



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, June 13th, 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 5-23-2018 Plan Commission meeting.**
- 4.) Public Hearing(s)
 - a. **Daniel and Patricia Abt, owners, request conditional use approval for a six-foot-tall privacy fence within the required street yard setback at the property addressed 201 Rainbow Lane. Parcel #34.705.001.001.00.00. Docket #2018-22.**
- 5.) Certified Survey Map(s)
 - a. **Habitat for Humanity, applicant, requests certified survey map approval for a land division at the property addressed 1501 Daffodil Lane. Parcel #34.152807.002.034.00.00. Docket #2018-24.**
- 6.) New Business
 - a. **SC Swiderski, applicant, requests a pre- application discussion for potential Unified Development District project.**
- 7.) Correspondence/ Questions/ Town Board Update:
- 8.) Public Comment
- 9.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
May 23, 2018

Vice Chairperson Laura McGucken, 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. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Jay Wittman to approve the minutes of the April 25, 2018 Plan Commission meeting, as presented. Motion carried 4-0. Laura McGucken abstained.

PUBLIC HEARINGS:

- 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.*

Community Development Director, Steve Kunst, noted the request for the Precise Implementation Plan amendment is to allow for a type of business defined as "Indoor Commercial Entertainment". He indicated the tenant is looking to occupy the southernmost space in the UDD project as approved in three phases starting in 2006.

Rachel Rowell, applicant, stated the idea started in the eastern United States and has spread west. Rowell noted people rent a lane, an expert teaches you how to properly throw the hatchet, and lanes are fully enclosed including the ceiling.

Chairman Harlan Hebbe joined the meeting at 6:35pm and resumed chairing the meeting.

Plan Commissioners questions and comments with the applicant's responses are indicated as follows:

- How many lanes are proposed and how many people are allowed per lane?
 - o Rowell noted there would be 15 total lanes, with one person and the expert in the lane while teaching at a time.
- Do you plan to serve alcohol?
 - o Rowell indicated they do not plan to serve alcohol at this time, but they may consider it in the future. Kunst stated an approval of the indoor commercial entertainment use would allow for the applicant to apply for a liquor license with the Town and only need Town Board approval.
- How many square feet is the space?

- Rowell noted the area of the tenant space was approximately 3'600 square feet.
- Parking is the greatest concern with the proposal.
 - Rowell indicated parking was an initial concern for her as well, but after she spoke with the property owner, she felt more confident there would be enough parking because of the hours of operation are generally after other tenants have closed for the day, allowing for approximately 25 parking spaces.
- What are the hours of operation?
 - Closed Monday, Fridays and Saturdays will be 5pm to 11pm and the remaining days would be 5pm to 10pm.
- How are lanes reserved or scheduled?
 - Rowell noted on league nights, teams have specific times they would throw, but on open nights you would reserve lanes similar to bowling.
- How many people could a league night bring?
 - The applicant indicated the maximum capacity for the building is 300 people; however if all lanes and tables were full at a given time they would be able to accommodate ,90 people. She noted, at that volume of people, things would be pretty tight and she would potentially ask her employees to carpool to free up parking spaces.
- What is the typical staffing level?
 - Rowell anticipated a typical night to have four (4) employees
- There are only 17 parking spaces around the building and only four in front of the tenant space, where will people park if you have 90 people?
 - Rowell stated 90 people may never happen, but it's a worst-case scenario plan. She also noted all of the parking spaces with in the strip mall are open for all customers aside from a few specific parking stalls for Miracle Ear when they are open. Additionally, she indicated the only businesses in the complex that are open during her hours of operation are the vapor shop and liquor store which opens a significant amount of available parking throughout the entire lot.
- Have you had conversations with other businesses in the complex related to the parking impact?
 - The applicant stated they have spoken with other business owners, noting they have to work as a team otherwise it does not work for anyone when they are busy.
- Are there any safety concerns with the proposed use?
 - Rowell noted she had some concerns when she initially heard about the business, but after participating and understanding the business, she would allow her 10-year-old to throw hatchets. She also noted there have not been any significant injuries and you do not where protective equipment.
- Are there any other places to stripe parking stalls on site or to add more pavement?
 - Kunst indicated there is likely little room for an additional parking lot on the subject property, but noted there have been some conceptual parking plans drawn up previously for diagonal parking. However, because of the Rib Mountain Drive project which acquired more right-of-way in that area, there may not be room for additional pavement to accommodate that layout.

