



# **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, September 27<sup>th</sup>, 2017; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** 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 9-13-2017 Plan Commission meetings.**
- 4.) Public Hearing(s):
  - a. **Robert Alexejun, applicant, requests conditional use approval for the outdoor display of product for sale at the property addressed 3404 Eagle Avenue. Per RMMC Section 17.056(4)(d) – Outdoor Display. Parcel 34.102807.008.002.00.00. Docket #2017-30.**
- 5.) Certified Survey Map Review
  - a. **Tim Vreeland, applicant, requests certified survey map approval for the property addressed 7304 and 7306 Blueberry Lane, Parcel #34.212807.012.009.00.00. Docket #2017-33.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
September 13, 2017

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

MINUTES:

**Motion by Tom Steele, second by Laura McGucken to approve the minutes of the August 23, 2017 Plan Commission meeting as presented. Motion carried 4-0.**

CERTIFIED SURVEY MAPS:

- a. *Eric Sneider, owner, requests certified survey map approval for the property addressed 2706 Chickadee Lane, Parcel #34.102807.007.036.00.00. Docket #2017-31.*

Steve Kunst, Community Development Director, opened with an image of the current lot layout and a presentation of the requested Certified Survey Map. Kunst noted the application is to create a lot with the existing home and two undevelopable outlots. The intent is for the applicant to sell the home to a family member and retain the remaining land for future development opportunities, should they be combined with an adjacent parcel to the east which would have access from Bobolink Ave.

Commissioners questioned the need for road frontage and the difference between a lot and an outlot. Kunst noted road frontage and minimum lot widths apply to developable parcels, but because the proposed parcels are created as outlots, they are not required to meet those same requirements.

Ryan Burnett asked what the ideal lot layout would have been to create a conforming developable lot. Kunst indicated from the Town's requirements, Outlot 1 could have been 10' wider and combined with Outlot 2 to allow for a narrow driveway and provided the new lot frontage. Kunst also noted, a 20' frontage width would not meet Marathon County's standards; thus, the applicant and surveyor chose to create the outlots. The County required an Outlot Restriction note be placed on the CSM indicating neither lot can be improved until they come into conformance.

Eric Sneider, applicant, noted he understands the development restrictions which would be created with this request. Commissioners discussed the idea of requiring a similar Outlot Restriction note on the CSM and agreeing the note is a good idea to inform any potential owner.

**Motion by Laura McGucken, second by Tom Steele to recommend approval of the certified survey map for the property addressed 2706 Chickadee Lane conditioned upon the addition of a Town note on the face of the CSM indicating the outlots do not meet Town standards and cannot be improved until they come into compliance. Motion Carried 4-0**

OLD BUSINESS:

- a. *Discussion on the Rib Mountain Comprehensive Plan Update Project; specifically, Transportation, Economic Development, and Intergovernmental Cooperation. Docket #2017-05.*

Darryl Landeau, Senior Planner for the Regional Planning Commission, gave a brief recap of items discussed in the previous Comprehensive Plan meetings and noted he would like to address the Goals, Objectives and Issues related to Transportation, Economic Development and Intergovernmental Cooperation in this meeting. The items discussed for each of those topics are as follows:

*Transportation*

- Make a statement about local bus service and the resident survey indicating the lack of interest in providing it.
- Concerns about transportation funding
- Consider a southern connection to Rothschild or Kronenwetter, potentially at Foxglove and Military
- Consider the possibility to provide Park & Ride facilities near the County Rd N and NN exits from Hwy 39/51.
- Maximize parking opportunities for users of local recreational facilities
- Address concerns about traffic and pedestrian safety on County Road KK
- Highlight the desire for increased bike transportation opportunities throughout Town
- Address trail connection and traffic interactions with future commercial development near Rib Mountain Drive
- Work on trail connectivity to provide additional safety and functionality
- Continue working with Marathon County and other local agencies to provide for local law enforcement
- Consider maximizing current Town equipment and land for road projects (plow trucks for hauling base/gravel for road projects, or a Town non-metallic mine)

