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 26th, 2019; 6:00 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 5-22-2019 Plan Commission meeting.**

4.) Public Hearings:
   a. **Sherry Tanck, applicant, requests a Zoning Map Amendment from Outdoor Recreation to Suburban Residential-2 for the property addressed 5705 North Mountain Road. Parcel #34.052807.011.010.00.00. Docket #2019-16.**

5.) New Business:
   a. **Tim Vreeland, agent, requests Final Plat approval for Oriole Heights subdivision at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2019-17.**

   b. **Jim Vandergeest, owner, requests a Pre-Application Conference for a potential Zoning Map Amendment. Docket #2019-18.**

6.) Correspondence/ Questions/ Town Board Update:

7.) Public Comment

8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
May 22, 2019

Acting Chairperson Tom Steele called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Jim Hampton, Tonia Speener and Steve Plunkett. Also present was Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Ryan Burnett, Jay Wittman and Harlan Hebbe were excused.

MINUTES:

Motion by Jim Hampton, second by Tom Steele to approve the minutes of the May 8, 2019 Plan Commission meeting. Motion carried 4-0.

PUBLIC HEARINGS:

a. *TDS Metrocom LLC, applicant, requests conditional use approval for an 80 square foot structure to house fiber equipment at the property addressed 1555 Trillium Lane. Parcel #34.152807.005.005.00.00. Per RMMC Section 17.056(3)(e) – Public Service and Utilities. Docket #2019-15.*

Building Inspector, Paul Kufahl noted the applicant seeks a conditional use approval for the installation of an 8' x 10' x 9' structure associated with a communication utility at the corner of Trillium Lane and South Mountain Road. He stated the subject property is owned by the Town of Rib Mountain and currently serves as a training facility for the SAFER Fire District. Additionally, it was noted the Town has plans for construction of an off-street, multiuse path within the right-of-way along the subject property and the property includes additional Sanitary District infrastructure.

Steele confirmed the multiuse trail was for pedestrians and bikes. Kufahl noted that was correct and the trail is proposed to be a ten (10) foot wide paved trail.

Hampton and Speener questioned TDS's access to the proposed building, given the submitted easement is for the burial of the fiberoptic cable and not necessarily a drive access for the structure. Sean Murray, applicant, indicated they intended to use the existing gravel drive to access the building. Commissioners had concern with legal access to the structure. Kufahl indicated that is something the Town may need to consider as part of an approval or lease agreement as described in the additional considerations section of the report.

Kufahl noted he had received feedback from Mike Heyroth of the Rib Mountain Sanitary District, expressing concern over how close the proposed structure is to the 8" sewer main on the property. He indicated the proposed building would be approximately four (4) feet from the sewer line, and given the sewer line's ten (10) foot burial depth, he felt any future maintenance or excavation may create issues with the proposed structure.

Speener asked the applicant how deep the fiberoptic cabling would be buried. Murray noted a three (3) foot burial depth.

Hampton asked if the building could be moved further from the sewer line. Murray indicated they could move the building to the north side of the easement area, but moving the easement area is difficult because the building needs to meet the 45-foot setback requirement.

Commissioners and the applicant discussed the potential of moving the easement and structure to the south side of the current drive access, however the existing overhead lines and other buried utilities made that unlikely.

Commissioners continued discussion about the proposed building location in relationship to the sanitary sewer line. Speener noted a ten (10) foot setback from the building to the sewer line would be prudent so that a trench box could be utilized for any future excavation of the sanitary sewer. They also discussed reorienting the building within the easement to maximize its separation from the sewer line.

Kufahl then reviewed the required regulations related to Public Service and Utilities, stating that all conditions related to outdoor storage, setbacks to residentially zoned properties and exterior appearance are met by this proposal.

Kufahl identified the three considerations as noted in the packet and added a fourth consideration related to Sanitary District approval of the structure location.

