



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, May 23rd, 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 4-25-2018 Plan Commission meeting.**
- 4.) Public Hearing(s)
 - a. **Rachel Rowell, applicant, requests a Precise Implementation Plan amendment to allow for a hatchet throwing business at the property addressed 3109 Rib Mountain Drive. Parcel #34.102807.001.042.00.00. Docket #2018-20.**
 - b. **Thomas and Larissa Zompolas, owners, request conditional use approval for construction of a detached, private residential garage in excess of 1,000 square feet of gross floor area in a residential zoning district at the property addressed 8206 Wintergreen Road. Parcel #34.35.000.002.00.00. Docket #2018-21.**
- 5.) New Business
 - a. **Cory Holzhauer, applicant, requests a pre-application conference regarding a potential rezoning application. Docket #2018-17.**
- 6.) Correspondence/ Questions/ Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
April 25, 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, Ryan Burnett, Tom Steele and Jay Wittman. Laura McGucken 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 Jim Hampton to approve the minutes of the April 11, 2018 Plan Commission meeting, as presented. Motion carried 4-0. Ryan Burnett abstained.

PUBLIC HEARINGS:

- a. *Town of Rib Mountain, owner, requests General Development Plan and Precise Implementation Plan approval for development of a Dog Park at the property addressed 2201 Oriole Lane. Parcels #34.102807.008.006.00.00 and #34.102807.008.013.00.00. Docket #2018-14.*

Community Development Director, Steve Kunst, introduced the item by describing the acquisition of the property, its defined use per the Town's Zoning Code, and deed restrictions limiting its uses to public recreation. He also indicated the Town held a neighborhood meeting in early 2017 to listen to comments from residents near the proposed park and individual meetings were held with adjacent neighbors to the west of the subject property to discuss the park.

Kunst noted plans call for an approximately four (4) acre park with eight (8) foot wide granite trails meandering throughout. A six (6) foot tall privacy fence is proposed along the west property lines where the property abuts residential uses and five (5) foot vinyl coated, chain-link around the remainder of the perimeter of the park. He noted the existing stormwater pond area is also planned to be fenced off with the vinyl coated fencing and they are proposing nine (9) parking stalls with access on Oriole directly across from the CoVantage Credit Union entrance. Additionally, access to the park would be through a vestibule style fence enclosures coming from the parking lot as well as off the existing County HWY R Trail.

Commissioners identified the following questions and comments related to the proposal:

- Are there gates to allow access to the stormwater pond area?
- What type of material is the parking surface and who is responsible for maintenance?
- What is the plan for overflow parking?
- Parking lot will likely be used by those accessing the County R Trail as well as the Dog Park, so parking will be a key issue.
- Why create a second entrance to the park along the County R Trail?
- What types of signage will be used and who is responsible for the overall maintenance?

- Was a gated parking area considered?
- Will there be lighting on site?

Town of Rib Mountain representatives Steve Kunst, Supervisor Gerry Klein and Street and Park Superintendent, Scott Turner had the following responses:

- The plans call for two (2) six-foot wide gates to all access to the stormwater pond area for maintenance.
- The parking surface will be asphalt and maintained by the Town's Streets and Parks Department
- CoVantage Credit Union verbally agreed to allow overflow parking in their lot during non-business hours, and the Town will need to post No Parking signs on Oriole so as to not increase current traffic concerns.
- Supervisor Klein presented an alternative plan with 12 parking stalls instead of the originally proposed 9 stalls.
- The second access to the park along County Road R was intended for trail users
- Signage will be a key component of the park to ensure people are aware of the rules and expectations and create an understanding that if the park is not properly maintained there will not be a park in the future. The Town's Streets and Parks Department will be responsible for the overall maintenance.
- There was no initial consideration of gating the drive access, but it could be considered
- The park will not be lit; therefore, the hours of operation for the park will be dawn till dusk.

Chairman Hebbe opened the Public Hearing at 6:43 PM.

Dave Falasky, 3306 Cardinal Ln, asked who would be responsible for closing the park after hours, as no one from the Streets and Parks Department is on staff at that time. It was noted the closing of the park would be done during normal business hours and the Streets and Parks Department would not be responsible for closures afterhours.

John Happli, 3204 Martin Ave, questioned who is responsible for enforcing the No Parking on Oriole, identified concern about people parking on County Road R, felt parking was a safety concern that needed to be addressed, asked if the park was handicapped accessible and if restroom facilities would be available.

Town representatives noted the Code Enforcement Officer has the authority to enforce parking regulations but setting the tone early with enforcement will be key. Supervisor Klein indicated the intent is to be as handicapped accessible as possible understanding the elevation change to access the middle of the park may be a challenge along with gravel trails. Additionally, it was noted because of its use as a stormwater facility, no permanent structures can placed on the property; therefore no bathroom facilities will be provided. Supervisor Klein noted the typical user duration spent at a dog park is 15 to 20 minutes, which does not often necessitate the need for restroom facilities.

The Public Hearing was closed at 6:51 PM.

Plan Commissioners continued discussion of providing extra parking, noting the 12-stall alternative would be a more favorable option because they believe there will be considerable usage of the park and individuals seeking access to the County R Trail.

Kunst introduced the the Findings of Fact as presented in the Commissioners Packets leading to discussion about the functionality of the stormwater facility, how to close the park when required, and alternate materials for the parking surface.

Town Representatives noted the stormwater facility functions as an overflow and rarely has standing water. The current conditions are a result of the spring weather and the remaining frost in the ground, which is prohibiting the water from settling out. When situations like this arise, the park will be closed via signage and locked gates. Commissioners again recommended the use of a chain style gate at the drive access to also indicate the park is closed. Additionally, staff indicated a hard surface parking area is easier to maintain than gravel and that our current ordinances require a hard surface for all new parking areas.

Finally, Commissioners questioned the parks use in winter and if the walking trails would be plowed. Staff noted the intent is to keep the park open in the winter but trails are not scheduled to be plowed.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the General Development Plan and Precise Implementation Plan for development of a Dog Park at the property addressed 2201 Oriole Lane conditioned upon maximizing available parking stalls and the installation of a gate across the drive access to close the park when necessary. Motion Carried 5-0.

b. SC Swiderski LLC, applicant, requests General Development Plan and Precise Implementation Plan approval for development of six (6) four-unit multifamily structures at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2018-15.