*Economic Development*

- Promote redevelopment of properties east of Kwik Trip
- Consider increased aesthetic requirements for buildings which have multiple road frontages (Improvements to the rear of such buildings)
- Remove statement related to proactively zoning properties for commercial use.
- Bring vitality to lakeshore areas by providing boat access to commercial uses
- Specify the appropriate use of TIF districts

- Consider long term retail trends and potential uses for larger commercial spaces when reviewing the land use chapters.
- Identify areas for commercial development to maintain a balance between residential, recreational and commercial activities

*Intergovernmental Cooperation*

- Continue to work with Marathon County and adjacent municipalities to provide and improve law enforcement services
- Work with Marathon County and other agencies to help resolve N. Lakeshore Drive floodplain concerns
- Address Economic Development agreement with adjacent communities

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Non-Metallic Mining Approvals – Kunst noted the Town Board approved both of the non-metallic mines as recommended at the previous Plan Commission Meeting, with additional conditions related to dust and soil tracking.

Countywide Addressing – Kunst informed Plan Commission members the Town’s lawsuit regarding the Countywide Addressing project was denied by the Circuit Court Judge and the Town Board has not yet made a decision about appealing the decision.

Hilton Garden Inn – Kufahl indicated the State’s Commercial Building Inspector made his final inspections and is waiting for additional documentation from the designer, and the Town will be conducting its Zoning inspection this coming Friday in anticipation of a Thursday, September 21<sup>st</sup> opening.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 8:36 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

**REPORT TO PLANNING COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** September, 22 2017  
**SUBJECT:** Outdoor Display – Hunting Blind

**REQUEST:** Conditional Use approval for an Outdoor Display Use at the property addressed 3404 Eagle Avenue.

**PROPERTY OWNER:** Richard Austin  
**APPLICANT:** Robert Alexejun

**PROPERTY ADDRESS(S):** 3404 Eagle Avenue  
**PARCEL #(S):** 34.102807.008.002.00.00

**CURRENT ZONING:** Suburban Commercial (SC)  
**ADJACENT ZONING:** Suburban Office (East); SC (North); DOT Right-of-Way (South & West)

**NARRATIVE:**

The applicant seeks Plan Commission approval for the display of a hunting blind for sale along with a sign displaying only a phone number (see below). The applicant attended a pre-application conference with the Plan Commission on this concept in June of 2017. The RMMC identifies Outdoor Display as a conditional use in the Suburban Commercial zoning district. Specific provisions associated with outdoor display are detailed below, with corresponding staff responses in **bold print**.