The applicant indicated he understood the concerns about the building's placement and potential impact for the multiuse trail and sanitary sewer line, and was willing to adjust its location as necessary.

The hearing was opened and closed to public comment at 6:22pm with no comments received.

Plunkett initiated additional discussion about reorienting the building within the existing easement to increase the setback from the sewer line. Commissioners identified a couple potential solutions, but ultimately noted the Sanitary District will need to be accepting of the location in order for this project to move forward.

Motion by Jim Hampton, second by Tonia Speener to recommend approval for the Conditional Use request for an 80 square foot structure to house fiber equipment at the property addressed 1555 Trillium Lane., conditioned upon the following items;

- **The Town should consider entering into a lease agreement covering the location of the structure and easement.**
- **Receiving a formal site plan document identifying the specific location of the structure and exact setbacks, per Town requirements.**
- **Final verification with the Town Streets and Parks Superintendent that the proposal does not conflict with the planned multiuse path.**
- **Final verification with the Rib Mountain Sanitary District that the proposal does not conflict with their infrastructure on the property.**

Motion carried 4-0.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board – The conditional uses for Scherrer's pylon sign and Schira's low density husbandry use were both approved with the recommended conditions.

Traffic Impact Analysis – A draft report of the traffic impact analysis for Lilac Ave has been received and is being reviewed by the Streets and Park Superintendent.

New Members – Both new members, Tonia Speener and Steve Plunkett, were appointed at the last Town Board meeting. With the two new members, we are back to a full seven (7) person commission.

Next Meeting – Kufahl noted there have been no conditional use or site plan review requests for the next meeting. He asked the Commissioners if they would like to discuss potential ordinance changes or not have a meeting. Commissioners indicated if no submissions are received in the next few days, staff can plan to not have a meeting on June 12, 2019.

Countywide Addressing – Kufahl noted the Town Board met in closed session to discuss the next steps after the State Supreme Court's decision.

PUBLIC COMMENT: None

ADJOURN:

Motion by Jim Hampton, second by Steve Plunkett to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 6:36 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLAN COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 20, 2019
SUBJECT: Zoning Map Amendment

APPLICANT: Sherry Tanck
PROPERTY OWNER(S): Richard and Marlene Holtz, and Sherry Tanck

PROPERTY LOCATION: 5705 North Mountain Road

REQUEST: Zoning Map Amendment from 'Outdoor Recreation' to 'Suburban Residential-2.'

ZONING: Outdoor Recreation
ZONING REQUEST: Suburban Residential – 2
ADJACENT ZONING: SR-2 (North & East); OR (South & West);
FUTURE LAND USE DESIGNATION: Residential & Recreational

NARRATIVE:

The applicant seeks to rezone 7.34 acres of land adjacent to State Park Speedway from Outdoor Recreation to Suburban Residential-2. The subject property currently contains a single-family residence and a detached garage. The applicant expressed interest in a potential lot line adjustment with the adjacent property to the south (5609 North Mountain Road); however, the properties have different zoning classifications. Further, the subject property is legally nonconforming to the Outdoor Recreation district minimum lot size of 35 acres. The proposal to rezone to Suburban Residential-2 brings the property into zoning compliance, is consistent with the Rib Mountain Comprehensive Plan Future Land Use Map, and the surrounding neighborhood.

POSSIBLE ACTION:

1. Recommend approval of the Zoning Map amendment from 'Outdoor Recreation' to 'Suburban Residential – 2' for the property addressed 5705 North Mountain Road, as presented.

2. Recommend approval of the Zoning Map amendment from 'Outdoor Recreation' to 'Suburban Residential – 2' for the property addressed 5705 North Mountain Road, with modifications.

3. Recommend denial of the Zoning Map amendment from 'Outdoor Recreation' to 'Suburban Residential – 2' for the property addressed 5705 North Mountain Road.

ZONING ORDINANCE PROVISIONS:

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?

