



# TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

[www.townofribmountain.org](http://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, July 24<sup>th</sup>, 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 7-10-2019 Plan Commission meeting.**
- 4.) Certified Survey Map(s):
  - a. **Tim Vreeland, applicant, requests Certified Survey Map approval for a land division at the property addressed 5308 Dogwood Road. Parcel #34.172807.009.004.00.00. Docket #2019-22.**
- 5.) Public Hearing(s):
  - a. **Midway Hotel Group LLC, owner, requests conditional use approval for an outdoor bar and dining area at the property addressed 2901 Hummingbird Road. Parcel #34.102807.005.028.00.00. Docket #2019-23.**
- 6.) New Business:
  - a. **Discussion and possible action on potential amendments to the RMMC Section 17.214(3) – Electronic Message Sign Requirements. Docket #2019-24.**
- 7.) Correspondence/ Questions/ Town Board Update:
- 8.) Public Comment
- 9.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
July 10, 2019

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

MINUTES:

**Motion by Jim Hampton, second by Tonia Speener to approve the minutes of the June 26, 2019 Plan Commission meeting, as presented. Motion carried 5-0**

CERTIFIED SURVEY MAP(S):

- a. *Riverside Land Surveying, agent, requests Certified Survey Map approval for a land division at the property addressed 3503 South Mountain Road. Parcel #34.212807.002.003.00.00. Docket #2019-21.*

Community Development Director, Steve Kunst stated the applicant requests approval of a Certified Survey Map (CSM) to divide a 9.89-acre parcel creating an approximately 2-acre single-family residential lot and a 33-foot wide ingress/egress easement adjacent to the existing shared driveway making it easier to create a future public road, if necessary. He noted the new lot would share a drive access with three other existing residences because Marathon County will not allow an additional access point onto County Road N. Finally, Kunst noted all parcels on the CSM are in conformance with the required lot standards for the Estate Residential-1 zoning district.

Jim Hampton questioned whether the existing shared driveway is part of an easement. Nathan Wincentsen, agent, noted the current 33' wide portion of the adjacent lot was reserved for future right of way needs as part of a previous CSM, however it does not have a formal easement recorded.

Ryan Burnett introduced the idea of extending the proposed easement to mirror the adjacent area reserved for future road use to help facilitate the any future road development. As part of the Commissioners discussion, Hebbe questioned whether the Town had any intent of requiring or building a road in this area. Kunst indicated the Town had no intentions of establishing a public road at that location and any extension of the easement for a future road could potentially create a nonconformity for the sheds located on Lot 2 of the CSM. Wincentsen suggested reserving the easement area for future road use which would give all lots access.

Wincentsen also stated they were recently made aware of a WPS utility easement that was not indicated on the CSM. He noted it is 16.5 feet wide and runs within the proposed ingress/egress easement along the eastern property boundary and includes the buried electrical service cables and transformer which serves the existing residences. Steve Plunkett asked for clarification of the utility easements location and

if the electrical lines would need to be moved if a road were developed. Wincentsen clarified and indicated the developer of the road would likely need to pay WPS to move the electrical service lines.

Commissioners asked staff at what point a public road would be required. Kunst noted a public road would likely be required if there was any future subdivision development of lots to the east.

Hampton inquired about an agreement to use the existing driveway, noting neighbors may be able to restrict access to others without a legal agreement. Wincentsen indicated the reservation of the driveway for future road use was standard practice at the time it was created and is treated like a legal easement. He noted any aggrieved party may have legal right for use of the driveway based on the long term understanding of the reservation's intent. Plunkett questioned the setback requirements for Lot 2's septic mound. Kunst noted the identified setback is two (2) feet greater than the required 10' setback.

**Motion by Tonia Speener, second by Jim Hampton to recommend approval of the Certified Survey Map (CSM) for a land division at the property addressed 3503 South Mountain Road, conditioned upon a modified CSM which indicates the location of the WPS Utility Easement and identifies the proposed ingress/egress easement as reserved for a future road. Motion carried 5-0**

- b. Tim Vreeland, agent, requests Certified Survey Map approval for a land division at the property addressed 5308 Dogwood Road. Parcel #34.172807.009.004.00.00. Docket #2019-22.*

**Applicant was not present. Plan Commissioners opted to table this item to a future meeting.**

**NEW BUSINESS:**

- c. Wisconsin Department of Transportation, applicant, requests approval of a Correction Instrument to rescind a Trans 233 Restriction for Parcel #34.102807. 015.003.00.00, #34.102807.015.004.00.00, and #34.102807.015.005.00.00. Docket #2019-19.*

Kunst noted the Wisconsin Department of Transportation (WisDOT) received a request from property owners along Hummingbird Road (CTH R) to rescind a 50-foot setback restriction placed on their properties in 2003. He stated WisDOT agreed to remove the setback restriction from the three (3) properties identified, but is required to file a Correction Instrument with the Marathon County Register of Deeds Office after approval by the Town of Rib Mountain. Additionally, Kunst stated the 50-foot setback imposed by the State in 2003 is greater than the Town minimum setback of 45 feet identified in the Town Zoning Ordinance and thus, staff does not see an issue with the proposed Correction Instrument. Hampton asked if the 50' setback requirement is imposed on the lots north and south of the three (3) subject parcels. Kunst indicated the setback only applies to the three (3) subject parcels.

Robert Winat, Wisconsin Department of Transportation representative, gave a brief history of the imposition of Trans 233 Restrictions, noting that division of parcels in areas where access was controlled by WisDOT triggered the additional setback requirements. He noted the court system later overturned

WisDOT's ability to impose those setbacks non-State Subdivision plats and thus will file a Correction Instrument at the request of the property owner. Winat also noted that WisDOT will transfer right-of-way access restrictions to Marathon County because County Road R is maintained by the County.

Burnett confirmed the Town's 45' foot setback still applies when the WisDOT setback is removed. Kunst confirmed local zoning requirements would apply after the Correction Instrument is filed with these parcels.