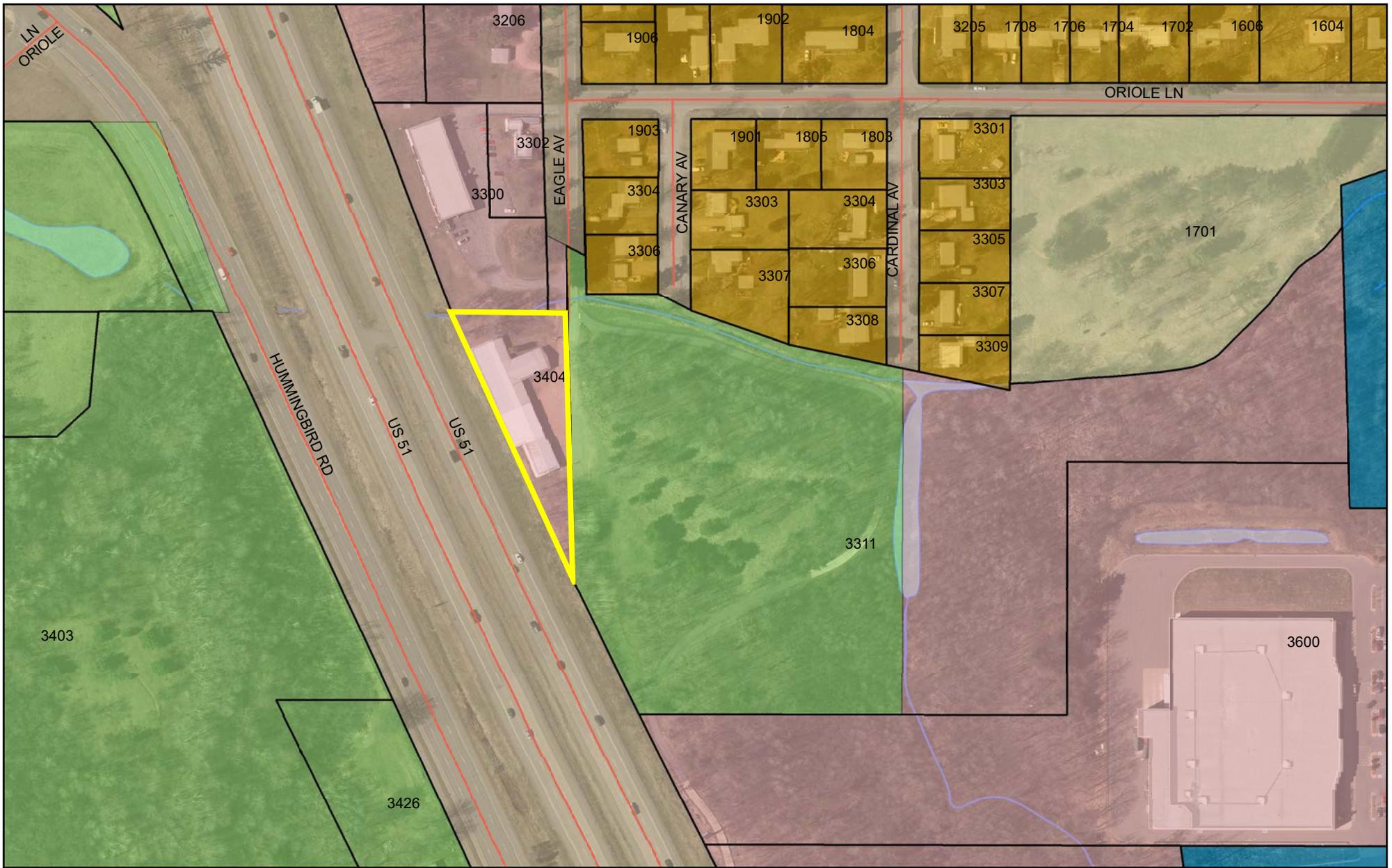
**OUTDOOR DISPLAY STANDARDS:**

- a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.  
**Not applicable, as the property does not contain any permanently protected green space areas (e.g. wetlands), required landscape areas, or bufferyards.**

- b. The display of items shall not be permitted within required setback areas for the principal structure.  
**The minimum setback to the front or street yard for the principal structure in this instance is 45 feet, due to the increased right-of-way of the interstate. The existing, vacant structure on the property is legally nonconforming to the Town's minimum setback requirement.**
- c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 17.174. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.  
**The proposal does not appear to impact the parking lot of the existing structure as the intent is for the display to face the interstate. Further, the proposal does not call for occupying the structure.**
- d. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delineated by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.  
**The potential display areas appear to be greater than 10 feet from both parking and vehicle circulation areas.**
- e. Signs, screenage, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.  
**The potential display areas do not appear to interfere with traffic visibility, either vehicular or pedestrian.**
- f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within 10 calendar days of the removal of the goods.  
**This is an enforcement item requiring no Plan Commission action at this time.**
- g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed under the provisions of this land use.  
**This is an enforcement item requiring no Plan Commission action at this time.**
- h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property.  
**Not applicable as the subject property is not adjacent to any residentially zoned property.**

**POSSIBLE ACTION:**

1. Recommend approval of the conditional use application for Outdoor Display at the property addressed 3404 Eagle Avenue, as presented
2. Recommend approval of the conditional use application for Outdoor Display at the property addressed 3404 Eagle Avenue, with conditions/modifications.
3. Recommend denial of the conditional use application for Outdoor Display at the property addressed 3404 Eagle Avenue.