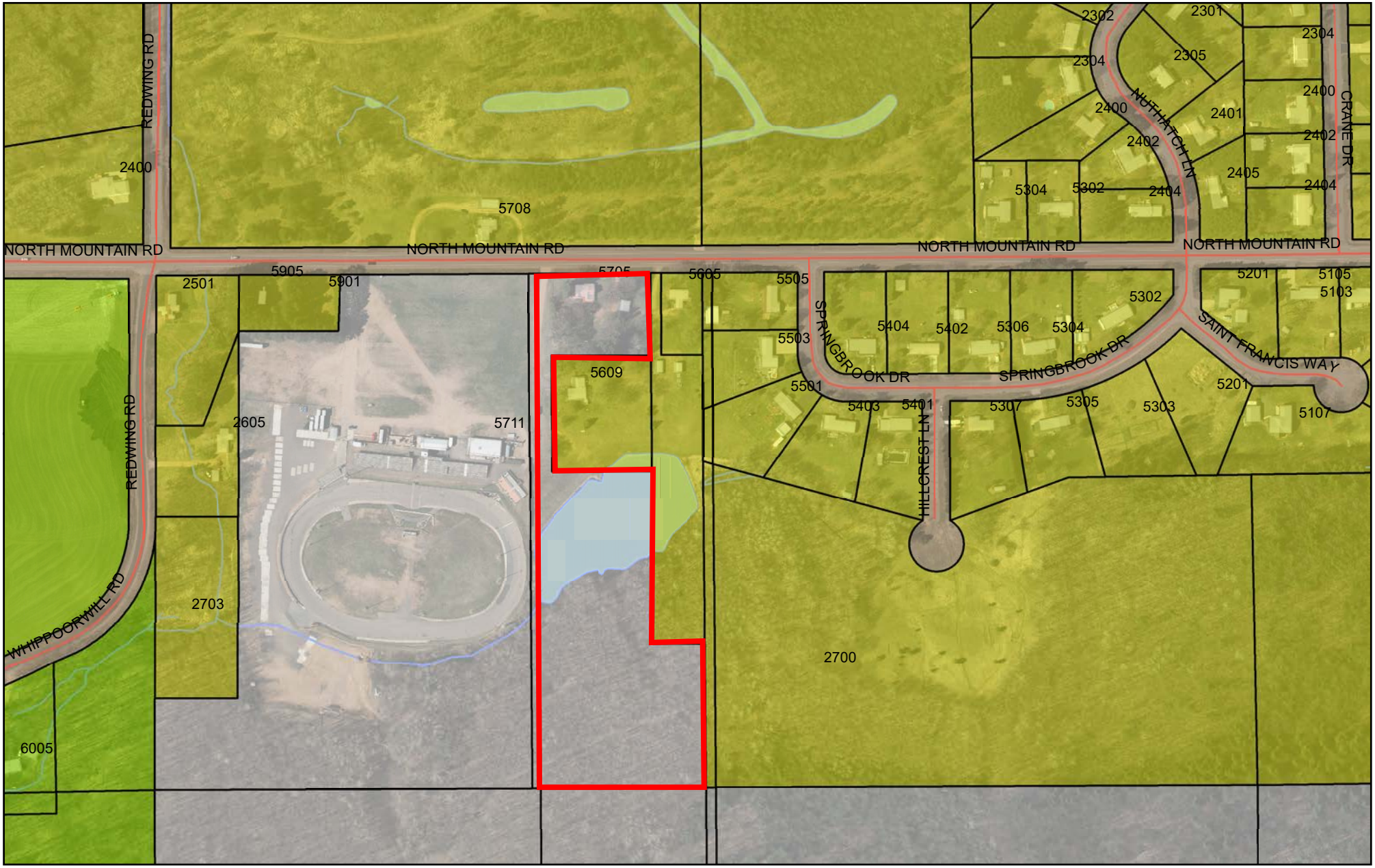
   a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan; **Not applicable**

