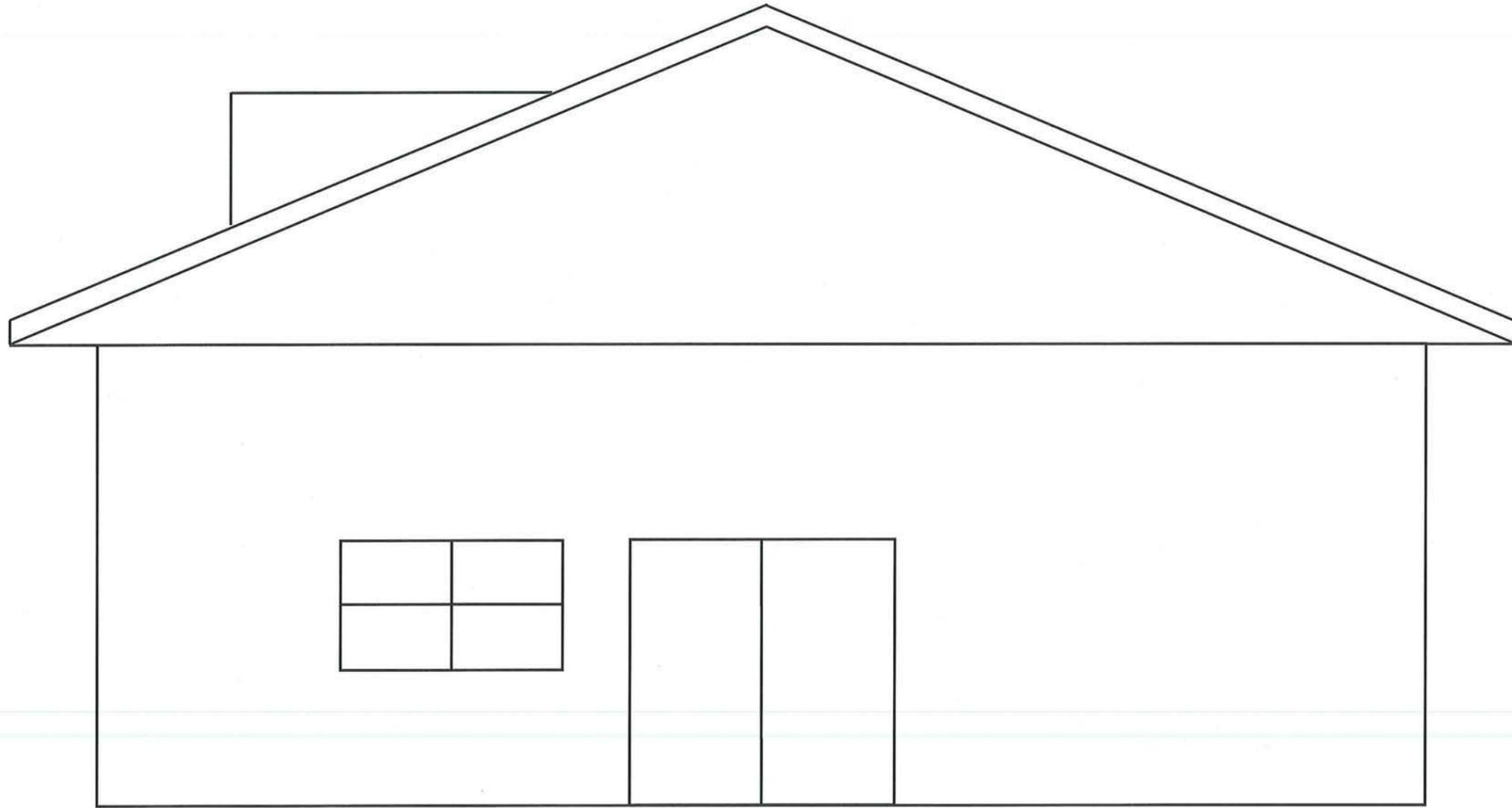
- Legend**
- Parcel Annotations
 - Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Municipalities
 - 2015 Orthos Rib Mountain
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