**Motion by Jim Hampton, second by Ryan Burnett to recommend approval of the Correction Instrument to rescind a Trans 233 Restriction for Parcels #34.102807.015.003.00.00, #34.102807.015.004.00.00, and #34.102807.015.005.00.00, as presented. Motion carried 5-0**

*d. Riverside Land Surveying, agent, requests an amendment to the Final Plat for Stone Horizon subdivision. Parcel #34.182807.016.003.00.00. Docket #2019-20.*

Kunst indicated the applicant requests an amendment to the Final Plat for Stone Horizon Subdivision. As the developer was formalizing the stormwater management plan it became evident 'Outlot 1' needed to increase in area to encompass the required stormwater management facilities. As a result, Outlot 1 is proposed to increase to 0.383 acres and Lot 8 goes to 2.249 acres. Kunst noted Lot 8 remains compliant with the Town Zoning and Land Division Ordinances and no further changes to the Plat are proposed.

Tonia Speener asked if all noted conditions from the original plat approval are still valid. Kunst indicated they were and should be part of any recommendation for the requested amendment.

**Motion by Tonia Speener, second by Jim Hampton to recommend approval of the Final Plat Amendment for Stone Horizon subdivision, with the following conditions:**

- **A signed developers agreement covering all public improvements (street, utilities, etc.) and financial sureties.**
- **Finalized Stormwater Management Plan and/or long-term maintenance agreement approved by the Town Engineer.**
- **Finalized street plans approved by the Town Engineer.**
- **A finalized copy of any protective/restrictive covenants along with primary contact for any homeowner's association.**

**Motion carried 5-0**

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

Kunst indicated the applicant seeks Plan Commission direction on a potential rezoning application for a lot at the northeast corner of Foxglove and Wintergreen Roads for the potential construction of a residential duplex. He noted 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 and 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. Additionally, Kunst indicated the subject property could be divided and permit two (2) duplex structures, if rezoned.

Jim Vandergeest, owner, stated they are interested in building a single-story duplex on the property, with the intention of living in one unit and renting the other. Vandergeest noted they reside in Florida for the winter and would like the other tenant to watch over and maintain the property while they are away. Deana Vandergeest noted all of their commercial properties and previous residences have been well maintained and attractive and this particular property provides additional screening from the trees along Foxglove Rd.

Commissioners had the following questions, comments and concerns.

- Would a 4-plex or greater building be allowed, expressing concern for a large multi-unit development?
- Where are the nearest MR-4 zoned parcels, to help establish a duplex fit in the area?
- Would septic and well requirements be a concern based on the parcel and building size?
- How far is the parcel from the highway?
- What is the age and condition of the existing neighborhood?
- We need to look out for future development potential, because after the current owner leaves there is potential for greater development and this parcel and adjacent parcels?
- Neighborhood feedback will weigh heavily on the decision.
- New construction in the area may bring some new life and value to the older neighborhood.
- Access would need to be from Wintergreen Rd
- Building design will play a major role in how it fits the neighborhood.

Plan Commissioners were split in their opinions of the project with some feeling as though a duplex would not fit the area and others feeling it may have a place if designed properly and neighborhood feedback is taken into consideration.

#### CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Road Names – Kunst noted the Town has submitted new road names to Marathon County and they have been accepted. He anticipated implementation near the end of September or October.

#### PUBLIC COMMENT:

Robert Winat indicated that local road payments may increase as part of the new State Budget.

#### ADJOURN:

**Motion by Tonia Speener, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:07 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** July 3, 2019  
**SUBJECT:** Certified Survey Map Review

**APPLICANT:** Debbie and Jim Buck  
**PROPERTY OWNER(S):** Susan Weller, Debbie and Jim Buck

**PROPERTY LOCATION:** 5308 and 5306 Dogwood Road  
**PARCEL NUMBER:** #34.172807.009.004.00.00  
**ZONING CLASSIFICATION:** Estate Residential-1

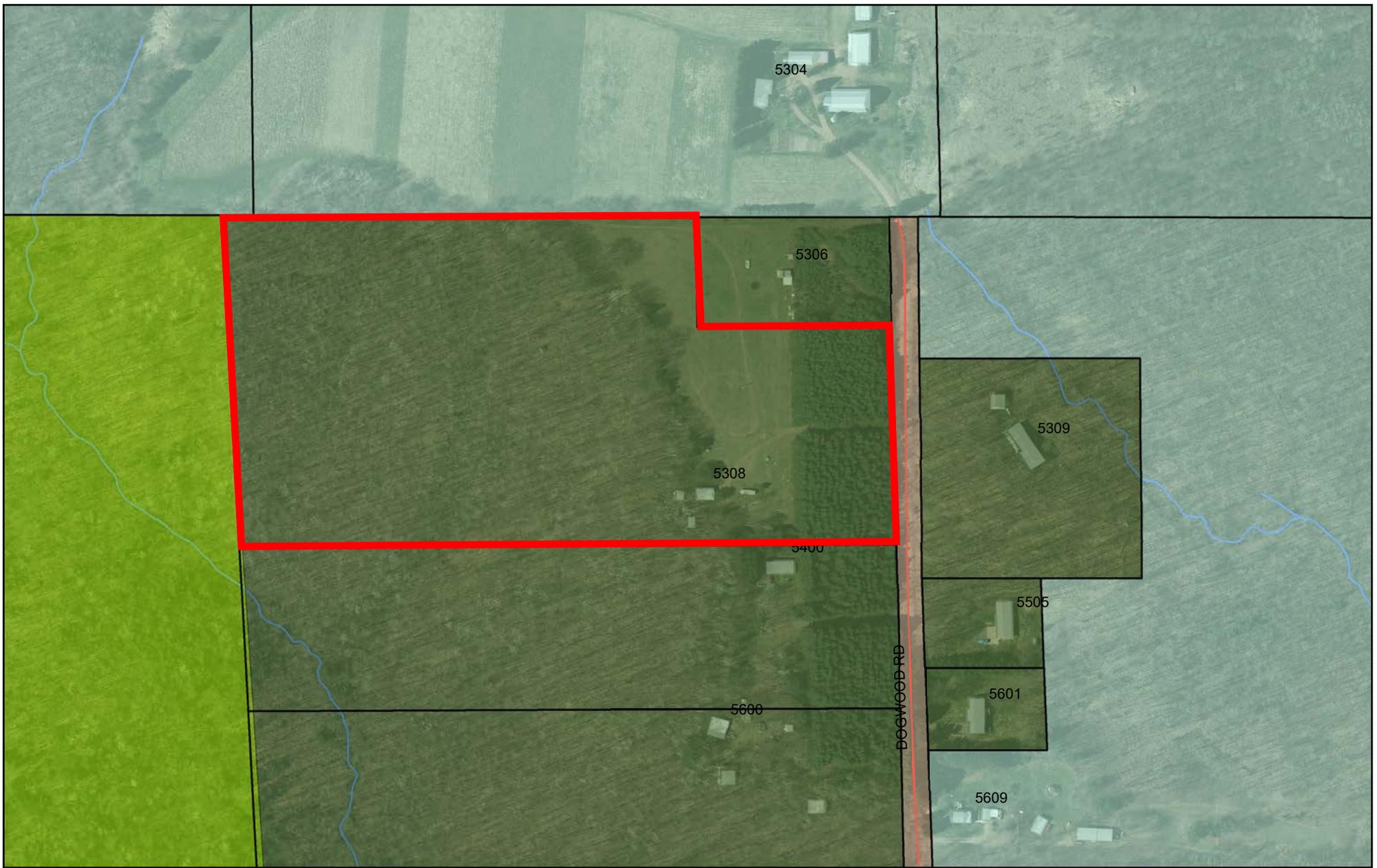
**REQUEST:** Certified Survey Map review for a land division creating three (3) residential lots.