   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; **The property's current zoning is inconsistent with existing land use (single-family residential) and creates a legal nonconforming lot, as the Outdoor Recreation district requires a 35-acre minimum lot size. The proposal creates a conforming lot consistent with existing land use of the subject property and surrounding neighborhood.**

   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. **Not applicable**

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? **The proposal is consistent with the adopted Town of Rib Mountain Comprehensive Plan Future Land Use Map. Further, the proposal is consistent with the surrounding neighborhood and creates a conforming single-family residential parcel.**



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Prepared by:
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Map Printed: 6/14/2019

Parcel Outline
Parcel Address

Zoning Districts

- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- 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
- SR-2 Suburban Residential
- SR-3 Suburban Residential
- UC Urban Commercial
- UDD Unified Development
- UR-8 Urban Residential
- Building Outline
- Road Centerline
- Water Feature

0 212.5 425
Feet

N

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REPORT TO PLANNING COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 21, 2019
SUBJECT: Final Plat Review – Oriole Heights

APPLICANT: Tim Vreeland, applicant
OWNER: Richard Austin

PROPERTY ADDRESS: 1701 Oriole Lane
PARCEL #: 34.102807.003.012.00.00

REQUEST: Final Plat Approval for Oriole Heights Subdivision

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

PROPOSED LAND USE: Single Family Residential

NARRATIVE:
The applicant requests Final Plat approval for Oriole Heights subdivision, west of the Barnes and Noble development along Oriole Lane. The Plan Commission recommended approval of the Preliminary Plat on March 27, 2019 and the Town Board subsequently approved the Preliminary Plat on April 1, 2019. Since that time, Marathon County and the Wisconsin Department of Administration also approved the Plat. The Final Plat creates seven (7) new single-family residential lots ranging from 20,910 square feet (0.48 acres) up to 30,500 square feet (0.70 acres), consistent with the approved Preliminary Plat.

ALTERATIONS FROM THE PRELIMINARY PLAT:
- Removal of 'Outlot 1' from the northeast corner
  - Was previously planned for stormwater management facilities.
- Lot 7 grew to incorporate the area previously dedicated to Outlot 1
- Addition of two drainage easements along Oriole Lane for stormwater management facilities.