30.94 0 30.94 Feet
 User_Defined_Lambert_Conformal_Conic

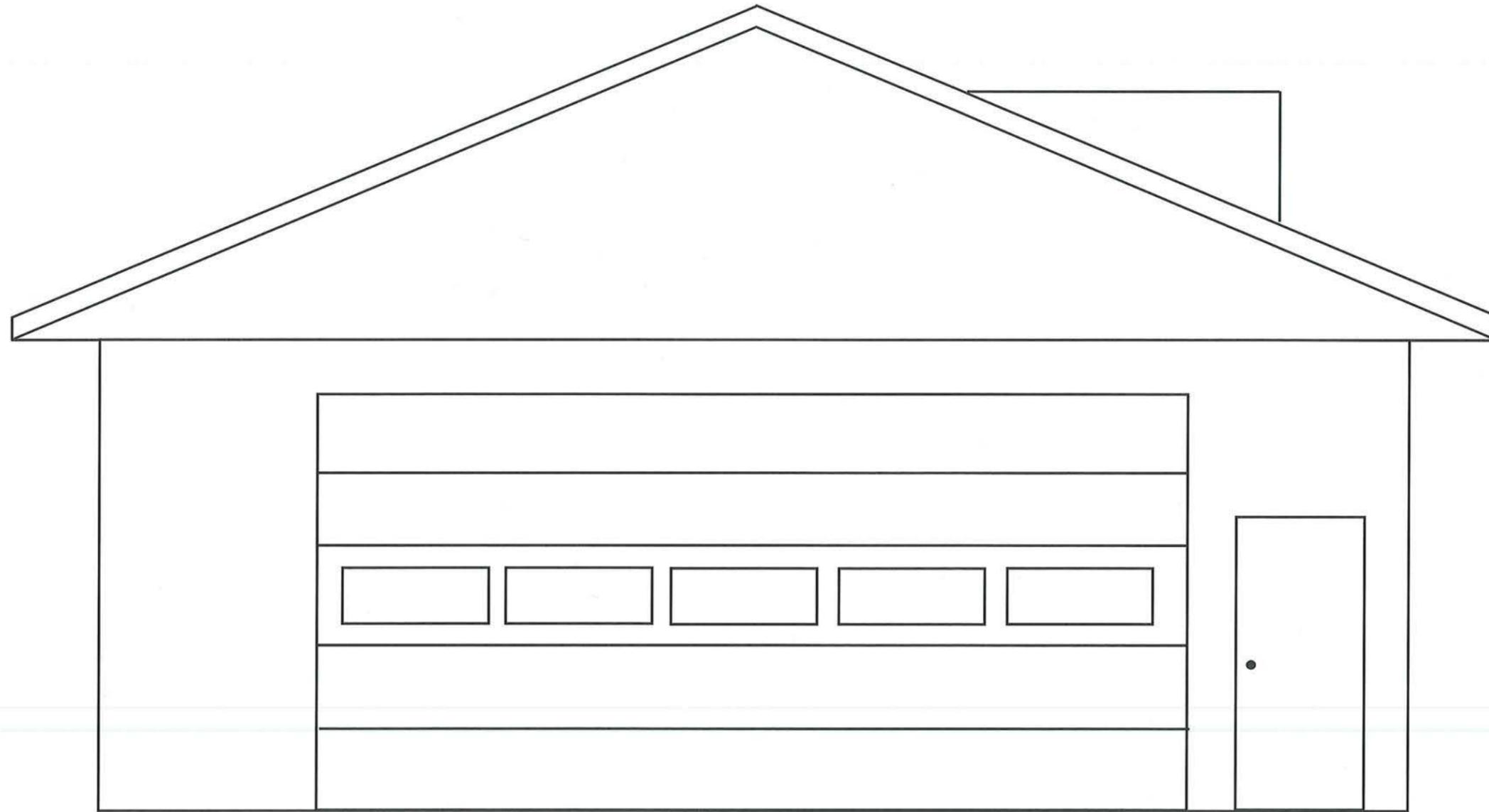
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 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