**NARRATIVE:**

The applicant requests approval of a Certified Survey Map (CSM) to create three (3) single-family residential lots near the north end of Dogwood Road. Currently, the lands identified within the CSM include an approximately 20-acre parcel with two detached garages owned by Susan Weller and a two (2) acre parcel with a detached garage owned by Debbie and Jim Buck. The proposal calls for increasing the two-acre Buck parcel to 8.115 acres and splitting the remaining Weller parcel into two lots of 6.117 and 6.096 acres, respectively.

**POSSIBLE ACTION:**

1. Recommend approval of the Certified Survey Map request for the properties addressed 5308 and 5306 Dogwood Road, as presented.
2. Recommend approval of the Certified Survey Map request for the properties addressed 5308 and 5306 Dogwood Road, with conditions/modifications.
3. Recommend denial of the Certified Survey Map request for the properties addressed 5308 and 5306 Dogwood Road.



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

Map Printed: 7/3/2019

- Parcel Outline
- Parcel Address
- Unzoned
- CR-5ac
- Countryside Residential
- EO Estate Office

- ER-1 Estate Residential
- MR-4 Mixed Residential
- NC
- Neighborhood Commercial

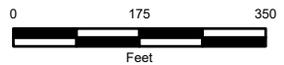
- OR Outdoor Recreation
- RA-1 Rural Agricultural
- RA-2 Rural Agricultural
- ROW

- 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
- Road Label (2017)
- Water Feature
- Water Feature

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



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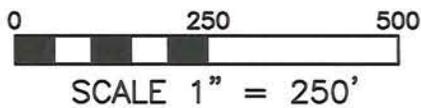
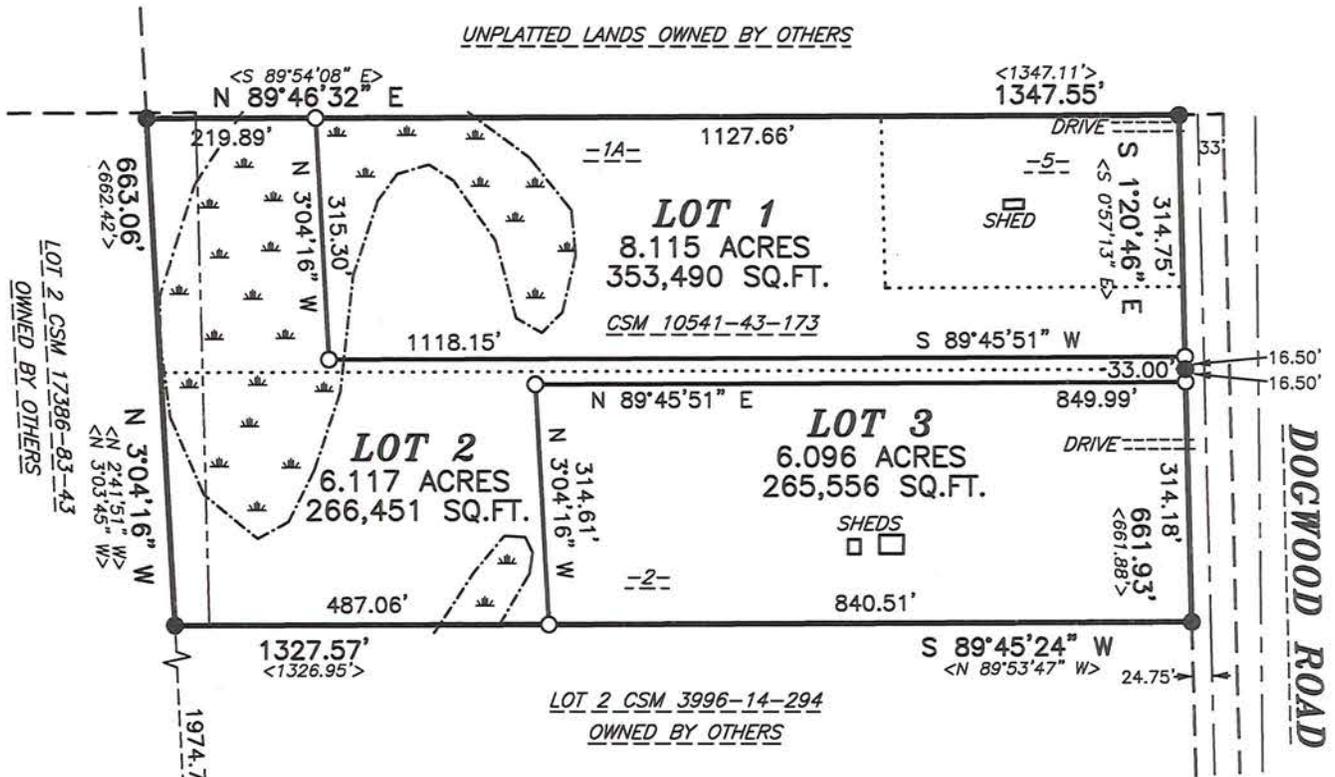
# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

LOTS 1A, 2 AND 5 OF CSM 10541-43-173, LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b>	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947 OR FAX 715-241-9826	
tim@vreelandassociates.us	
<b>OWNERS: DEBBIE BUCK &amp; JIM BUCK</b>	
FILE #: B-717-19 BUCK	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	



### LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP

--- = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.