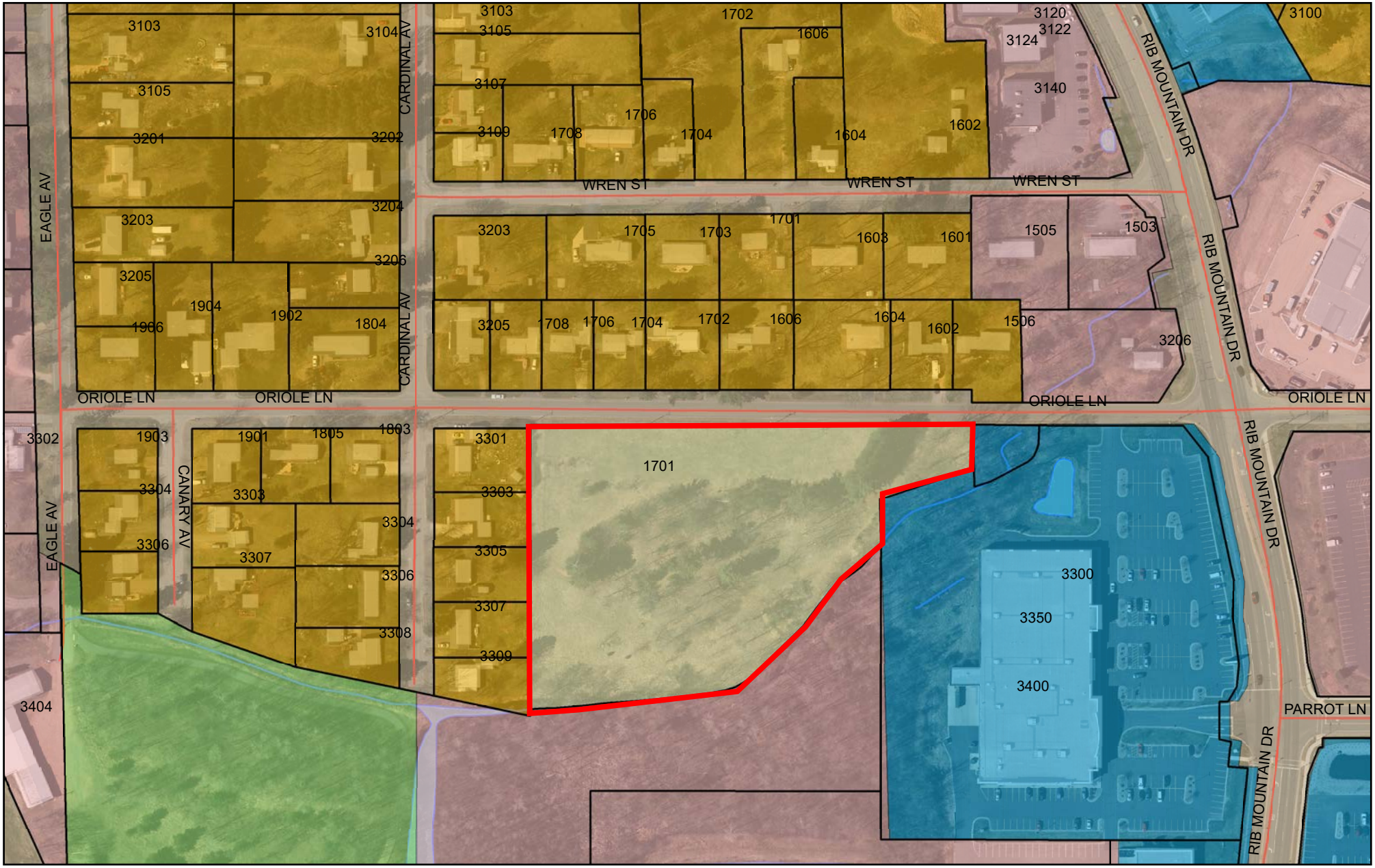
ITEMS TO BE FINALIZED / RECOMMENDED CONDITIONS OF APPROVAL:
- Final approval of stormwater management plans by the Street and Park Superintendent
- Final approval of any stormwater management maintenance agreement by the Street and Park Superintendent
- Submittal of any restrictive covenants and primary contact

POSSIBLE ACTION:

1. Recommend approval of the Final Plat for Oriole Heights, as presented

2. Recommend approval of the Final Plat for Oriole Heights, with conditions/modifications.

3. Recommend denial of the Final Plat for Oriole Heights.



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Map Printed: 3/7/2019

Parcel Outline
Parcel Address

Zoning Districts

- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- 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
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- Building Outline
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- Water Feature

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Feet

N

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VREELAND ASSOCIATES, INC.
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 OR TOLL FREE (866) 693-3979
FAX (715) 241-9826 tim@vreelandassociates.us