4a-3

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Prepared by:  
**mi-TECH**  
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Map Printed: 9/22/2017

Parcel Outline	EO Estate Office Residential	OR Outdoor Recreation	RR Rural Residential	SR-2 Suburban Residential	UR-8 Urban Residential
Parcel Address	ER-1 Estate Residential	RA-1 Rural Agricultural	SC Suburban Commercial	SR-3 Suburban Residential	Building Outline
<b>Zoning Districts</b>	MR-4 Mixed Residential	RA-2 Rural Agricultural	SI Suburban Industrial	UC Urban Commercial	Road Centerline
Unzoned	CR-5ac Countryside Residential	NC Neighborhood Commercial	SO Suburban Office	UDD Unified Development	Water Feature

0 135 270  
Feet

N

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**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** September 22, 2017  
**SUBJECT:** Certified Survey Map Review

**APPLICANT:** Judith Kovach, owner

**PROPERTY ADDRESS(S):** 7304 & 7306 Blueberry Lane  
**PARCEL #:** #34.212807.012.009.00.00.

**REQUEST:** Certified Survey Map (CSM) approval to divide existing duplex on one parcel into separate parcels each containing a dwelling unit.

**CURRENT ZONING:** Mixed Residential - 4 (MR-3)  
**FUTURE LAND USE DESIGNATION:** Residential  
**ADJACENT ZONING:** MR-4 (North, South, & West), SR-3 (East)