Kunst introduced the item by describing the subject property and the request. Commissioners questioned why the parcel was zoned MR-4 initially and asked for some clarification on the need for UDD. Kunst noted transitional areas between traditional neighborhoods and commercial developments often lend themselves to higher density developments and the MR-4 district maintains the residential feel by permitting single family homes and duplexes. Kunst noted a zone change is requested by the applicant as they are seeking a four-unit building style and increased density than currently permitted.

Jacqui Miller, SC Swiderski LLC, presented a brief background of the company and noted a feasibility and market study indicated a need for the proposed housing which she subsequently presented highlighting the following items.

- Their buildings are treated as assets and long term investments and have no interest in selling to other property management companies.
- Their property management teams are onsite daily and provide site maintenance like lawn care and snow removal services.
- Individual units would be 1,300 to 1,500 square feet in area, with 2 bedrooms and 2 bathrooms.

- Units would be provided with either a single or double stall attached garage.
- Access to the units would function like a typical single family or duplex dwelling
- Heat, water, sewer, and waste removal are included
- They do not allow storage of recreational equipment onsite or additional item storage on the patios.
- Mailbox and dumpster enclosures are provided onsite
- Exterior materials of the building are typical of a single-family home and are presented as earth tones like sage and olive, in an attempt to blend in with the neighborhood.
- A vegetative buffer is proposed for screening along the west property line because they can grow taller than the 6' fence and provide additional screening.
- They are currently working through the Stormwater Management Plan
- They would consider the addition of a sidewalk or increased pavement width at Oriole Lane to facilitate pedestrian and bicycle improvements.

Plan Commissioners had the following comments and questions after the applicant's presentation:

- Are all properties identified in the presentation owned and operated by SC Swiderski?
- Are there basements or other storage options?
- Would there be a potential for them to be converted to condos in the future?
- Explain the type of buffer proposed between the driveway and neighboring properties.
- Are there additional lease restrictions for these units?
- Is there any safety improvements planned for the stormwater pond?
- How do you handle the temporary parking of recreation vehicles in the driveway?
- What is the typical unit turnover?
- Concerns about the increased traffic
- What is the tenant screening process?
- Is there any information how this development may affect neighboring property values?
- Do you allow pets?

Representative from SC Swiderski addressed the Commissioners concerns and questions as follows:

- All properties are owned and operated by SC Swiderski and they plan to retain the properties as assets and long term investments.
- Buildings do not have basements, but individual units do have significant closet space. If tenants require additional storage for recreational equipment they would need to find other off-site solutions.
- There is no interest in creating a condo development at this time.
- Narrow, fast growing vegetation like arbor vitae is the preferred method of screening because it can act like a fence but its growth can facilitate additional privacy beyond what a typical fence can provide.
- Key lease restrictions are related to prohibited storage of recreational or inoperable vehicles outside the building. If the Commission would like to add some restrictions they would be open

to discussing them. Also, the lease rules are available online, so if neighbors feel certain items are not being complied with, they can contact the company to address the concern.

- There is no safety improvements planned for the stormwater pond. Ponds are a typical natural feature throughout town and common in other developments and generally create no additional safety issues.
- Temporary parking of vehicles in the driveway is allowed, but no specific duration of time is assigned to define temporary.
- Lease durations are one year, but similar developments in Weston have been rented continuously since its opening three (3) years ago.
- The increased traffic volume this development would provide is not substantially different than if the site were to develop as currently zoned.
- They have a thorough screening process which includes a criminal background check.
- There is no information currently available that would address the impact of multifamily development and single-family property values.
- Cats are allowed and dogs are not, unless they are a required service animal.

Chairman Hebbe opened the Public Hearing at 7:51 PM.

Nancy Bradley, 1604 Oriole Ln, stated she has lived in the neighborhood for 52 years and has seen a significant amount of development and she is concerned about the increased traffic and child safety related to that increase. She also noted she is tired of people using money as the motivating factor and would like to see the property stay as it currently is.

Devon Brandt, 1606 Oriole Ln, expressed concerns over the increased traffic volume the development would have, noting it is already difficult to access Rib Mountain Drive from Oriole Lane and that most traffic would likely use Cardinal Lane to get to the controlled intersection at Robin Lane near the IGA. He also indicated he is interested in how this type of development would impact neighboring property values.

JoAnn Olejniczak, 3303 Cardinal Ln, noted she had concerns about the lack of a privacy fence, snow removal on the driveway near the neighboring properties, potential child safety issues with the increased traffic volume. She also asked the Town to consider traffic lights at Oriole and Rib Mountain Drive to help with traffic.

Ann Falasky, 3306 Cardinal Ln, would like the Town to consider a 4-way stop along Oriole to slow traffic speeds because of the active children in the neighborhood. She also stated she does not want to see any additional development and leave the residential area as it is. Additionally, she asked if the Town would require a wildlife study or wetland impact study as part of the project.

Mike Olejniczak, 3303 Cardinal Ln, stated he was concerned about increased noise because of the increased traffic and the reduction in vegetation which currently buffers them from the Rib Mountain Drive commercial district. He also noted traffic concerns, stating most vehicles do not currently stop at the sign on Oriole and Eagle Ave and many vehicles are travelling in excess of 35 miles per hour currently.

Mary J Sachse, 3304 Cardinal Ln, asked how site water would be managed.

Mel Cossette, 1602 Oriole Ln, noted traffic concerns with proposed increase in density.

Mike Schmitt, 3301 Cardinal Ln, asked what the driveway setback requirement would typically, for verification of the vegetative buffer that Swiderski had mentioned early, if units would have individual trash receptacles or a community dumpster.

Dave Falasky, 3306 Cardinal Ln, asked if it would be possible to push the units to the east on the property to allow for a larger buffer with the neighbors.

Bill Bradley, 1604 Oriole Ln, noted he believed the stream location as shown on the proposal was incorrect.

Brad Fehl, 3307 Canary Ave, made a statement asking the Plan Commission to consider the numbers and does the addition of 48 cars and 24 children make sense.

The Public Hearing was closed at 8:34 PM.

Following the public hearing, Commissioners discussed the impact of additional traffic created by the proposed development noting the increase in traffic may only be slightly higher than the potential traffic created by a traditional single-family or duplex development. However, based on the buildable area of the property it would likely not be built out to its permitted density. Kunst reviewed the Findings of Fact as presented in the meeting packet, mentioning the SAFER Fire Districts concern over on-street parking and their ability to service the development and noting considerations should be made to limit the impacts of the increased density on the existing neighborhood; including privacy fences, pedestrian accommodations on Oriole Ln and visitor parking.