6-24-2016



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 BEARING S 89°39'12" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

⊙ 2684.76' SOUTH WEST CORNER SECTION 17-28-7 EAST SMP SPIKE FOUND

SOUTH LINE SOUTHWEST 1/4

1342.38' S 89°39'12" W

⊙ SOUTH 1/4 CORNER SECTION 17-28-7 EAST SMP SPIKE FOUND

# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

LOTS 1A, 2 AND 5 OF CSM 10541-43-173, LOCATED IN THE NORTH  
1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH,  
RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

## SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DEBBIE BUCK AND JIM BUCK, I SURVEYED, MAPPED AND DIVIDED ALL OF LOTS 1A, 2 AND 5 OF CERTIFIED SURVEY MAP NUMBER 10541, RECORDED IN VOLUME 43 OF SURVEY ON PAGE 173, LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF RIB MOUNTAIN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



*[Handwritten Signature]*

TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 24TH DAY OF JUNE, 2019  
SURVEY PERFORMED JUNE 19TH, 2019

APPROVED FOR RECORDING UNDER  
THE TERMS OF THE MARATHON  
COUNTY LAND DIVISION REGULATIONS.

BY \_\_\_\_\_

DATE \_\_\_\_\_  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.  
CPZ TRACKING NO \_\_\_\_\_

REVIEWED AND APPROVED FOR  
RECORDING BY THE TOWN OF RIB  
MOUNTAIN.

DATE: \_\_\_\_\_

\_\_\_\_\_  
TOWN OF RIB MOUNTAIN

I, *[Handwritten Signature]*  
CITY OF WAUSAU, ZONING ADMINISTRATOR  
BEING DULY APPOINTED BY THE COMMON  
COUNCIL, DO HEREBY CERTIFY THAT THE  
ATTACHED CERTIFIED SURVEY MAP HAS BEEN  
REVIEWED AND THERE ARE NO OBJECTIONS  
TO RECORDING THIS CERTIFIED SURVEY MAP  
IN THE REGISTER OF DEEDS OFFICE.

DATE 7/1/2019

**REPORT TO PLANNING COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** July 17, 2019  
**SUBJECT:** Conditional Use Review – Quality Inn Patio Project

**REQUEST:** Conditional Use approval for an outdoor bar and dining area at the Quality Inn hotel.

**APPLICANT:** Midway Hotel Club LLC, owner

**PROPERTY ADDRESS(S):** 2901 Hummingbird Road  
**PARCEL #(S):** 34.102807.005.028.00.00

**CURRENT ZONING:** Suburban Office (SO)  
**ADJACENT ZONING:** SO (South & West); ROW (North, East, & West)

**NARRATIVE:**

The applicant seeks conditional use approval for a patio at the Quality Inn to allow for an outdoor bar and dining area. The overall project includes converting an existing window into an entrance door and serving window accessing a proposed 48-foot by 84-foot (4,032 ft.<sup>2</sup>) concrete patio and installation of a new cooler unit. The patio is proposed to be enclosed by a six-foot (6) tall, black metal fence and include four (4) gas fire rings, seating for 40, and a number of new landscaping planters. The proposal also calls for removing 14 parking stalls and relocating two (2) handicap parking stalls. The subject property would continue to offer 320 total parking stalls, which is still in excess of code requirements. As proposed, the patio will be open from 4:00 PM until 10:00 PM and be lit by five (5) lanterns, similar in style those existing onsite.

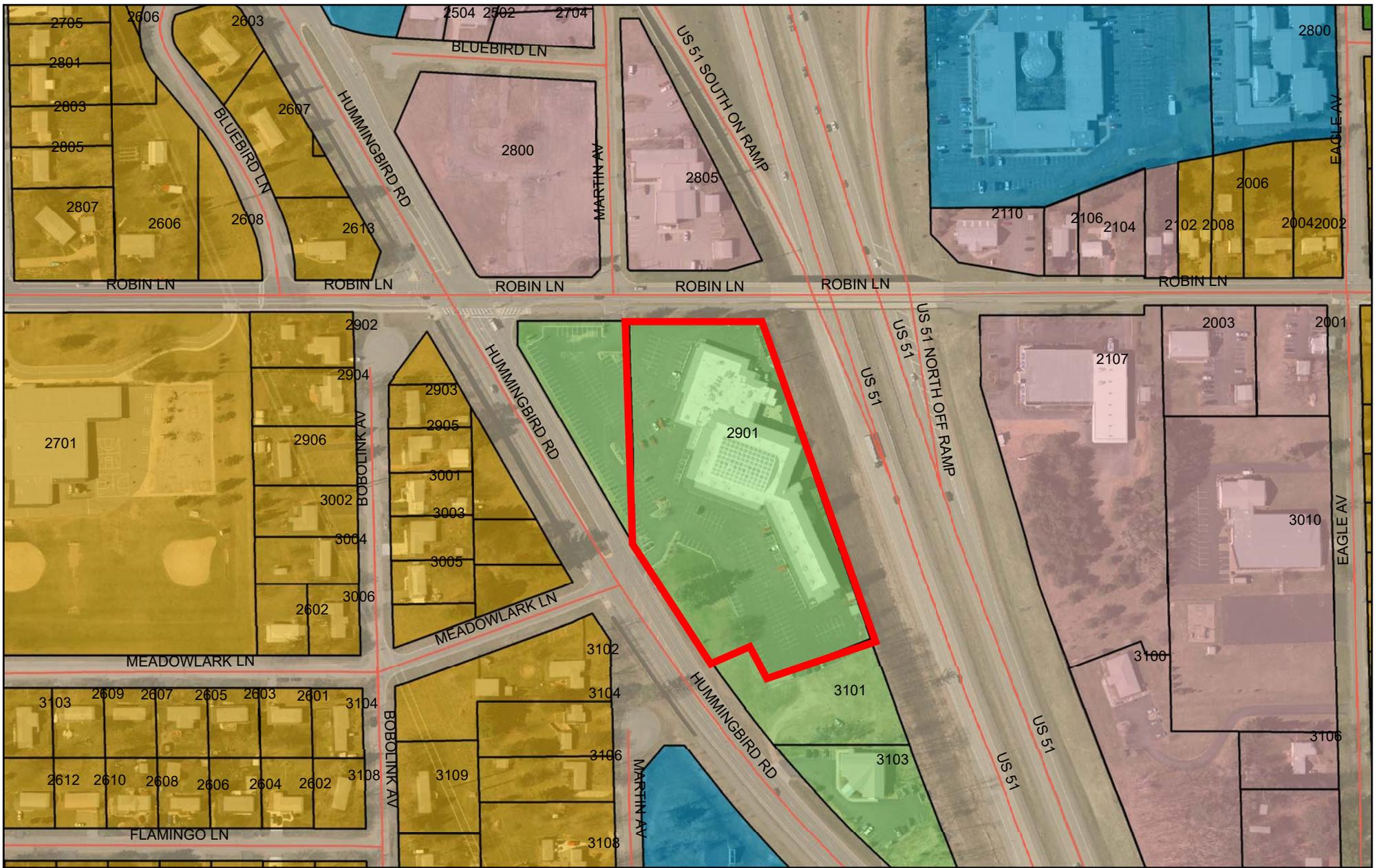
Outdoor bar and dining spaces are not specifically referenced within the Town’s Zoning Ordinance; therefore, the request is handled as an ‘Unclassified Use,’ per RMMC Section 17.056(9)(e). This Section does not identify any specific conditions, as each proposal is handled on a case by case basis. Most of the existing outdoor dining areas within the Town were incorporated as part of Unified Development District projects.