PREPARED FOR: **JOE UMLAUF**

FILE #: U-21-19 UMLAUF

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

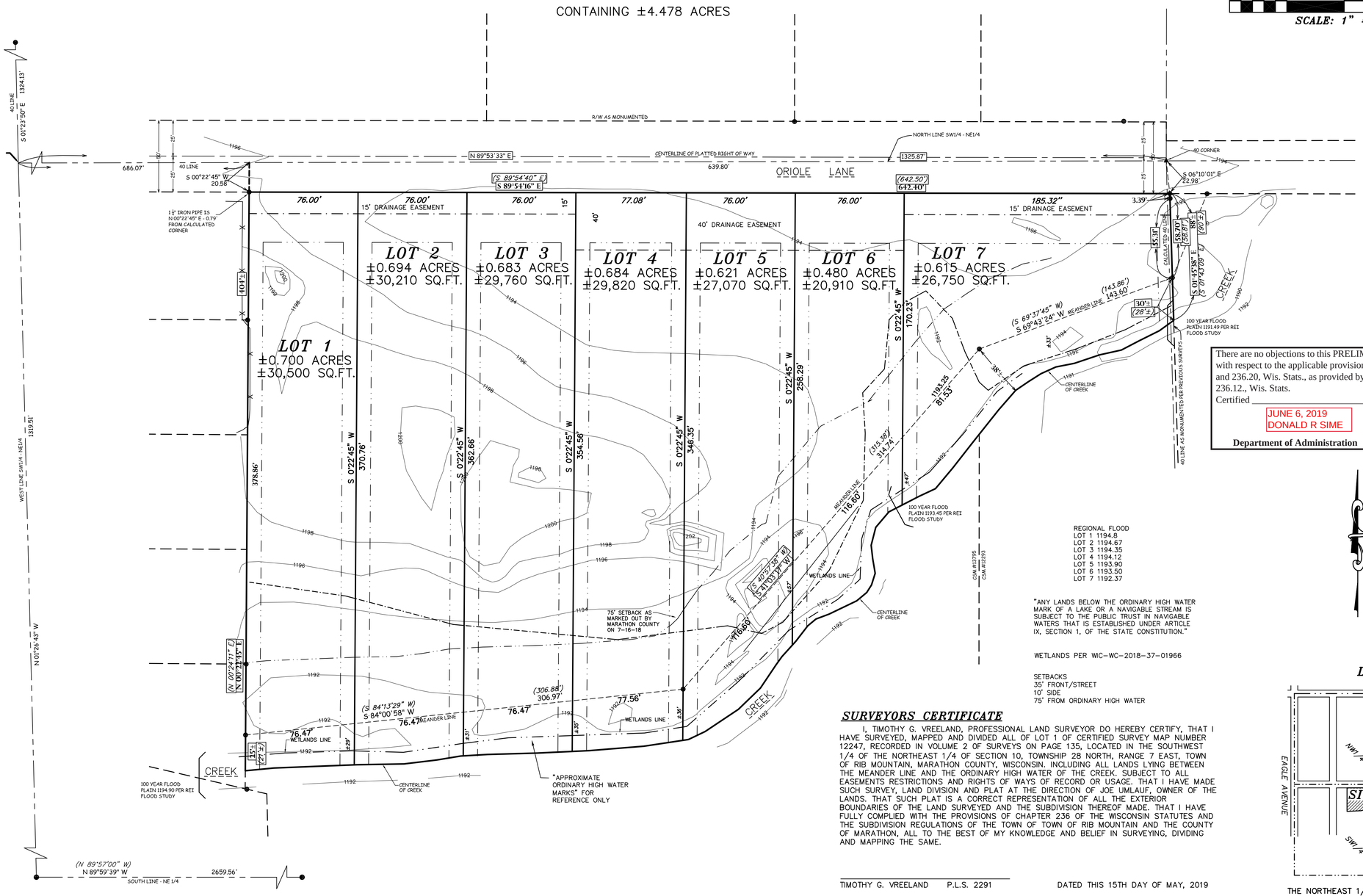
PRELIMINARY PLAT
ORIOLE HEIGHTS

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12247-52-135, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

CONTAINING ±4.478 ACRES

40 0 40 80 120

SCALE: 1" = 40'



There are no objections to this PRELIMINARY PLAT with respect to the applicable provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12., Wis. Stats.
Certified _____, 20____