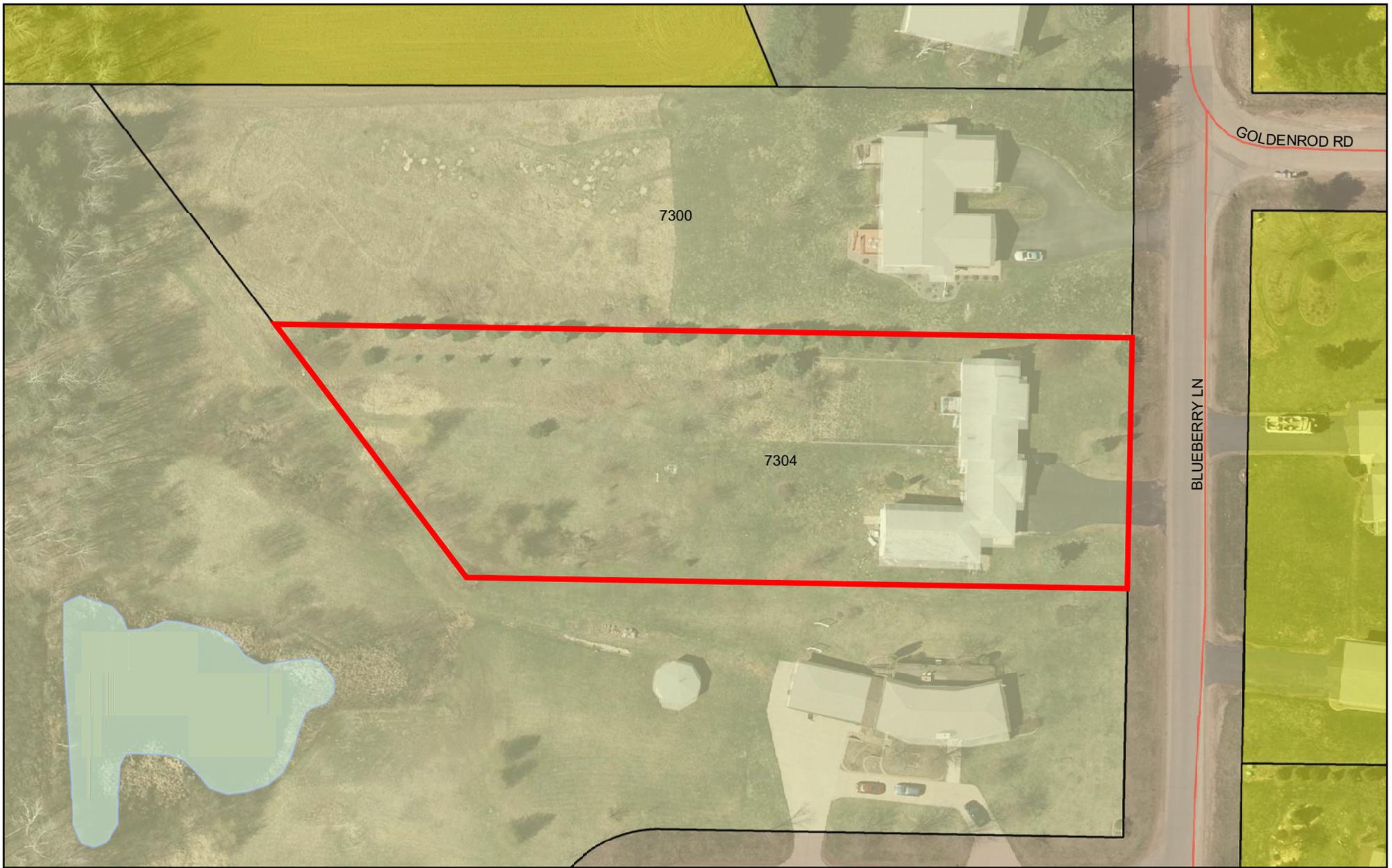
**NARRATIVE:**

The applicant seeks Plan Commission approval of a CSM splitting an existing duplex with two dwelling units on a single parcel into two separate parcels, each containing a dwelling unit (see attached survey). The Town’s Zoning Ordinance permits this form of development within the MR-4 district; however, the proposal calls for the southern most parcel to have 48.2’ of width at the front setback line (35’ from the ROW line). The Town’s Zoning Ordinance requires a minimum of 50’ of width.

Rib Mountain Municipal Code (RMMC) Section 17.252 – *Zoning Administrator*, provides the Zoning Administrator the authority to grant “Minor Variations” of up to five (5) percent from dimensional requirements (setbacks, height, and area). The proposal would meet this provision as the 1.8’ the proposal is short represents 3.6% from the zoning code standard. At the time of this report, staff is awaiting clarification from legal counsel as to whether this provision is also available to the Plan Commission and/or Town Board, as staff cannot approve a CSM creating a new parcel.

**POSSIBLE ACTION:**

1. Approve the Certified Survey Map, as presented
2. Approve the Certified Survey Map, with conditions/modifications
3. Deny the Certified Survey Map



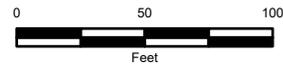
5a-2

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

Map Printed: 9/22/2017

- |                         |                                |                            |                        |                           |                        |
|-------------------------|--------------------------------|----------------------------|------------------------|---------------------------|------------------------|
| 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       |
| <b>Zoning Districts</b> | MR-4 Mixed Residential         | RA-2 Rural Agricultural    | SI Suburban Industrial | UC Urban Commercial       | Road Centerline        |
| Unzoned                 | CR-5ac Countryside Residential | NC Neighborhood Commercial | SO Suburban Office     | UDD Unified Development   | Water Feature          |
| ROW                     |                                |                            |                        |                           |                        |



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# CERTIFIED SURVEY MAP

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

ALL OF LOT 14 OF CSM 5579-20-172, LOCATED IN THE SOUTHEAST  
1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 NORTH,  
RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

WEST QUARTER CORNER  
SECTION 21-28-7 EAST  
SMP SPIKE FOUND



BEARINGS REFERENCED TO THE  
EAST - WEST QUARTER LINE  
BEARING S 89°31'04" E PER  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) NAD83 (2011)