Commissioners continued to discuss the impact of the increased density resulting in a consensus that six (6) 4-unit buildings was too much for the subject property and agreed four (4) total buildings was more appropriate.

Motion by Tom Steele, second by Ryan Burnett to direct the applicant to resubmit a plan decreasing the density to four (4) total four-unit multifamily structures at the property addressed 1701 Oriole Lane.

NEW BUSINESS:

- a. RA Smith, applicant, requests a pre-application conference regarding a potential conditional use application. Docket #2018-16.

Kunst indicated the applicant is seeking feedback on the potential development of a Discount Tire facility at the property addressed 4201 Rib Mountain Drive, between Car Buffs and the AT&T Building.

Todd Mosher, representative for RA Smith, noted Discount Tire sells and installs new wheels and tires. They do not do any additional auto servicing like oil changes or brake replacements. Mosher indicated hours of operation are 8am to 6pm weekdays, 8am to 5pm on Saturdays, and they are closed on Sundays. He noted the proposed building is similar to their other 1,000 stores nationwide; sited on approximately 2 acres with a 26' tall single story building nearly 8,000 square feet in area constructed of full width masonry walls with a glass walled showroom to the west facing Rib Mountain Drive, six (6) installation

bays facing the south, and a roll up door for deliveries on the east side of the building. Mosher noted the conceptual plan indicates about 50 parking stalls, but it has not been finalized yet due to the need for a wetland delineation which may alter the site layout.

Commissioners had the following questions and comments:

- Describe the aesthetic/green space available on the site.
- What is the typical traffic volume onsite?
- Is there overnight vehicle parking onsite?
- What types of delivery vehicles are used and how often do you receive them?
- Are there any concerns about the private access road width and traffic flow to connecting streets?
- Is the building sprinklered?

Responses were as follows:

- There will be a fair amount of green space remaining around the building and the site will meet landscape point requirements
- Peak traffic is typically on Saturdays and often results in 7-10 trips in and out per hour.
- Discount Tire has a policy prohibiting overnight outdoor parking on their site. They will park any remaining cars inside their installation bays if not picked up before closing.
- They receive deliveries via semi-trailer and typically receive two (2) loads a week, potentially three (3) a week during peak winter tire season.
- The building is sprinklered and they typically require an 8" fire line for their system.

Plan Commissioners were generally accepting of the use in the location proposed, noting their concerns would be to maintain an aesthetically pleasing commercial corridor and eliminate any outdoor storage of vehicles or product.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board – Kunst noted the items recommended from the previous Plan Commission Meeting were approved by the Town Board as recommended by the Commission.

Accessory Buildings – Tom Steele noted he would like to see the current Accessory Building ordinance modified to allow a maximum of one half bathroom (sink & toilet). Kunst and Kufahl indicated they would incorporate the change with other accessory structure amendments planned.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Jay Wittman, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 9:22 pm.

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

DRAFT

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: May 17, 2018
SUBJECT: Precise Implementation Plan (PIP) Amendment

APPLICANT: Rachel Rowell, agent for Blades and Boards
OWNER: Midwest Capital Management LLC

PROPERTY ADRESSE(S): 3109 Rib Mountain Drive

REQUEST: Precise Implementation Plan amendment to allow Blades & Boards (hatchet throwing business) to operate in a previously vacant tenant space.

CURRENT ZONING: UDD

ADJACENT ZONING: SC (North, South, & West); SR-3 (East)

FUTURE LAND USE DESIGNATION: Commercial

CURRENT USE: Commercial

PROPOSED USE(S): Indoor Commercial Entertainment

NARRATIVE:

The applicant requests a PIP amendment to start a hatchet throwing business (Blades & Boards) in a vacant tenant space at 3109 Rib Mountain Drive. This type of business is identified as an ‘Indoor Commercial Entertainment’ use within the Town’s Zoning Ordinance and is typically a conditional use in all commercial zoning districts. However; the entire property was developed as a UDD project in 2006, so this is handled as a PIP amendment rather than a conditional use review.

The proposed business intends to serve individuals, families, corporate events, parties, and recreational leagues to allow people to throw hatchets at fixed targets. The business is also interested in serving alcohol. All proposed uses are to occur within the confines of the southernmost building of the development (see attached map).

ZONING STANDARDS NOT MET BY THE PROPOSAL:

The RMMC requires listing zoning standards not being met by a proposed UDD request for the purpose of helping the Plan Commission by providing information necessary to determine the relative merits of the project in regard to the private vs. public benefits. Below is a list of the staff identified code non-compliances when compared to the traditional zoning district of Suburban Commercial (SC):

- Parking – The overall development is slightly constrained for parking. The Indoor Commercial Entertainment land use regulates parking by maximum occupancy; however, the State calculation to identify occupancy includes a significant level of subjectivity. Based on initial staff review of the States calculation, the standard parking requirement ranges from 33 to 70 parking spaces. However, if the estimated site visitors are accurate, the business likely needs closer to 10 spaces.

Estimated Site Visitors (Blades & Boards Only):

- 1) Employees: 5
- 2) Daily Customers: 25 per day, 175 per week

Hours of Operation: Wednesday – Sunday 4:00 PM – 10:00 PM

Ingress/Egress Access:

- o Both forms of ingress and egress come off of Rib Mountain Drive (see attached overview map)

Parking:

- 1) Total Parking Required = 33-70 spaces (based on State interpretation of maximum occupancy)
- 2) Total Parking Provided = 61 spaces (entire parking lot), 17 spaces surrounding the building

FINDINGS OF FACT

Below are the six questions representing the Plan Commission’s finding of fact to be forwarded to the Town Board as found within the Rib Mountain Code of Ordinances, along with initial staff interpretation.

- 1. How is the proposed conditional use (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 Town’s Comprehensive Plan identifies goals and objectives of encouraging new commercial development in appropriate locations and proactively planning for commercial uses. The Comprehensive Plan also aims to locate more intense commercial uses in or near existing developed areas.

- 2. How is the proposed conditional use (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 Town’s Future Land Use and Zoning maps both identify the subject property for commercial development. The property currently has three (3) commercial buildings with uses including indoor sales and service, personal and professional services and indoor commercial entertainment. The proposed use is consistent with these existing uses. Further, the property is located along the Town’s primary commercial corridor in Rib Mountain Drive.

- 3. Is it likely that the proposed conditional use, 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?