**ADDITIONAL CONSIDERATIONS:**

- Proposed cooler unit should be screened if located outside of the building

**POSSIBLE ACTION:**

1. Approve the conditional use request for an outdoor bar and dining area at the property addressed 2901 Hummingbird Road, as presented.
2. Approve the conditional use request for an outdoor bar and dining area at the property addressed 2901 Hummingbird Road, with conditions/modifications.
3. Deny the conditional use request for an outdoor bar and dining area at the property addressed 2901 Hummingbird Road.



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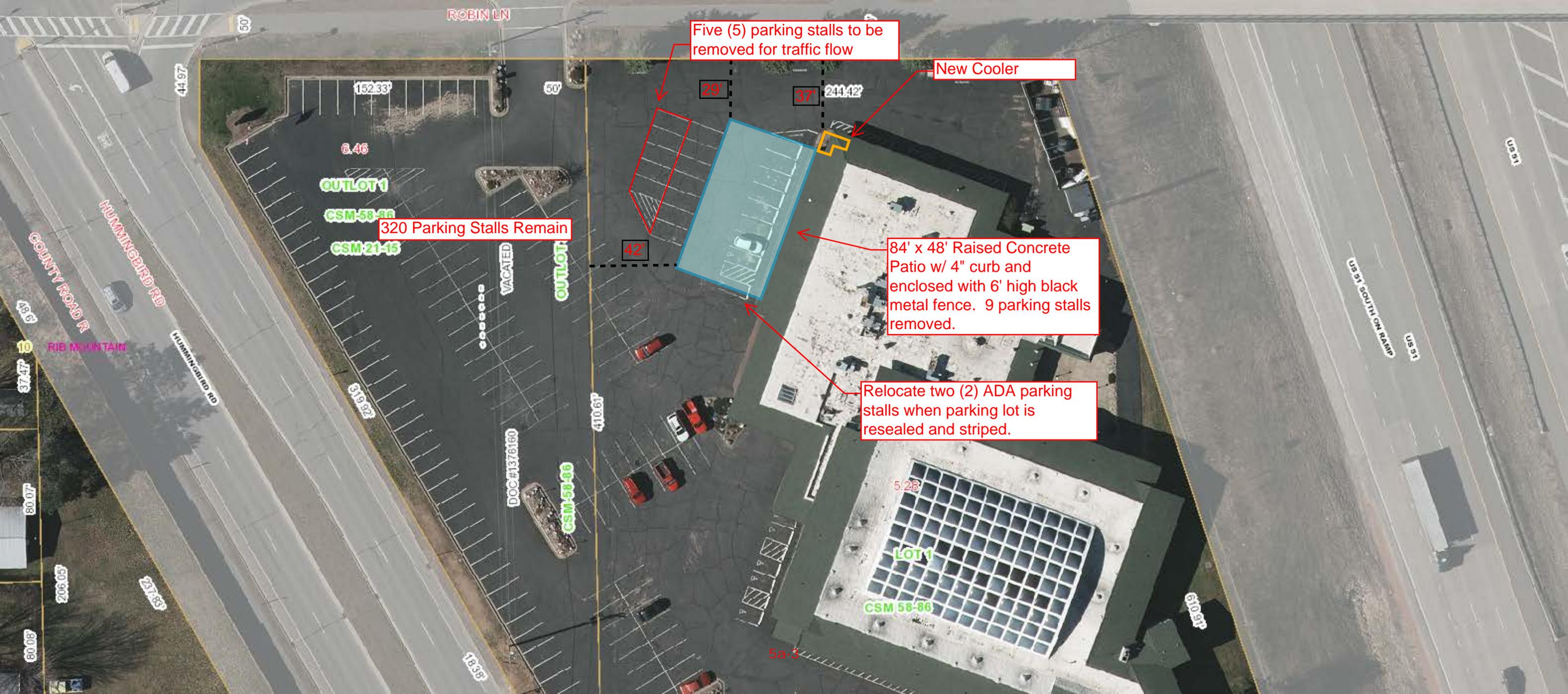
Prepared by:  
**mi-TECH**  
 www.mi-tech.us