Commissioners continued discussion of potential parking layout changes or modifications. They debated the total number of parking spaces needed and the calculations used to define that number. Kunst noted based on what the applicant anticipates for typical daily customers and employees, the parking requirement appears to be closer to 10, but if the maximum capacity of the building is used, parking would need to range from 33 to 70. He also confirmed the entire development has 61 parking spaces. There were some concerns about parking on league nights, to which the applicant indicated they would consider not having leagues until additional parking was determined. Commissioners reiterated the parking concerns noting they wanted to make sure people were not having to park across the street and the current parking area remained safe and usable. They also indicated they need to be aware of the parking situation if another tenant with later hours of operation were to use the space creating added parking concerns.

Chairman Hebbe opened and closed the Public Hearing at 6:55 PM with no comment.

Motion by Jay Wittman, second by Laura McGucken to recommend approval of the Precise Implementation Plan to allow for a hatchet throwing business at the property addressed 3109 Rib Mountain Drive conditioned upon the applicant/tenant and building owner working with staff to maximize the parking spaces available onsite. Motion Carried 6-0.

- 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.*

Kunst noted the request is to replace an existing detached garage with a larger one less than 1,500 square feet but greater than 1,000. He also indicated the sidewall height, overall height, and siding materials fall within the permissible parameters of the code and the metal roof proposed will match the house when it is reroofed.

Plan Commissioners had the following questions and comments accompanied by the applicant's responses.

- Would the size of building proposed be allowed if it were attached to the house?
 - o Kunst noted it would be allowed, with lot coverage area being the only real restriction on its footprint.
- What is the current size of the garage?
 - o Thomas Zompolas, owner, noted the current garage is 28x30 and built in the 1960's.
- Is it on the same site as the current garage?
 - o The applicant noted the new garage will essentially be in the same location with a bit of a twist to better accommodate the site.
- What is the current lot size?
 - o Zompolas stated they have 3.08 acres.

- Will the same driveway be used?
 - o The applicant indicated he will keep the same driveway.
- Have you spoken with neighbors about the new building?
 - o Zompolas indicated he has spoken with neighbors that would be driving past it and most appeared accepting. Kunst noted staff had not received any comments about the project from neighbors.
- What is its intended use?
 - o The applicant noted it would be for vehicle storage with the long-term plan to divided off a section for a workshop
- Will it have electricity or water?
 - o Zompolas noted the garage will have electricity, but no water.
- Will the front face of the garage match the house?
 - o The applicant noted his intent is to remove the siding from the current garage to save for use on the front façade of the new garage to match the house.

Chairman Hebbe opened the Public Hearing at 7:03 PM.

The applicant asked for clarification on the duration of the approval. Kunst noted the conditional use approval is good for 365 days and once a permit is issued you would have 6 months to start and 6 months to finish.

The Public Hearing was closed at 7:05 PM.

Motion by Jim Hampton, second by Tom Steele to recommend approval of the conditional use request 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, as presented. Motion carried 6-0.

NEW BUSINESS:

- a. *Cory Holzhauer, applicant, requests a pre-application conference regarding a potential rezoning application. Docket #2018-17.*

Community Development Director Kunst stated the applicant is looking for feedback related to a potential rezoning of the property on the southwest corner of Bittersweet Rd and South Mountain Rd for the development of a new regional headquarters for Scherrer Construction.

Cory Holzhauer, applicant, noted they are considering the purchase of the subject property for the development of their regional headquarters which would consist of 3,000 square feet of office space, 4,000 square feet of shop space and a fenced in area for outdoor storage of material and equipment. The applicant also noted the size of the property would allow for additional development, like an assisted living facility, which Scherrer Construction is familiar with.

Commissioners asked questions regarding fence height, the types of items stored outside and the road access point on South Mountain Road to gain get a better understanding of the proposal. The Commission generally indicated they were confident the building and storage area would be an attractive development; however, they were more accepting of the assisted living facility than the office building and storage area, noting they would prefer to see the area stay more residential. Commissioners noted they hope the applicant is able to find a more suitable location within the Town for this business.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Electronic Message Centers - Kunst asked the Plan Commission members for clarification on their intent to regulate electronic message centers and if it was intended to apply to electronic menu board displays are used as internal auxiliary signage. Commissioners indicated the internal signage not intended to advertise toward a road was a different sign all together, but the parameters of use, like brightness and transitions should remain.