The proposed use should not result in significant changes to existing site conditions. The proposal likely increases traffic to the site as it occupies a longstanding vacant tenant space; however, this traffic remain consistent with current trends. Parking could prove challenging considering existing site conditions and the lack of ability to provide any street or off-site parking. This scenario is similar to the Dunkin Donuts / Hu Hot Development.

- 4. Does the proposed conditional use 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 use is consistent with existing commercial activities onsite. Multiple tenants within the development operate indoor commercial entertainment uses (Mykenos & the Vapor shop). Further, the development itself is along the Town’s primary commercial corridor.

- 5. Is the proposed conditional use 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?

The subject property is accessed via Rib Mountain Drive currently serving similar uses. Further, the property is served by municipal water and sewer. Stormwater management was addressed as part of the original development.

6. Do the potential public benefits of the proposed conditional use 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?

The proposal accomplishes a number goals and objectives of the Town's Comprehensive Plan related to commercial development and redevelopment. Additionally, a new business is added to the Town's commercial corridor without significantly altering existing conditions and long vacant space is occupied.

POSSIBLE ACTION

1. Recommend approval of the PIP amendment for the property addressed 3109 Rib Mountain Drive, as presented.
2. Recommend approval of the PIP amendment for the property addressed 3109 Rib Mountain Drive, with conditions / modifications.
3. Recommend denial of the PIP amendment for the property addressed 3109 Rib Mountain Drive.



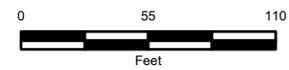


Rib Mountain:
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-  Parcel Outline
-  Parcel Address
-  Building Outline
-  Road Centerline
-  Water Feature

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

Map Printed: 5/17/2018



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REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: May 18, 2018

SUBJECT: Conditional Use Request – Detached Accessory Building

APPLICANT: Thomas and Larissa Zompolas, owners

PROPERTY ADDRESS: 8206 Wintergreen Road

REQUEST: Conditional Use approval to allow construction of a 30 ft. by 48 ft. accessory building resulting in 1,440 square feet of total accessory building area.

ZONING: Estate Residential - 1 (ER-1)

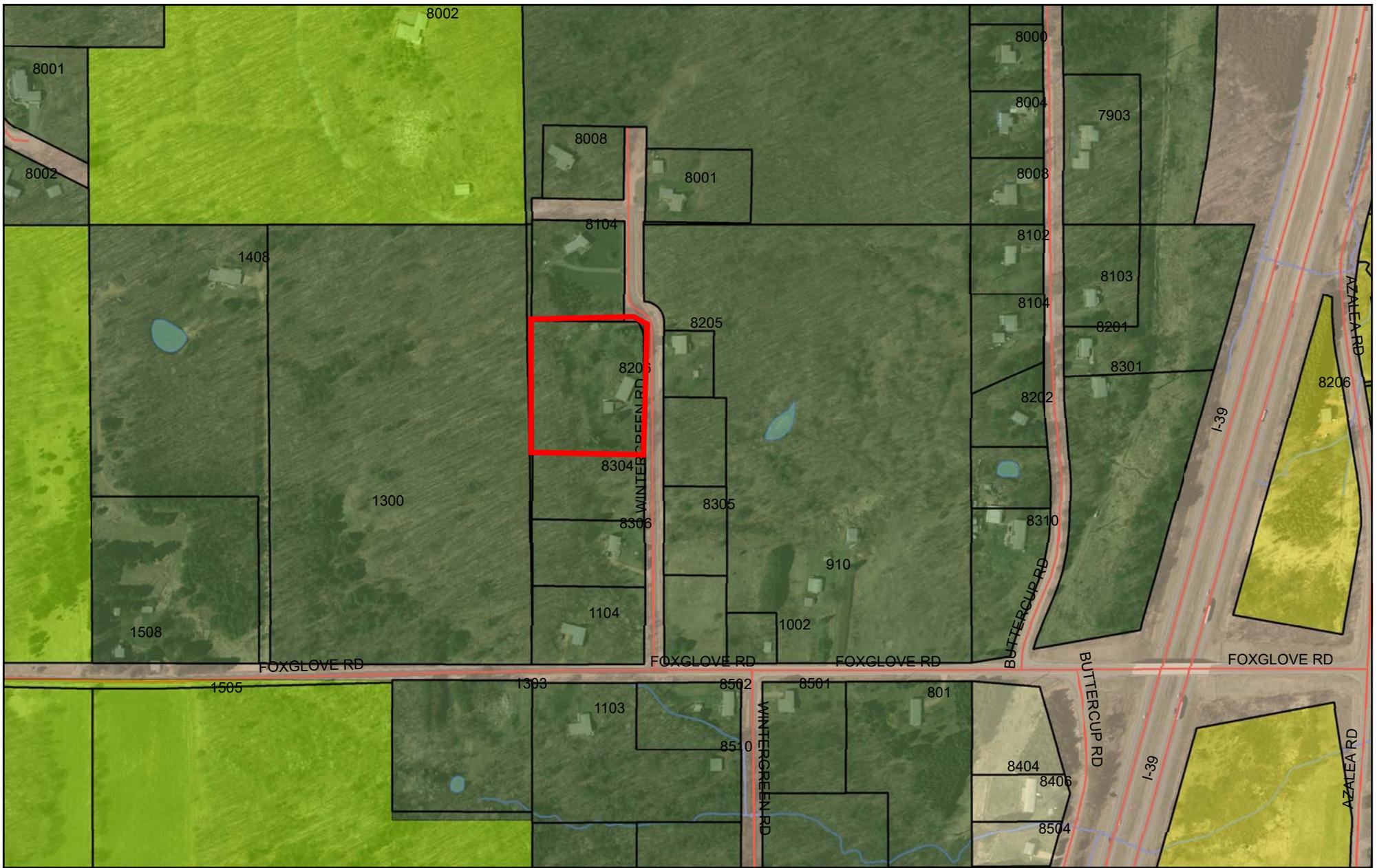
ADJACENT ZONING: ER-1 (North, South, East, & West)

NARRATIVE:

The applicant seeks Plan Commission recommendation for construction of a 30 ft. x 48 ft. detached garage (1,440 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. The proposal calls for 10-foot side walls, a nine (9) foot tall overhead door, and exterior building materials of brown steel walls and a dark red steel roof.