Map Printed: 7/16/2019

<ul style="list-style-type: none"> <li>▭ Parcel Outline</li> <li>▭ Parcel Address</li> <li>▭ Unzoned</li> <li>▭ CR-5ac</li> <li>▭ Countryside Residential</li> <li>▭ EO Estate Office</li> </ul>	<ul style="list-style-type: none"> <li>▭ ER-1 Estate Residential</li> <li>▭ MR-4 Mixed Residential</li> <li>▭ NC</li> <li>▭ Neighborhood Commercial</li> </ul>	<ul style="list-style-type: none"> <li>▭ OR Outdoor Recreation</li> <li>▭ RA-1 Rural Agricultural</li> <li>▭ RA-2 Rural Agricultural</li> <li>▭ Agricultural</li> <li>▭ ROW</li> </ul>	<ul style="list-style-type: none"> <li>▭ RR Rural Residential</li> <li>▭ SC Suburban Commercial</li> <li>▭ SI Suburban Industrial</li> <li>▭ SO Suburban Office</li> </ul>	<ul style="list-style-type: none"> <li>▭ SR-2 Suburban Residential</li> <li>▭ SR-3 Suburban Residential</li> <li>▭ UC Urban Commercial</li> <li>▭ UDD Unified Development</li> </ul>	<ul style="list-style-type: none"> <li>▭ UR-8 Urban Residential</li> <li>▭ Building Outline</li> <li>▭ Road Label (2017)</li> <li>▭ Water Feature</li> <li>▭ Water Feature</li> </ul>	<ul style="list-style-type: none"> <li>▭ Red: Band_1_0</li> <li>▭ Green: Band_2</li> <li>▭ Blue: Band_3</li> </ul>
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ROBIN LN

50'

44.97'

152.83'

50'

29'

37'

244.42'

6.45

OUTLOT 1

CSM-58-88

CSM-21-15

320 Parking Stalls Remain

VACATED

OUTLOT 2

42'

New Cooler

84' x 48' Raised Concrete Patio w/ 4" curb and enclosed with 6' high black metal fence. 9 parking stalls removed.

Relocate two (2) ADA parking stalls when parking lot is resealed and striped.

Five (5) parking stalls to be removed for traffic flow

COUNTY ROAD R

HUMMINGBIRD RD

HUMMINGBIRD RD

43.6'

37.47'

80.07'

206.05'

80.08'

RIB MOUNTAIN

DOC #1376160

CSM-58-86

410.61'

319.92'

5.28'

LOT 1

CSM 58-86

610.97'