Dog Park – Kunst noted the Town Board approved the recommendation for the Dog Park with additional conditions including the privacy fence be 8’ in height.

Countywide Addressing – Kunst indicated the Town expects a ruling in the near future.

PUBLIC COMMENT:

Tom Steele pointed out the increased single-family residential development in Town, which lead to brief discussion on the number of homes in process and the anticipated number of permits that will be received this year.

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 7:30 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: June 7, 2018
SUBJECT: Privacy Fence within Required Street yard Setback

REQUEST: Conditional Use request for a six (6) foot privacy fence within the required street yard setback

PROPERTY OWNER: Daniel and Patricia Abt

PROPERTY ADDRESS(S): 201 Rainbow Lane
PARCEL #(S): 34.705.001.001.00.00

CURRENT ZONING: Suburban Residential-3 (SR-3)
ADJACENT ZONING: SR-3 (North, South, East & West)

NARRATIVE:

The applicant seeks to install a privacy fence within the required street yard setback of Forget Me Not Lane. The Town’s street yard setback is 35 feet for six (6) foot tall fences. The proposal calls for a rear yard privacy fence with setback of approximately two (2) feet from the right-of-way of Forget Me Not Lane (see attached). This would align the proposed fence with the neighboring fence to the south. The subject property has street frontage on both Rainbow and Forget Me Not Lanes. RMMC Section 17.190(c)(5) allows for fence location and height requirements to be exceeded provided certain conditions are met (see below).

The primary rationale behind limiting taller, privacy style fencing within the first 35 feet of a property is to allow a clear viewing corridor for vehicle traffic and pedestrians. Considering Forget Me Not Lane does not have any driveway access points and the proposed fence is in the rear yard (over 100 feet from the intersection of Forget Me Not and Rainbow Lanes), staff does not believe the proposal obstructs vision in the corridor.

EXISTING CONDITIONS



Facing South

Facing North

RMMC SECTION 17.190 – FENCING STANDARDS

- 1. *The location and maximum heights listed for Subsections (c)(1—4), above, may be exceeded or varied with the approval of a conditional use permit per Section 17.225. The following conditions (at a minimum) shall be established for such requests: (Am. #12-05)*

- a) *The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas; Staff does not anticipate the proposal causing any visual obstruction within the traffic corridor. Forget Me Not Lane does not have any driveway access points. Further, the proposed fence is set back approximately 130 feet from the intersection of Forget Me Not Lane and Rainbow Lane.*
- b) *The fence shall be screened on its external side with adequate plants so as to maintain an attractive appearance to said side. This condition is intended for fence proposals in which a significant length of fence is proposed parallel with the right-of-way. In this instance, the fence is perpendicular with the right-of-way, and thus, staff does not foresee a need to require plantings. Further, the proposed fence is directly adjacent to an existing chain-link fence to the south.*
- c) *The fence shall be set back from the property line beyond the requirement of Subsection (3)(b), above, such distance as appropriate to contain adequate landscaping per b., above, and so as to maintain an attractive relationship to fence's external side. Similar to the last condition, this is intended to ensure an aesthetic appeal for fences parallel to the right-of-way. Further, as is evident in the 'Existing Conditions' photos, significant right-of-way width already provides an adequate setback. The proposed fence would terminate at the same point as the existing fence.*

POSSIBLE ACTION:

1. Recommend approval of the conditional use request for a six (6) foot tall privacy fence within the required street yard setback at the property addressed 201 Rainbow Lane, as presented.
2. Recommend approval of the conditional use request for a six (6) foot tall privacy fence within the required street yard setback at the property addressed 201 Rainbow Lane, with conditions/modifications.
3. Recommend denial of the conditional use request for a six (6) foot tall privacy fence within the required street yard setback at the property addressed 201 Rainbow Lane.