POSSIBLE ACTION:

1. Recommend approval of the conditional use to allow construction of a 1,440-square foot detached garage at the property addressed 8206 Wintergreen Road, as presented.
2. Recommend approval of the conditional use to allow construction of a 1,440-square foot detached garage at the property addressed 8206 Wintergreen Road, with conditions/modifications.
3. Recommend denial of the conditional use to allow construction of a 1,440-square foot detached garage at the property addressed 8206 Wintergreen Road.



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Prepared by:
www.mi-tech.us

Map Printed: 5/18/2018

Parcel Outline	EO Estate Office	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
Residential		ROW			

0 250 500
Feet

N

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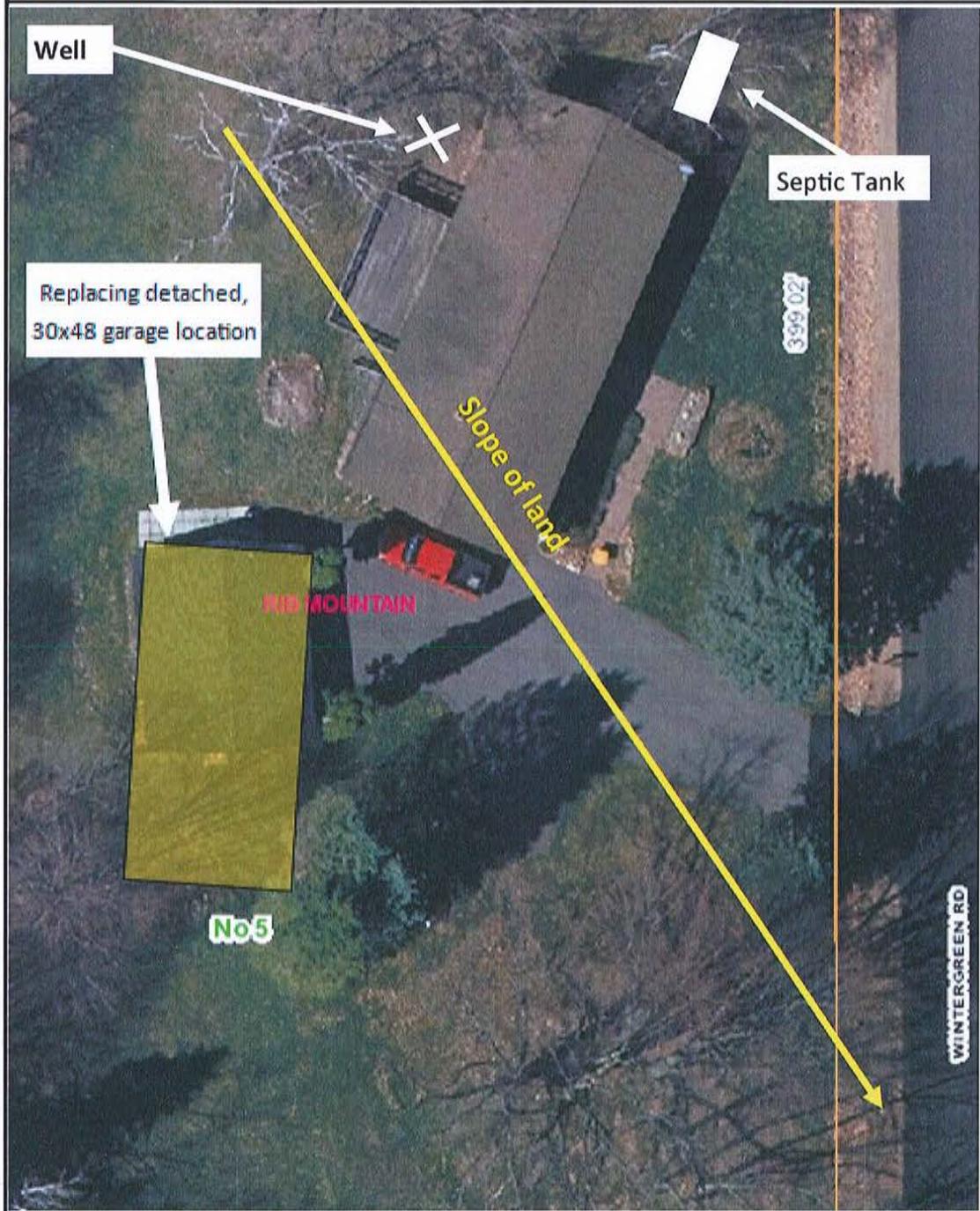
TOWN OF RIB MOUNTAIN
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Property Address:
8206 Wintergreen Road, Wausau, WI 54401

Property Owner:
Thomas & Larissa Zompolas

Parcel #:
06828072620002

Residential Site Plan



LEGEND

Site Plan

- Existing Items
- Proposed
- Utilities
- Dimensions
- Well Location
- Septic System
- Site Slope
- or
- 2ft. Contours

Erosion Control

- Breaker Rock
- Soil Piles
- Straw Bales
- Silt Fence
- Vegetative Buffer
- Disturbed Area