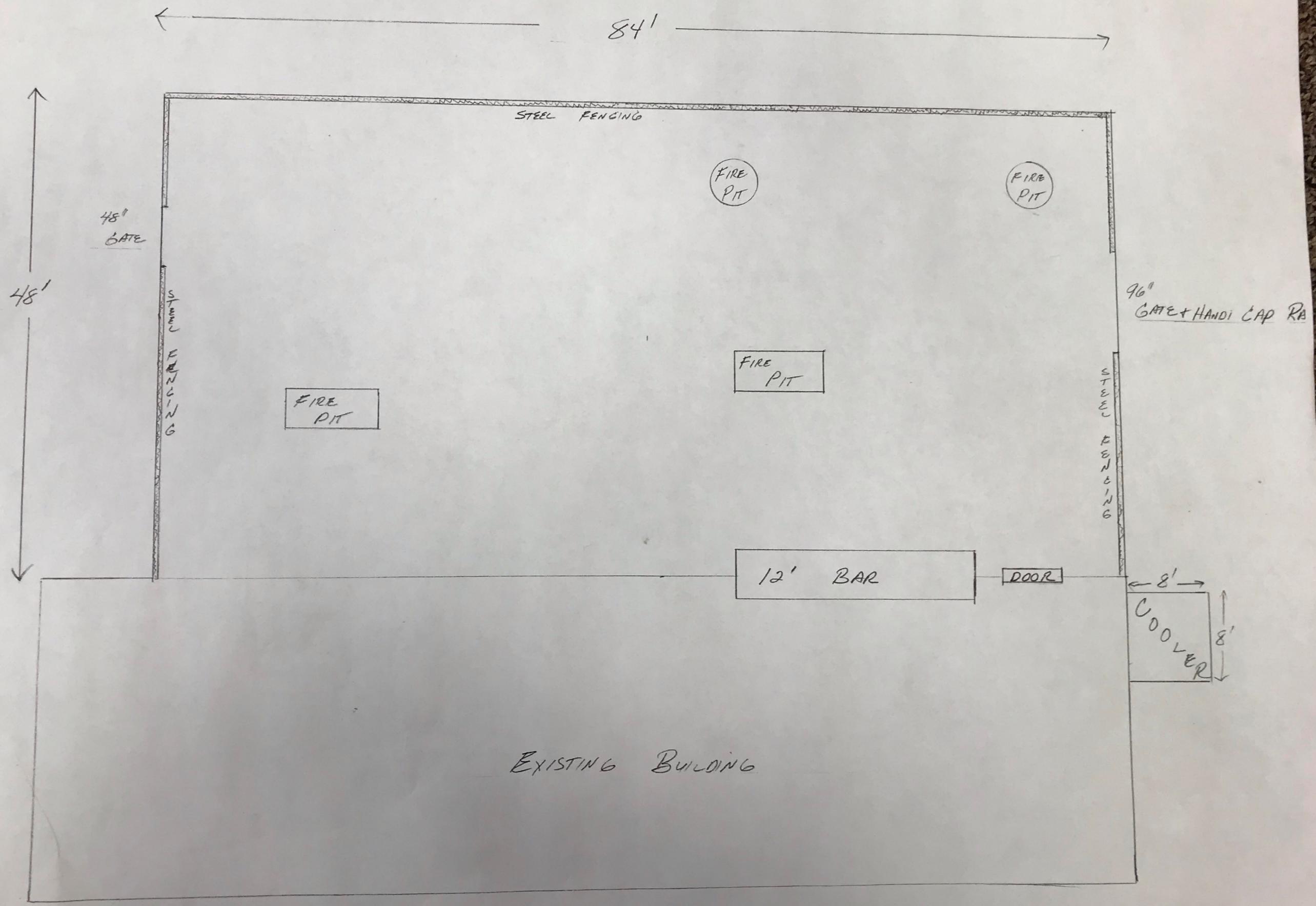
US 51 SOUTH ON RAMP

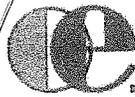
US 51

US 51

Sa-5

Tony DASSAN





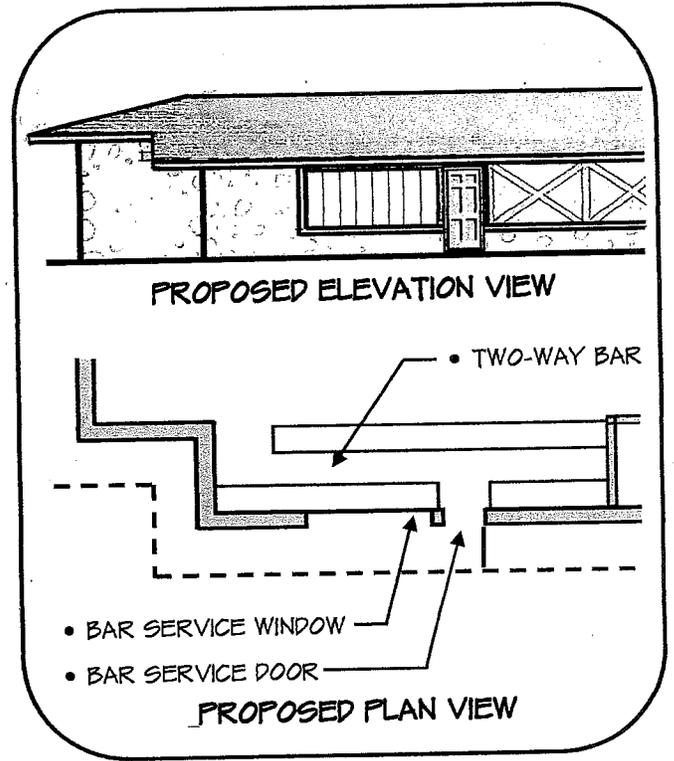
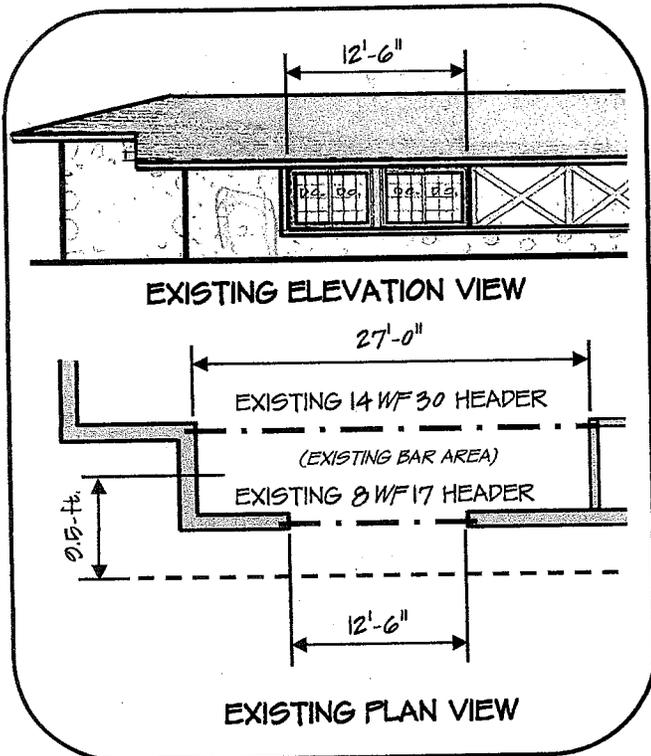
# Opatik Engineering, LLC

308 S. 39<sup>th</sup> Avenue Wausau, WI 54401  
Phone: (715) 212-9174 Email: opatikf@gmail.com

Frank B. Opatik, P.E. Structural Engineer

PAGE 1 OF 2  
DATE: 06/22/2019

**PROJECT:** QUALITY INN WINDOW/DOOR HEADER  
**LOCATION:** WAUSAU, WI  
**COMMENTS:** VERIFY EXISTING 8 WF 17 STEEL BEAM HEADER



### GENERAL COMMENTS:

1. THE PURPOSE OF MY INVESTIGATION IS TO VERIFY THE STRUCTURAL INTEGRITY OF THE EXISTING 8 WF 17 STEEL BEAM HEADER SPANNING THE 12'-6" OPENING, WHICH WILL ACCOMMODATE THE PROPOSED BAR SERVICE WINDOW AND EXTERIOR SERVICE DOOR FOR THE OUTDOOR PATIO.
2. APPLIED ROOF LOAD ON 8 WF 17 STEEL BEAM HEADER:
  - A. LIVE LOAD..... 40 PSF X 9.5' = 380 PLF
  - B. DEAD LOAD..... 20 PSF X 9.5' = 190 PLF
  - C. DEFLECTION..... L/360 LIVE LOAD AND L/240 TOTAL LOAD
  - D. REFERENCE PAGE 2 FOR STRUCTURAL CALCULATIONS
3. THE LOCAL CONTRACTOR AND/OR OWNER SHALL PROVIDE THE SPECIFICATIONS FOR THE SERVICE WINDOW & SERVICE DOOR.
4. I hereby certify that the 8 WF 17 steel beam header will safely support the applied roof loads.

*Frank B. Opatik*  
 FRANK B. OPATIK  
 REGISTERED PROFESSIONAL ENGINEER

JUNE 22, 2019  
 (DATE)



A



4

5a-6

ⓑ



ⓑ

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** July 16, 2019  
**SUBJECT:** Electronic Message Sign Standards