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

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

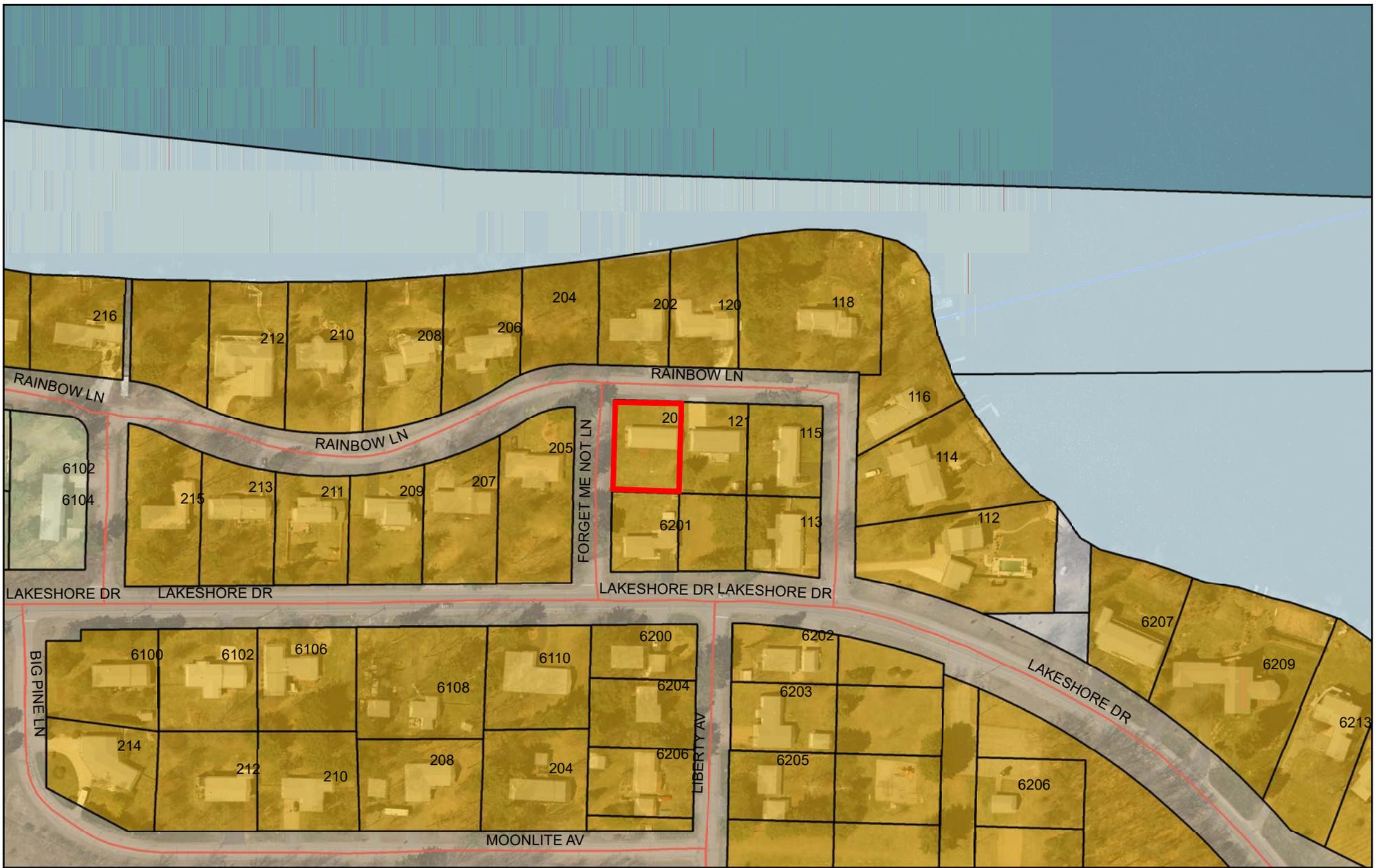
Map Printed: 6/8/2018

- Parcel Outline
- █ Parcel Address
- Building Outline
- Road Centerline
- Water Feature

0 35 70
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.

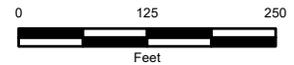


*Rib Mountain:
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Sport Come Together"*

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

Map Printed: 6/7/2018

- | | | | | | |
|--------------------------------|--------------------------------|-------------------------|------------------------|---------------------------|------------------------|
| 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 | RA-2 Rural Agricultural | SO Suburban Office | UDD Unified Development | Water Feature |
| CR-5ac Countryside Residential | NC Neighborhood Commercial | ROW | | | |



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REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: June 8, 2018
SUBJECT: Certified Survey Map Review

APPLICANT: Habitat for Humanity, applicant
PROPERTY OWNER(S): Lyle & Phyllis Aschebrook

PROPERTY ADDRESS(S): 1501 Daffodil Lane
PARCEL #: #34.152807.002.034.00.00.