Common Dimensions

House Setbacks

Front	_____	ft
Right	_____	ft
Left	_____	ft
Rear	_____	ft

Detached Building Setbacks

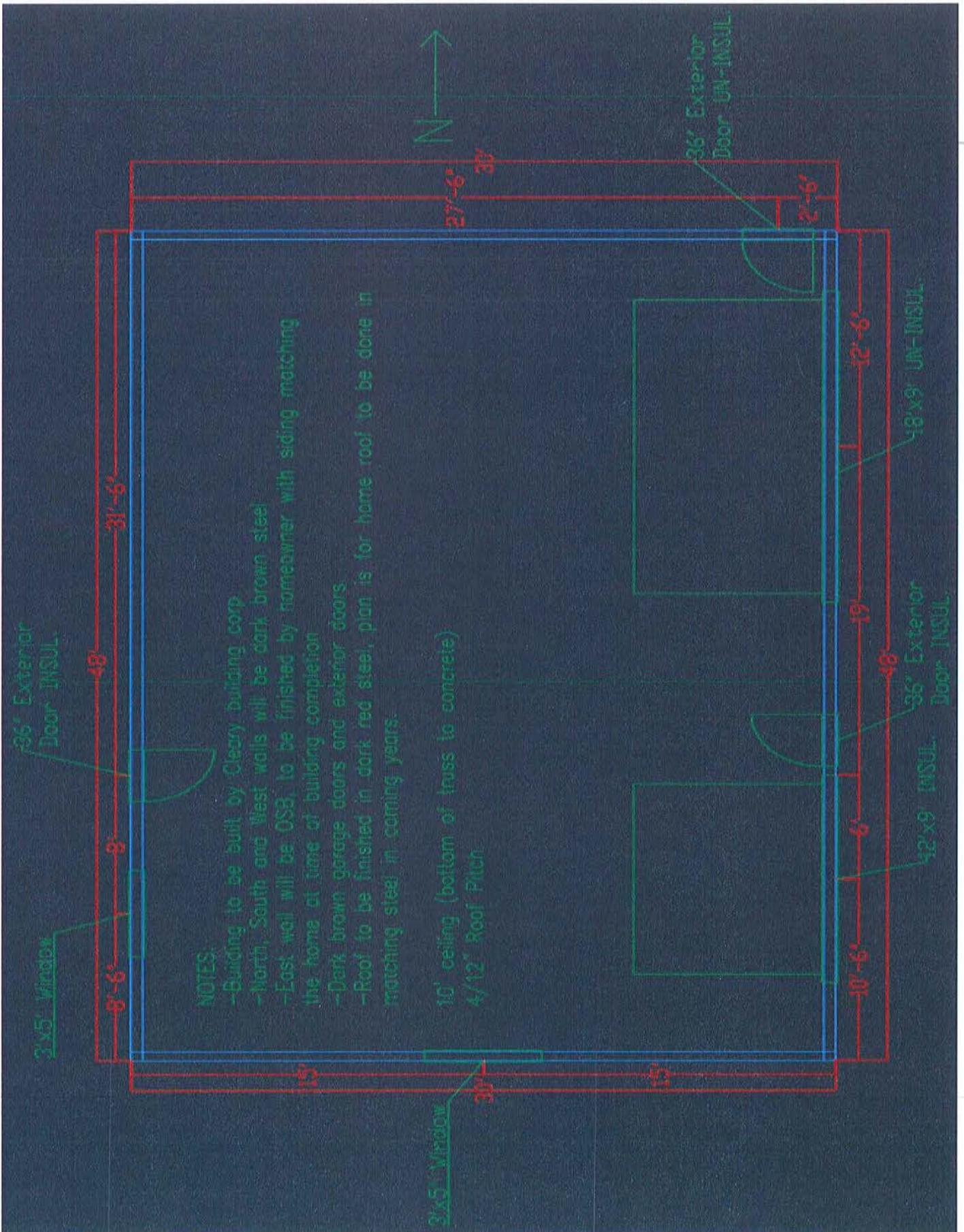
Front	_____	ft
Right	_____	ft
Left	_____	ft
Rear	_____	ft

Driveway Items

Left Setback	_____	ft
Right Setback	_____	ft
Width @ROW	_____	ft
Material	_____	

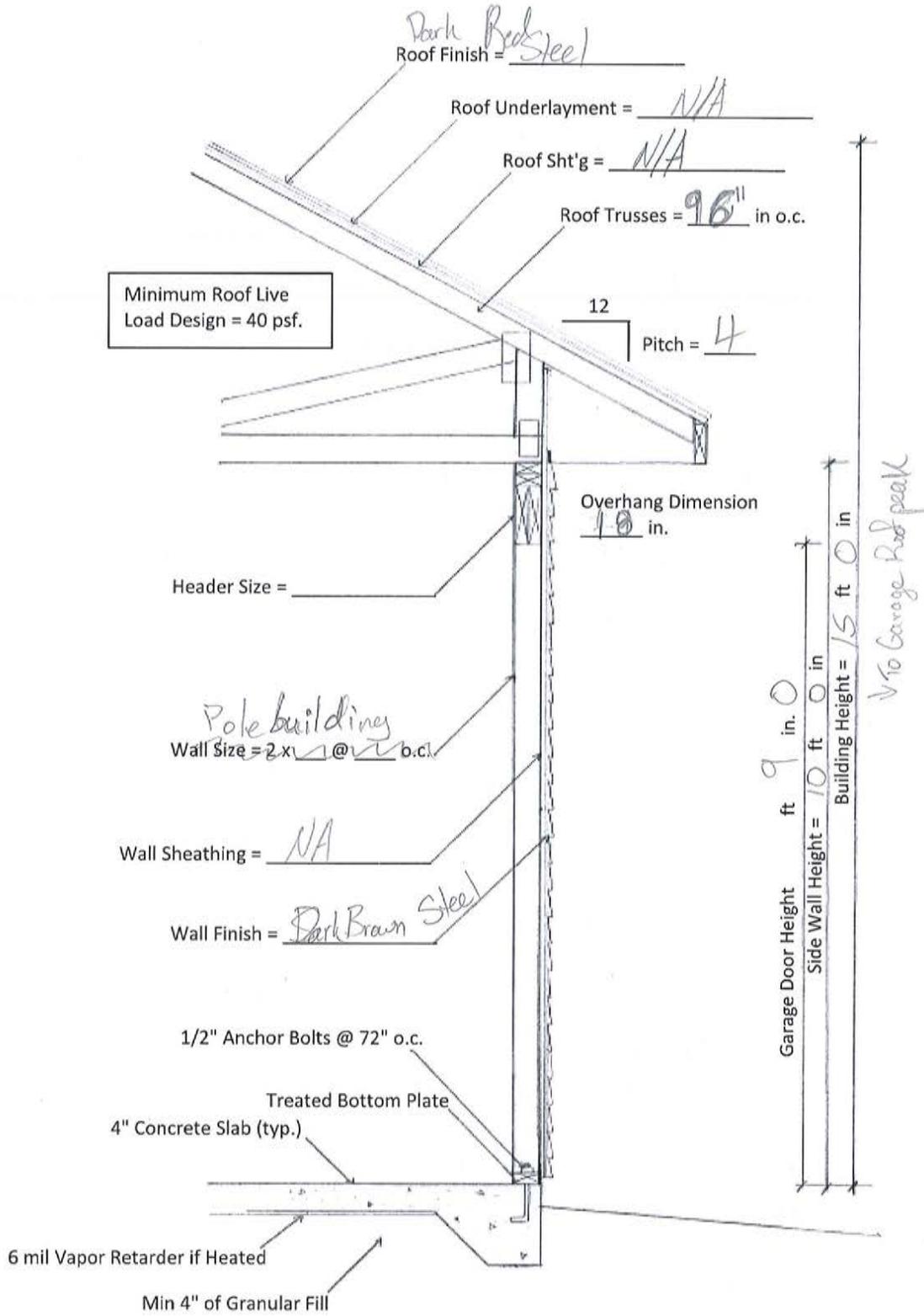
320.09(5)(a) Site plan. The site plan shall show all of the following:

1. The location of the dwelling and any other buildings, wells, surface waters and dispersal systems on the site with respect to property lines and surface waters adjacent to the site.
2. The areas of land-disturbing construction activity and the location of all erosion and sediment control measures to be employed in order to comply with s. SPS 321.125.
3. The pre-construction ground surface slope and direction of runoff flow within the proposed areas of land disturbance.