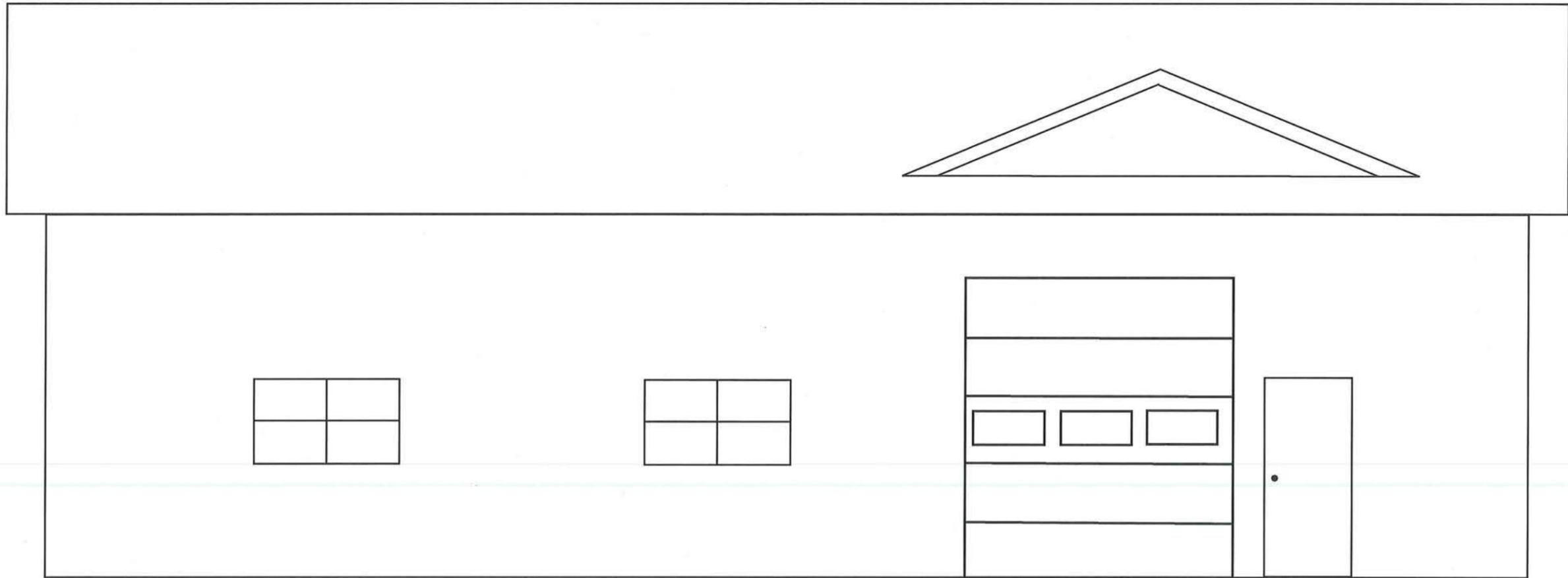




NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: April 5, 2018
SUBJECT: Future Land Use and Zoning Map Amendments

APPLICANT: Paul Hackel, applicant
PROPERTY OWNER(S): Scott & Lori Geurink

PROPERTY LOCATION: 6200 South Mountain Road & the NE ¼ of the SE ¼, Section 18

REQUEST: Future Land Use and Zoning Map Amendments to allow for future subdivision of the property.

FUTURE LAND USE DESIGNATION: Cropland and Forestland
FUTURE LAND USE DESIGNATION REQUEST: Residential
ADJACENT DESIGNATIONS: Cropland, Forestland, and Residential

ZONING: Rural Residential (35-acre minimum lot size)
ZONING REQUEST: Estate Residential – 1 (One-acre minimum lot size)
ADJACENT ZONING: ER-1 (East); RA-2 (South); RA-1 (North); RR (West)

NARRATIVE:

The applicant seeks an amendment the Town of Rib Mountain’s Comprehensive Plan Future Land Use Map from ‘Cropland and Forest Land’ to ‘Residential’ and the Town Zoning Map from ‘Rural Residential’ to ‘Estate Residential -1 (ER-1)’ for approximately 70 acres of land on the north side of South Mountain Road, between Red Bud and Thornapple Roads. The intent is to subdivide the parcel into single-family residential lots in the future.

ADDITIONAL INFORMATION:

Per RMMC, after the application is complete, the Zoning Administrator shall prepare a written evaluation of the applicant's requested map amendment. The Zoning Administrator shall determine to what extent the proposed amendment addresses each of the following questions:

1. How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in [Section 17.005](#) and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)? **The overriding purpose of Section 17.005 is to protect the health, safety, morals and general welfare of the public. The zoning map amendment is consistent with the general landscape of the Town as well as the goals, objectives, and policies of the Town’s Comprehensive Plan.**
2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan; **Not applicable**
 - b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: 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 Town may intend to stop an undesirable land use pattern from spreading; **Not applicable**