REQUEST: Certified Survey Map (CSM) approval to split 1501 Daffodil Lane into two residential lots

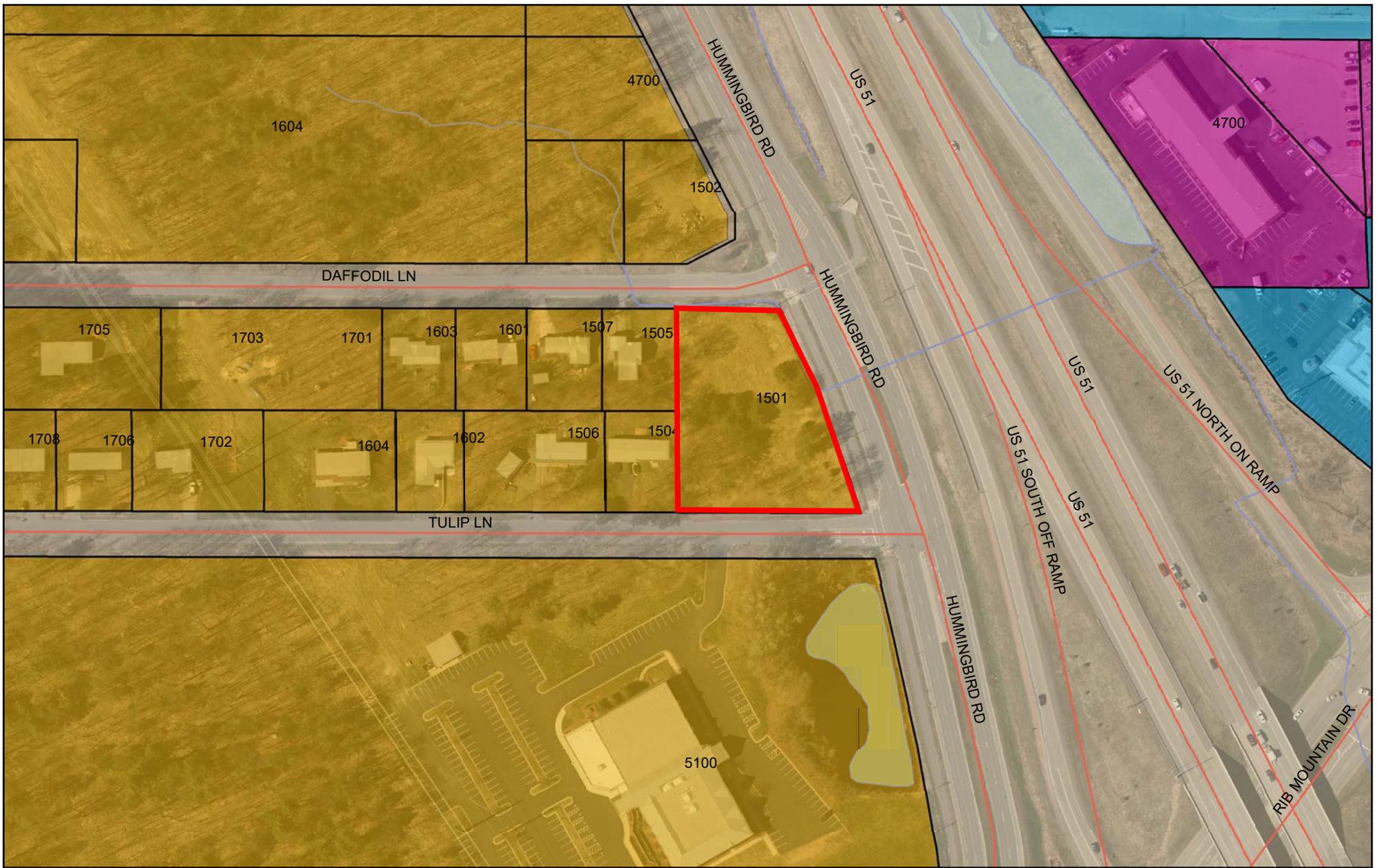
CURRENT ZONING: Suburban Residential - 3 (SR-3)
ADJACENT ZONING: SR-3 (North, South & West), ROW (East)
FUTURE LAND USE DESIGNATION: Residential

NARRATIVE:

The applicant seeks Plan Commission recommendation of a CSM splitting an existing parcel into two lots at the intersection of Daffodil Lane, Tulip Lane, and Hummingbird Road. The applicant intends to construct a single-family home on each lot. Proposed 'Lot 1' includes a delineated wetland for which the applicant has applied for a permit to cross with the Department of Natural Resources. Both proposed lots meet all minimum requirements of the Town's Land Division Ordinance as well as the zoning standards of the Suburban Residential-3 (SR-3) classification.