JUNE 6, 2019
DONALD R SIME

Department of Administration

REGIONAL FLOOD
LOT 1 1194.8
LOT 2 1194.67
LOT 3 1194.35
LOT 4 1194.12
LOT 5 1193.90
LOT 6 1193.50
LOT 7 1192.37

"ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

WETLANDS PER WIC-WC-2018-37-01966

SETBACKS
35' FRONT/STREET
10' SIDE
75' FROM ORDINARY HIGH WATER

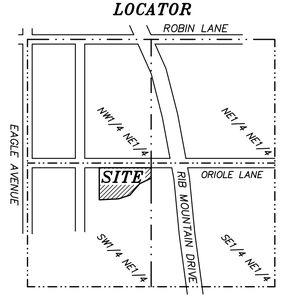
BEARINGS REFERENCED TO THE SOUTH LINE OF THE NE1/4 OF SECTION 10 BEARING N 89°59'39" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12247, RECORDED IN VOLUME 2 OF SURVEYS ON PAGE 135, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN. INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER OF THE CREEK. SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF JOE UMLAUF, OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WTH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF TOWN OF RIB MOUNTAIN AND THE COUNTY OF MARATHON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____
TIMOTHY G. VREELAND P.L.S. 2291 DATED THIS 15TH DAY OF MAY, 2019

LOCATOR



THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

REPORT TO PLANNING COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 20, 2019
SUBJECT: Pre-Application Conference

REQUEST: Pre-Application Conference to Discuss a Potential Rezoning from Estate Residential-1 to Mixed Residential-4.

APPLICANT: Jim VanderGeest, owner

PROPERTY ADDRESS(S): 8306 Wintergreen Road
PARCEL #(S): 34.262807.007.003.00.00

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

NARRATIVE:
The applicant seeks Plan Commission direction on a potential rezoning application for a 1.14-acre lot at the northeast corner of Foxglove and Wintergreen Roads. The subject property is currently zoned Estate Residential-1 (ER-1) and solely permits single-family residential development at a density of one (1) unit per acre. The applicant is interested in rezoning the property to Mixed-Residential-4 (MR-4) which permits single-family and duplex residential development at a density of four (4) units per acre. If rezoned, the subject property could be divided and permit two (2) duplex structures, resulting in four (4) total residential units. The subject property would be served by private well and septic, as it is not within the Rib Mountain Sanitary District.