**NARRATIVE:**

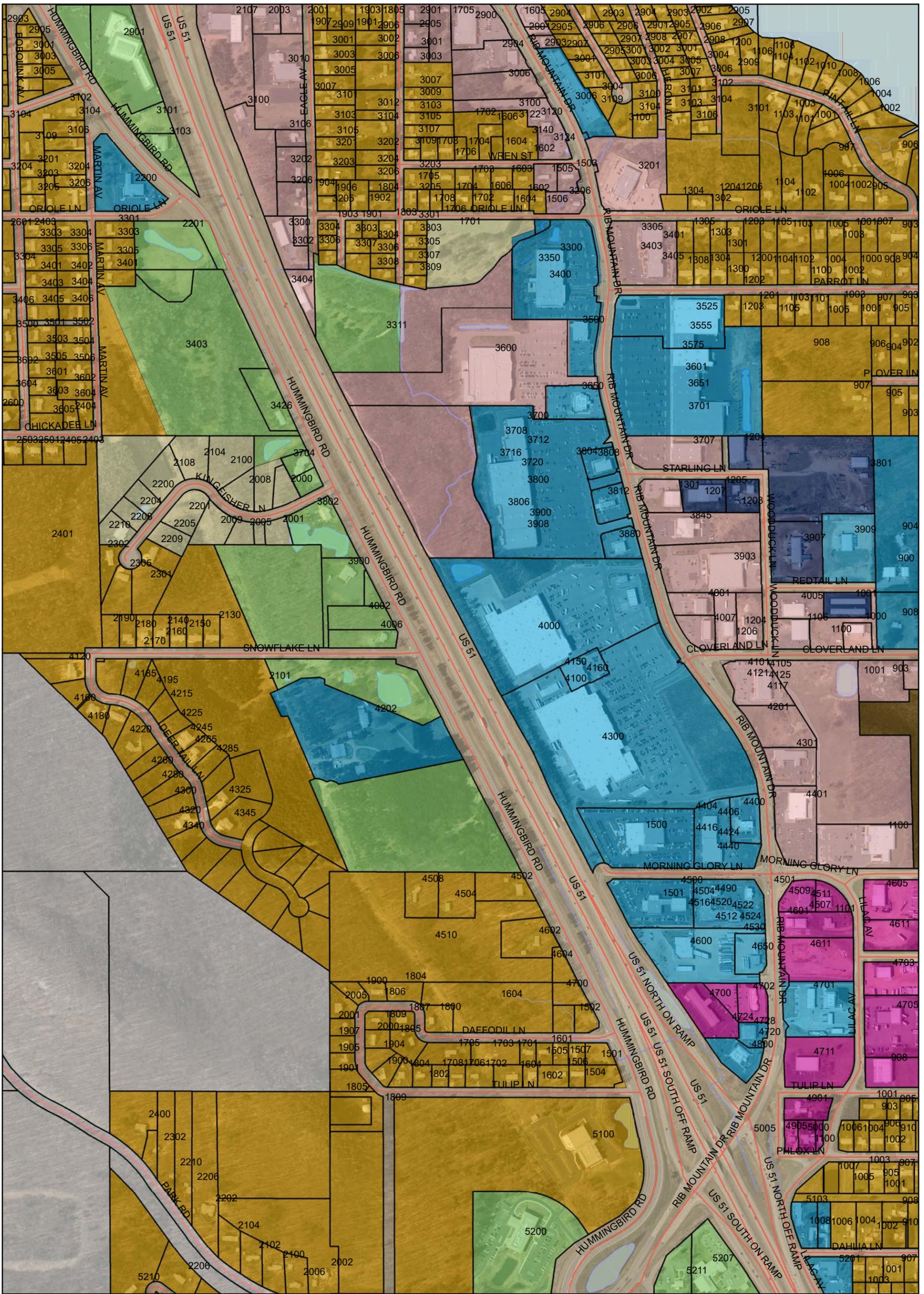
In 2016 the Plan Commission worked diligently on updating the Town’s regulatory framework related to electronic messaging / digital reader board signs. Prior to 2016 these types of signs were considered as conditional uses in all zoning districts and did not included specific standards. One of the updated standards adopted in 2016 limited the zoning districts eligible for electronic messaging signs to Urban Commercial, Suburban Commercial, Suburban Residential-3, and the Unified Development Districts. Staff has recently received input from sign companies and prospective businesses interested in installing electronic messaging signs in the Suburban Office (SO) zoning district as well. Currently, the code prohibits this and staff is looking for direction from the Plan Commission as to whether this is the preferred outcome.

**ELECTRONIC MESSAGE SIGN REQUIREMENTS: (CR. #2016-10)**

- (a) Electronic message signs are only permitted through issuance of a conditional use permit per Section 17.225 and may only be installed as an integral and subordinate portion of a monument or pylon sign configurations (and not a wall, projecting, window or any other sign configuration).
- (b) Electronic message signs may be permitted as a conditional use, per Section 17.225, within the UC, SC, and SR-3 zoning districts, or part of an approved UDD project.
- (c) No electronic message signs shall be permitted within 100 feet of a neighboring residential zoning district.
- (d) Electronic message signs shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake, or include any other form of movement or motion during the message interval.
- (e) The message interval, or the minimum amount of time a message is required to be displayed, shall not be less than the following:
  - 1. 10 seconds for properties within the USH 51 and STH 29 Overlay District (per Section 17.039).
  - 2. 30 seconds for properties outside of the USH 51 and STH 29 Overlay District.
- (f) The electronic message sign area or display face shall be included in the calculation of sign measurement and shall not exceed 50 percent of total sign area (per Section 17.213(3)(b)(l) - Sign Measurement).
- (g) Electronic message signs shall be equipped with a sensor or other device programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e., sunrise to sunset) and night time hours (i.e., sunset to sunrise).
- (h) The electronic message sign shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction.

**POSSIBLE ACTION:**

1. Recommend amending RMMC Section 17.214(3) - Electronic Message Sign Requirements.
2. Recommend maintaining RMMC Section 17.214(3) - Electronic Message Sign Requirements, as is.
3. Refer item back to staff for additional consideration.



<ul style="list-style-type: none"> <li>Parcel Outline</li> <li>Parcel</li> <li>Unzoned</li> <li>CR-5ac</li> <li>Countryside Residential</li> <li>EO Estate Office</li> <li>ER-1 Estate Residential</li> </ul>	<ul style="list-style-type: none"> <li>MR-4 Mixed Residential</li> <li>NC</li> <li>Neighborhood Commercial</li> <li>OR Outdoor Recreation</li> <li>RA-1 Rural Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>RA-2 Rural Agricultural</li> <li>ROW</li> <li>RR Rural Residential</li> <li>SC Suburban Commercial</li> <li>SI Suburban Industrial</li> </ul>	<ul style="list-style-type: none"> <li>SO Suburban Office</li> <li>SR-2 Suburban Residential</li> <li>SR-3 Suburban Residential</li> <li>UC Urban Commercial</li> <li>UDD Unified Development</li> </ul>	<ul style="list-style-type: none"> <li>UR-8 Urban Residential</li> <li>Building Outline</li> <li>Road Centerline</li> <li>Road Label (2017)</li> <li>Water Feature</li> <li>Water Feature</li> <li>Red: Band_1</li> </ul>	<ul style="list-style-type: none"> <li>Green: Band_2</li> <li>Blue: Band_3</li> </ul>
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Prepared by: **mi-TECH**  
www.mi-tech.us

Map Printed: 7/16/2019

0 250 500 Feet

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