POSSIBLE ACTION:

1. Recommend approval of the Certified Survey Map for the property addressed 1501 Daffodil Lane, as presented
2. Recommend approval of the Certified Survey Map for the property addressed 1501 Daffodil Lane, with conditions/modifications
3. Recommend denial of the Certified Survey Map for the property addressed 1501 Daffodil Lane



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

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

Map Printed: 6/7/2018

<ul style="list-style-type: none"> □ Parcel Outline □ Parcel Address Zoning Districts □ Unzoned □ CR-5ac Countryside Residential □ EO Estate Office Residential □ ER-1 Estate Residential □ MR-4 Mixed Residential □ NC Neighborhood Commercial □ OR Outdoor Recreation □ RA-1 Rural Agricultural □ RA-2 Rural Agricultural □ ROW □ RR Rural Residential □ SC Suburban Commercial □ SI Suburban Industrial □ SO Suburban Office Residential □ SR-2 Suburban Residential □ SR-3 Suburban Residential □ UC Urban Commercial □ UDD Unified Development □ UR-8 Urban Residential □ Building Outline □ Road Centerline □ Water Feature 	<p>0 115 230 Feet</p> <p>N</p> <p>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.</p>
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PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 959188 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a Parcel of land described in Document Number 959188 located in part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast 1/4 corner of said Section 15; Thence South 00°32'07" East along the East line of said Northeast 1/4 of the Northeast 1/4, 1312.05 feet to the Southeast corner of said Northeast 1/4 of the Northeast 1/4; Thence North 89°52'37" West along the South line of said Northeast 1/4 of the Northeast 1/4, 970.70 feet; Thence North 00°05'40" West, 27.33 feet to the North right-of-way line of Tulip Lane and the point of beginning; Thence North 89°55'27" West along said North right-of-way line, 173.42 feet to the West line of a Parcel of land described in Document Number 959188; Thence North 00°01'03" West along said West line and the East line of Parcel 2 of Certified Survey Map number 5280 recorded in Volume 19 of Certified Survey Maps on Page 148, 269.83 feet to the South right-of-way line of Daffodil Lane; Thence South 89°56'09" East along said South right-of-way line, 129.91 feet to the West right-of-way line of Hummingbird Road and the beginning of a non-tangential curve to the right; Thence along said West right-of-way line, 252.81 feet along the arc of said curve, said curve having a radius of 1810.00 feet, a central angle of 08°00'10" and a chord that bears South 22°10'46" East for a distance of 252.61 feet to said North right-of-way line of Tulip Lane; Thence South 71°49'13" West along said North right-of-way line, 54.51 feet; Thence South 00°03'55" East along said North right-of-way line, 18.99 feet to the point of beginning.

That the above described parcel of land contains 48,948 square feet or 1.123 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Habitat for Humanity, Buyer of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Town of Rib Mountain in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this _____ day of _____

Riverside Land Surveying LLC
Nathan J. Wincentsen
P.L.S. No. 2539

I _____
being duly appointed by the Rib Mountain Town Board do hereby certify the attached Certified Survey Map has been reviewed and there are no objections to recording this certified survey in the Register of Deeds Office. This instrument shall be recorded by _____ or the Town's approval thereof shall terminate.

Approved for recording under the terms of the Marathon Co. Land Division Regulations.

By _____

Date _____
Marathon County Department of Conservation,
Planning and Zoning
CPZ Tracking No. _____

SHEET 2 OF 2

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE JUNE 4, 2018
	CHECKED BY N.J.W.	PROJECT NO. 2786
	PREPARED FOR: HABITAT FOR HUMANITY	

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: June 8, 2018
SUBJECT: Pre-Application Conference

APPLICANT: SC Swiderski LLC, agent
PROPERTY OWNER: Richard Austin

PROPERTY ADDRESS(S): 1701 Oriole Lane

REQUEST: Pre-Application conference for development of five (5), four-unit multifamily structures.