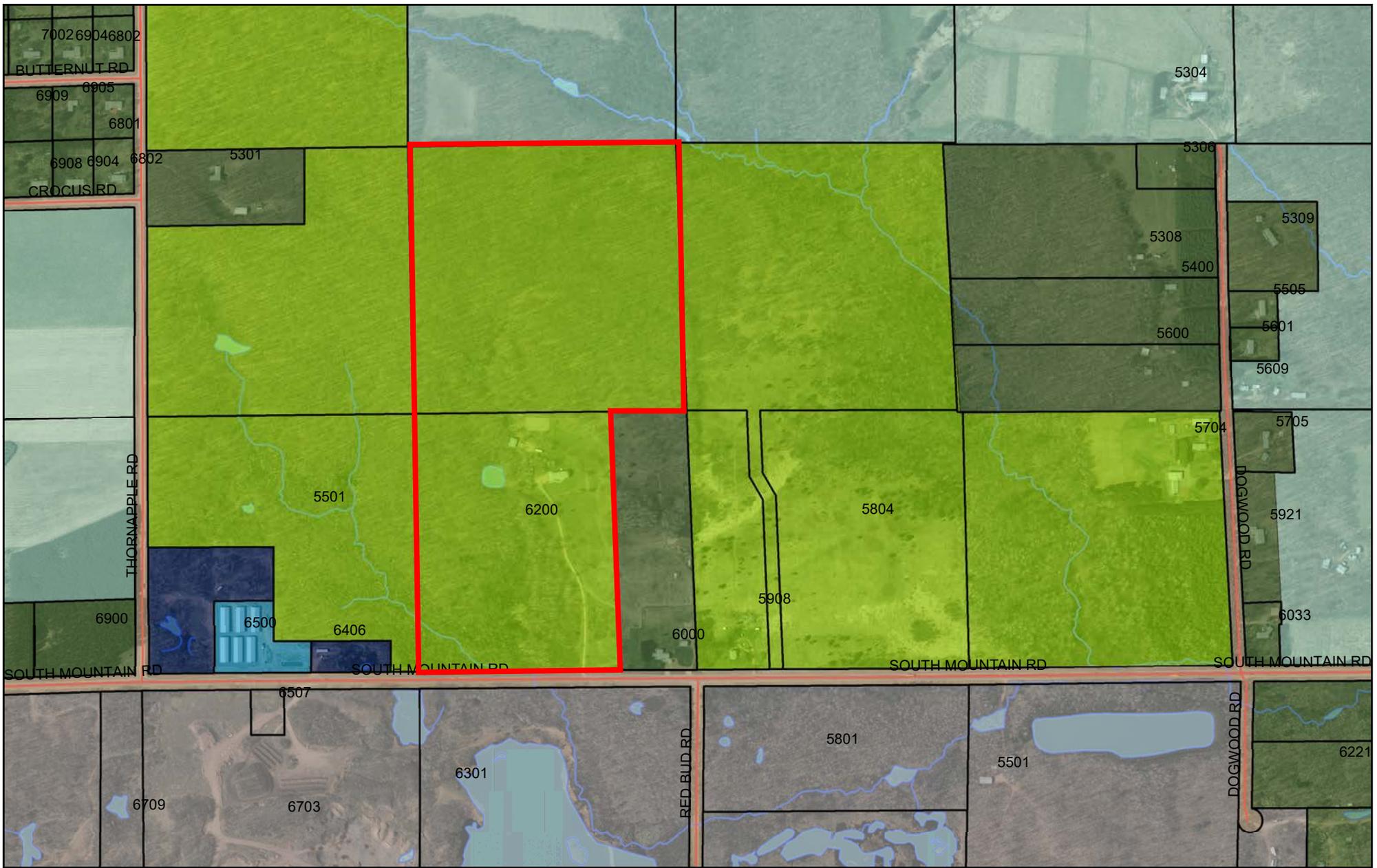
c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district; **Not applicable**

d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map. **The Town is experiencing a shortage of available residential lots as previously platted lands are nearly completely developed. The areas planned for future residential development as part of the 2005 Future Land Use maps have developed or are in the process of developing.**

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? **Rib Mountain is primarily a single-family community west of I-39/US 51. The proposal calls for the Estate Residential-1 zoning district, which is intended to be mapped in areas of larger lot residential development outside of the Sanitary District. The proposal is consistent with those standards. Further, lands a few hundred feet east of the subject property were rezoned in the same fashion in 2016.**

POSSIBLE ACTION:

1. Recommend approval of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Estate Residential – 1’ for the properties described above, as presented.
2. Recommend approval of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Estate Residential – 1’ for the properties described above, with modifications.
3. Recommend denial of the Comprehensive Plan Future Land Use Map amendment from ‘Cropland and Forest Land’ to ‘Residential’ and the Zoning Map amendment from ‘Rural Residential’ to ‘Estate Residential – 1’ for the properties described above.

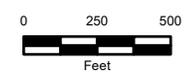


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