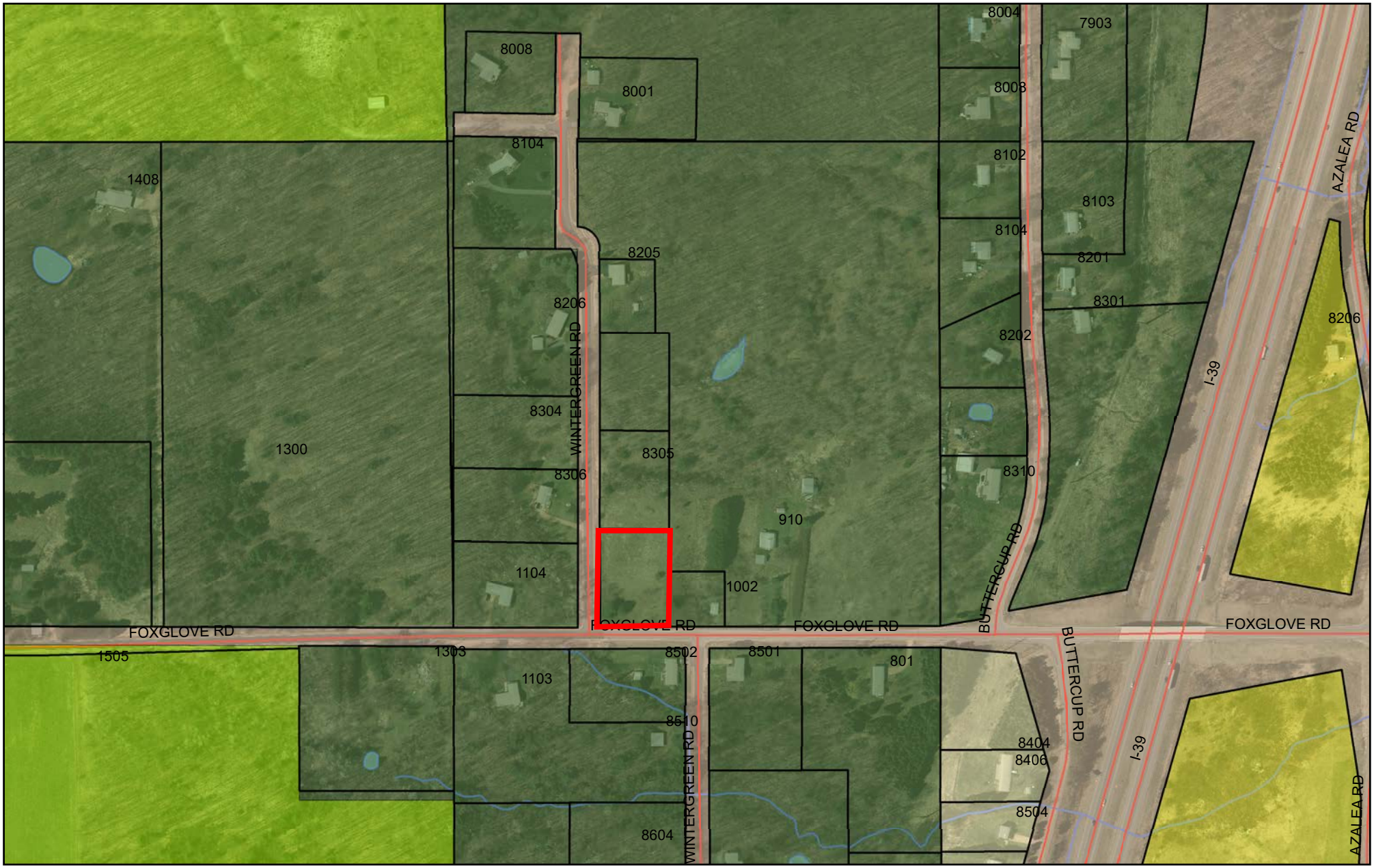
MIXED RESIDENTIAL-4 STANDARDS:
1. Description and Purpose. This district is intended to permit development which has a moderately high-density community character which lies somewhere between suburban and urban. The land use standards for this district permit both single-family detached residential development and certain types of moderately high density single-family attached development permitted by right, and both moderately high density single-family attached development and certain types of multi-family development permitted as a conditional use, as well as a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Mixed Residential (MR-4) District shall serve as a designation which preserves and protects the moderately high-density residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderately high-density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the Mixed Residential (MR-4) District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including twin houses, duplexes, atrium houses, and weak link townhouses.

2. List of Allowable Land Uses
   a. Land Uses Permitted by Right:
      Single-Family Detached House - 10,000 sf min lot area
      Twin House/Duplex - 10,000 sf per du
      Selective Cutting
      Passive Outdoor Public Recreation
   b. Land Uses Permitted as Special Use:
      Cultivation
      Active Outdoor Public Recreation
      Community Living Arrangement (1—8 residents)
      Community Living Arrangement (9—15 residents)
   c. Land Uses Permitted as Conditional Use:

Public Services and Utilities
Village House - 5,000 sf lot
Two-Flat - 5,000 sf per dwelling unit
Atrium House - 3,600 sf lot
Weak-Link Townhouse - 2,800 lot
Townhouse - 2,400 sf lot
Multiplex
Apartment
Mobile Home
Clear Cutting
Indoor Institutional
Outdoor Institutional
Bed and Breakfast Establishments
Group Day Care Center
Institutional Residential

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



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Map Printed: 9/20/2018

Parcel Outline
Parcel

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Building Outline
Road Centerline
Water Feature

0 237.5 475
Feet

N

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