CURRENT ZONING: Mixed Residential-4 (MR-4)
ADJACENT ZONING: SR-3 (North & West); SC (South); UDD (East)
PROPOSED ZONING: UDD

FUTURE LAND USE DESIGNATION: Multifamily Residential

NARRATIVE:

The applicant seeks Plan Commission feedback on a proposed development for five (5) four-unit multifamily buildings on 4.32 vacant acres of land off Oriole Lane west of the Barnes and Noble / JoAnn Fabrics site. The property is currently zoned MR-4, allowing for single family or duplex style development at a density of four (4) units per acre (17 total units rounded up). The applicant previously sought approval to develop six (6) structures (April 25th). At the public hearing the Plan Commission directed the applicant to resubmit a plan decreasing the density to four (4) total structures. Minutes from the April 25th meeting are included in the packet.

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

PRELIMINARY

Revised Proposal



RIB MOUNTAIN SITE
(5) 4 UNIT BLDG. = 20 UNITS
TOTAL UNITS = 20
4.32 ACRES
4.63 UNITS/ACRE

SCALE, FEET 0 50 100



S.C. SWIDERSKI, LLC
401 Ranger Street, Mosinee, WI 54455
715.693.9522 Fax: 715.693.9523

STAMP

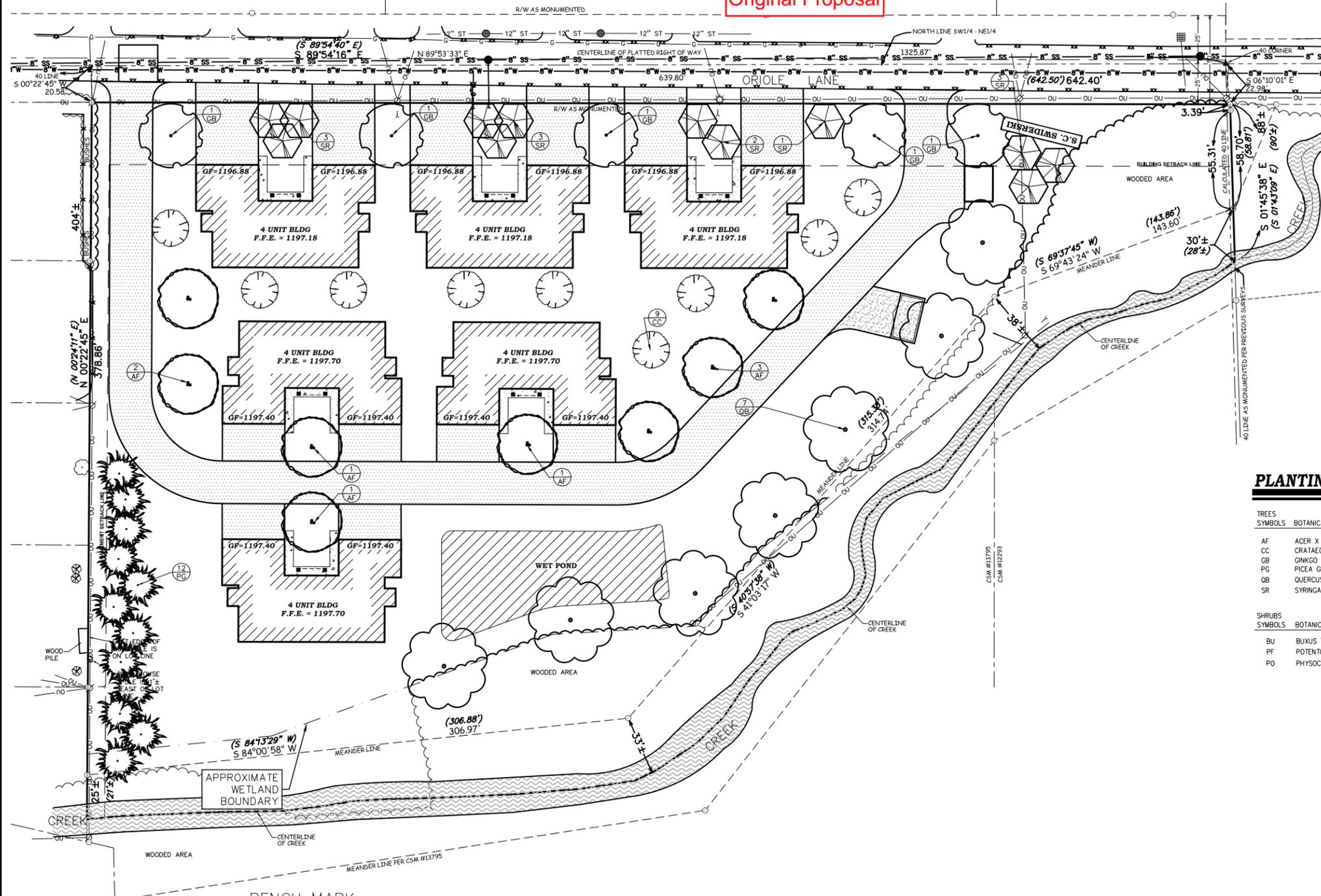
REVISIONS

PROJECT
**RIB MOUNTAIN
ORIOLE LANE**

SHEET TITLE
**PRELIMINARY
SITE LAYOUT**

SHEET NUMBER
DATE
05/08/2018
SCALE

Original Proposal



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION. LAWN SEED TO BE EARTH CARPET BRAND MADISON PARKS SEED MIX OR EQUAL.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES AND SECURED WITH STRAPPING.
- ALL TREES IN THE TURF AREA SHALL HAVE A 3' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
- CONCRETE MOW STRIP SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. SEE DETAIL 2/C6.0.
- 3" DEPTH OF DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. SIZE AND STYLE OF STONE TO BE SELECTED BY OWNER.
- TYPAR WEED BARRIER OR APPROVED EQUAL SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
- IN-GROUND AUTOMATED IRRIGATION SHALL BE INSTALLED WITHIN THE PROJECT LIMITS. ALL TREES AND PLANTING BEDS ARE TO HAVE A DRIP IRRIGATION LINE INSTALLED. COORDINATE ALL PLANT INSTALLATION WITH THE IRRIGATION CONTRACTOR.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
- PROTECT EXISTING TREES/VEGETATION THAT IS TO REMAIN. COORDINATE ALL VEGETATION REMOVAL WITH PROJECT ENGINEER/SITE SUPERVISOR PRIOR TO THE START OF CONSTRUCTION/DEMOLITION.