Garage Plan

Note: If you do not have garage plans available, please fill in the information requested here to the best of your ability.



Typical Garage Wall Section

Note: Accessory buildings located within a residential district shall be constructed or finished in a complimentary architectural style and with complimentary materials to the principal residential buildings in the neighborhood. Variations from this standard may be approved as conditional uses.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: May 4, 2018
SUBJECT: Pre-Application Conference

APPLICANT: Cory Holzhauer / Scherrer Construction
PROPERTY OWNER: Vang & Plau Her

PROPERTY ADDRESS(S): 6200 Bittersweet Road

REQUEST: Pre-Application conference regarding a potential rezoning

CURRENT ZONING: Estate Residential-1 (ER-1)
ADJACENT ZONING: ER-1 (South, West), SR-2 (East), MR-4 (North)
PROPOSED ZONING: Heavy Industrial, Urban Industrial, UDD

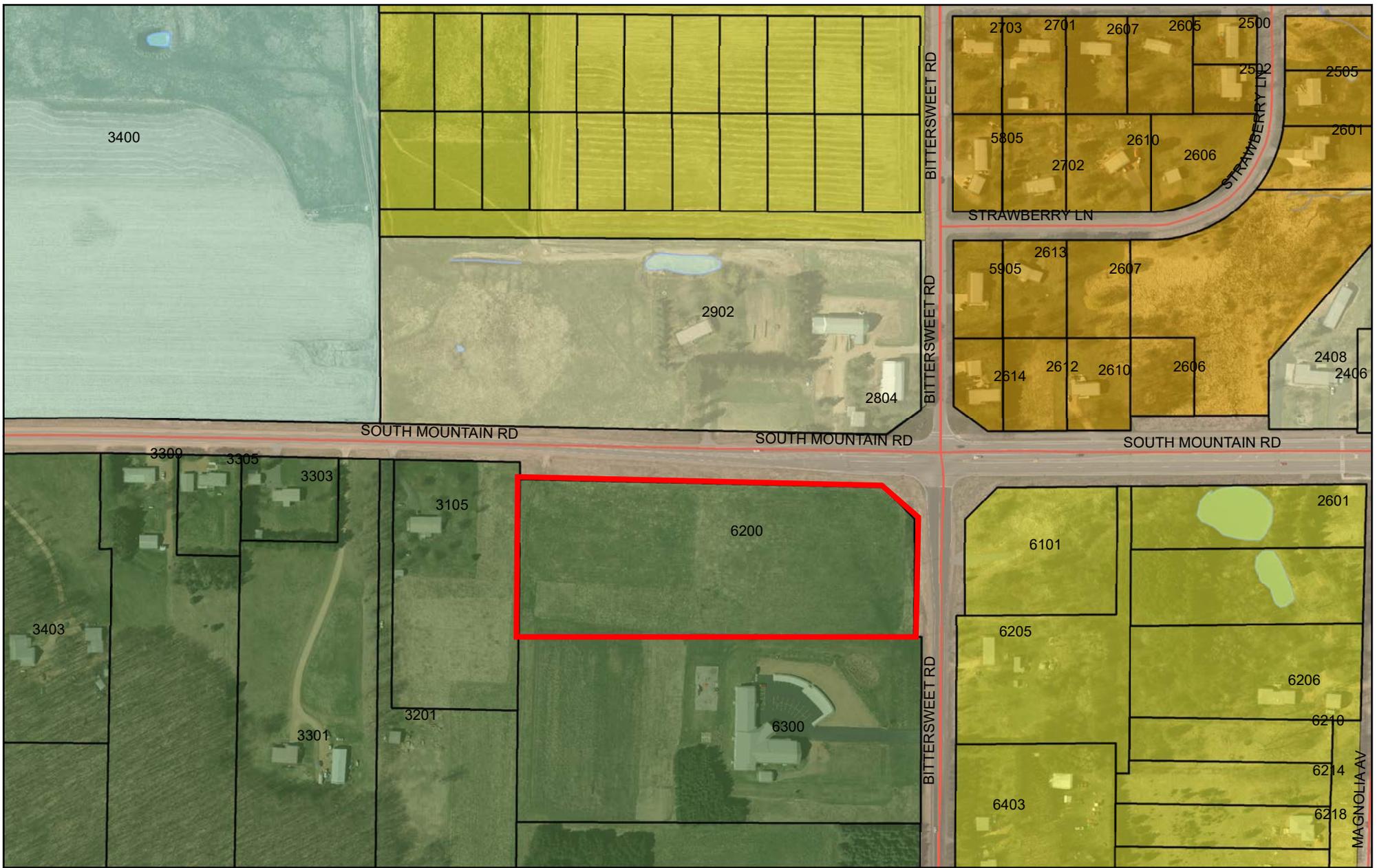
FUTURE LAND USE DESIGNATION: Cropland

NARRATIVE:

The applicant seeks Plan Commission feedback on the concept of rezoning 7.67 acres at the southwest corner of the intersection of South Mountain and Bittersweet Roads (see attached map). The rezoning request is related to the applicant's interest in developing a new regional headquarters for Scherrer Construction. Scherrer currently operates at 815 S 24th Avenue in Wausau (northeast corner of Sherman St and S 24th).

The proposal calls for approximately 3,000 ft.² of office space, 4,000 ft.² of shop space, and an area for outdoor storage. Office and indoor maintenance uses are able to be considered in the Town's traditional commercial zoning districts; however, outdoor storage as part of a construction operation is classified as a 'contractors' storage yard' and are only considered within the Town's industrial zoning districts.

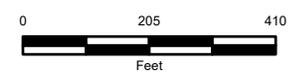
POSSIBLE ACTION: No action to be taken. Item is for discussion purposes only.