- SEE DETAIL 1/C6.0 FOR TYPICAL BUILDING FOUNDATION PLANTING DETAILS.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF	ACER X FREMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	2" CAL	60" T X 40" W	8
CC	CRATAEGUS CRUS-GALI VAR. INERMIS	COCKSPUR THORNLASS HAWTHORN	4" T.	20" T X 20" W	9
GB	QINQGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL	50" T X 50" W	5
PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5" T.	50" T X 25" W	12
GB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	60" T X 60" W	7
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	4" T.	25" T X 20" W	12

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
BU	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	3'-4" T X 4" W	72
PF	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	3 GAL	3" T X 4" W	36
PO	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	3 GAL	3'-4" T X W	48

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 200 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.
ELEVATION = 1195.85

BENCHMARK #2
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 350 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.
ELEVATION = 1195.84

BENCHMARK #3
BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 150 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 1198.57

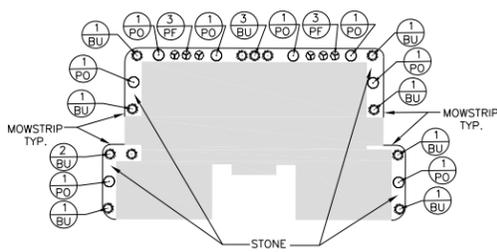
BENCHMARK #4
60d SPIKE IN POWER POLE, LOCATED ON THE WEST LOT LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 350 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 60± NORTH OF CREEK.
ELEVATION = 1193.01

DESCRIPTION

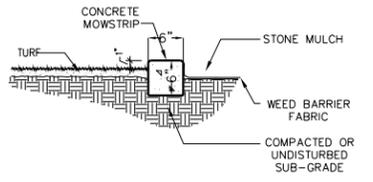
BEING LOT 1 OF CERTIFIED SURVEY MAP #12247, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

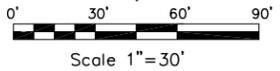


BUILDING FOUNDATION PLANTING PLAN (TYP.) N.T.S.



- NOTES:
- MOWSTRIP TO BE CAST-IN-PLACE AND Poured USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 - MAXIMUM 1/2" WIDTH VARIATION.
 - PRECISELY FOLLOW LAYOUT AS SHOWN ON LANDSCAPE PLAN.

CONCRETE MOWSTRIP N.T.S.



Scale 1" = 30'

REVISIONS

CHECKED:	JJL
DRAWN:	MRP
DATE:	4-11-2018
PROJECT NO.:	18.025

LANDSCAPE PLAN

S.C. SWIDERSKI, LLC
MULTI-FAMILY DEVELOPMENT
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
5709 Winday Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (FAX)



C6.0

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