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

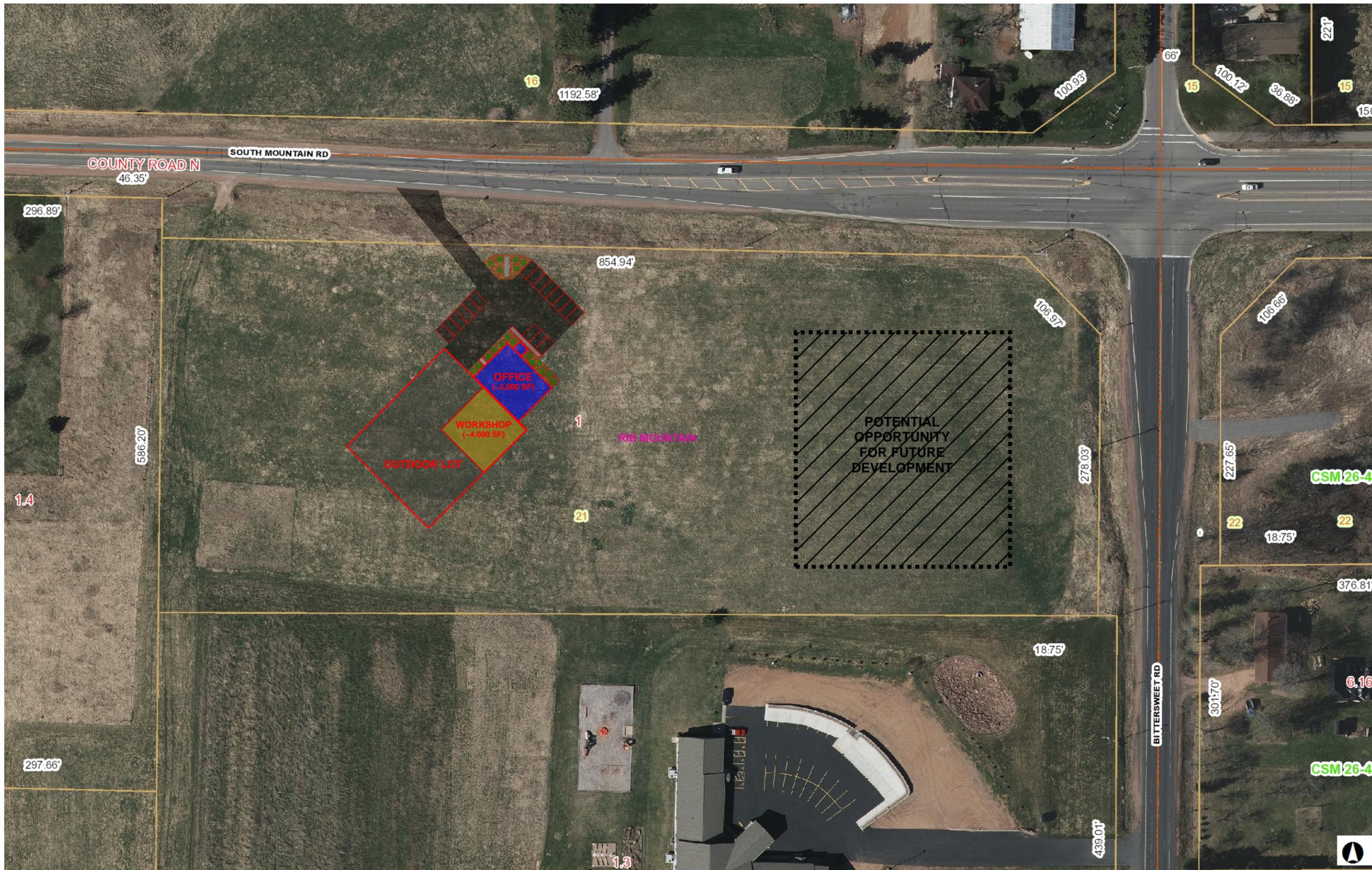
Prepared by:
mi-TECH
 www.mi-tech.us

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|-------------------------|--------------------------------|-------------------------|------------------------|---------------------------|------------------------|
| Parcel Outline | EO Estate Office | 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 | RA-2 Rural Agricultural | SO Suburban Office | UDD Unified Development | Water Feature |
| Residential | NC Neighborhood Commercial | ROW | | | |



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.

Map Printed: 5/4/2018



Legend

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

47.41 0 47.41 Feet
 User_Defined_Lambert_Conformal_Conic

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses per Subsection 17.056(8)(m), below.

1. Permitted by Right: {SI, UI, HI}.
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations: Not applicable.
4. Parking Regulations: One space per 2,000 sf of gross floor area.

(b) Outdoor Storage or Wholesaling. Description: Outdoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use. Examples of this land use include **contractors' storage yards,** equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard. (See Subsection (4), below.)

1. Permitted by Right: Not applicable.
2. Special Use Regulations {HI}:
 - a. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of 8 feet in height and shall be designed to completely screen all stored materials from view at an elevation of 5 feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of .80.
 - b. The storage of items shall not be permitted in permanently protected green space areas (see Section 17.148).
 - c. The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
 - d. In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Subchapter 17.174. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
 - e. Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
 - f. Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
 - g. Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
 - h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150).
 - i. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.
 - j. Shall comply with Section 17.224, procedures applicable to all special uses.
3. Conditional Use Regulations {UI}:

- i. Shall comply with all regulations for special uses in b., above.
- ii. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

4. Parking Regulations: One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.

(c) Personal Storage Facility. Description: Personal storage facilities are land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as "mini-warehouses".

- 1. Permitted by Right: Not applicable.
- 2. Special Use Regulations: Not applicable.
- 3. Conditional Use Regulations {UC, SI, UI}:
 - a. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
 - 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. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.
- 4. Parking Regulations: One space for each employee on the largest work shift.

(d) Junkyard or Salvage Yard. Description: Junkyard or salvage yard facilities are any land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of 2 or more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

- 1. Permitted by Right: Not applicable.
- 2. Special Use Regulations: Not applicable.
- 3. Conditional Use Regulations {RA-35ac, HI}:
 - a. Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property abutting residentially zoned property (see Section 17.150).
 - b. All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines.
 - c. In no instance shall activity areas be located within a required frontage landscaping or bufferyard areas.
 - d. Shall not involve the storage, handling or collection of hazardous materials, including any of the materials listed in Section 17.189.
 - e. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.
- 4. Parking Regulations: One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift.

(e) Waste Disposal Facility. Description: Waste disposal facilities are any areas used for the disposal of solid wastes including those defined by §144.01(15), Wis. Stats., but not including composting operations (see Subsection (f), below).