SHEET 1 OF 2 SHEETS

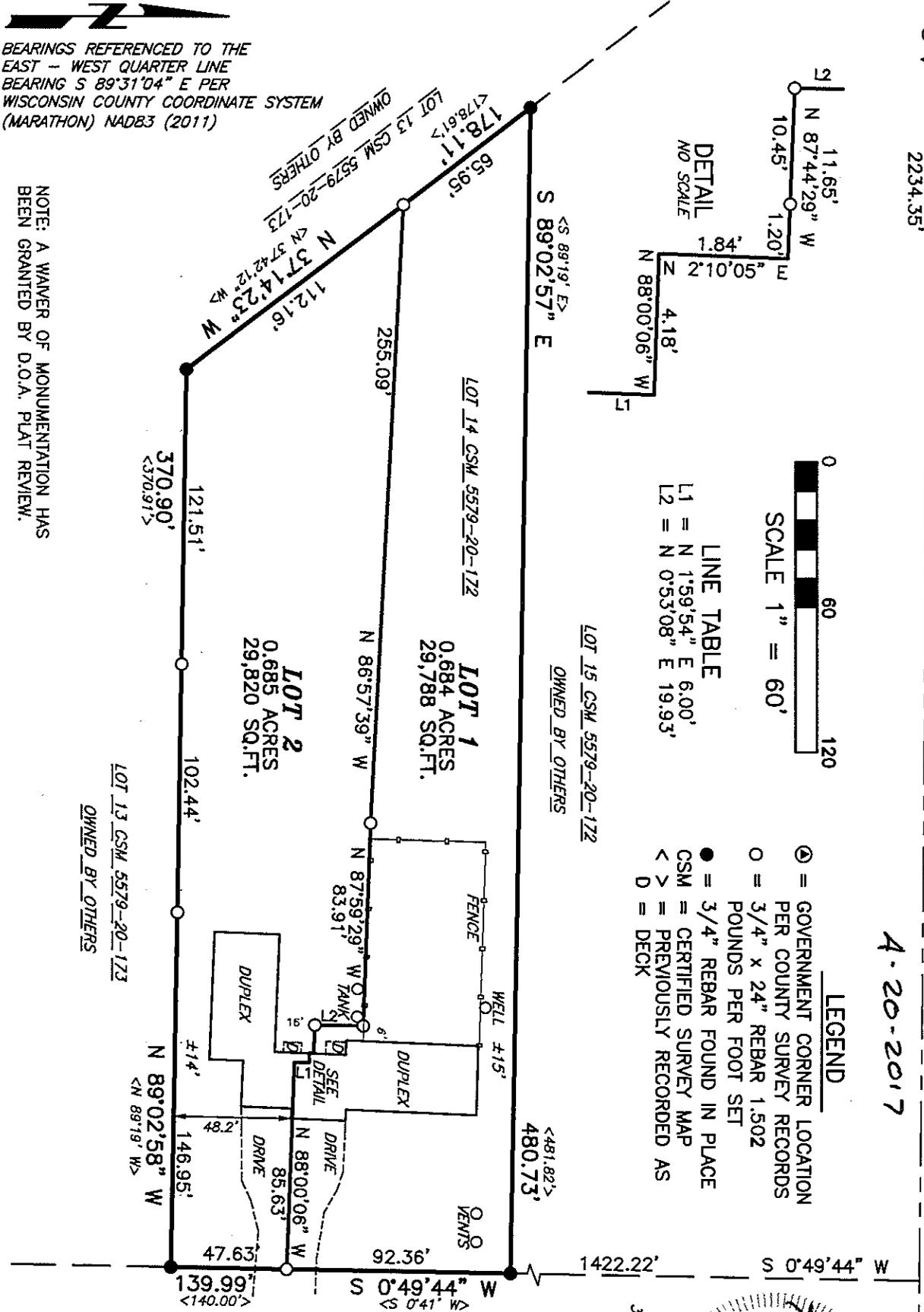
S 89°31'04" E  
2234.35'

EAST - WEST QUARTER LINE

4-20-2017

5253.23'

EAST QUARTER CORNER  
SECTION 21-28-7 EAST  
SMP SPIKE FOUND



DETAIL  
NO SCALE

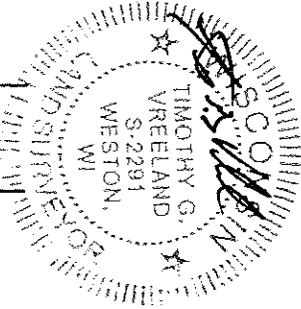


LINE TABLE  
L1 = N 1°59'54" E 6.00'  
L2 = N 0°53'08" E 19.93'

- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
  - = 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET
  - = 3/4" REBAR FOUND IN PLACE
  - CSM = CERTIFIED SURVEY MAP
  - < > = PREVIOUSLY RECORDED AS
  - D = DECK

NOTE: A WAIVER OF MONUMENTATION HAS  
BEEN GRANTED BY D.O.A. PLAT REVIEW.

**BLUEBERRY LANE**



# CERTIFIED SURVEY MAP

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

ALL OF LOT 14 OF CSM 5579-20-172, LOCATED IN THE SOUTHEAST  
1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, 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 TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: <b>JUDITH KOVACH</b>
FILE #: K-426 KOVACH	DRAFTED BY: TIMOTHY G. VREELAND DRAWN BY: TIMOTHY G. VREELAND

SHEET 2 OF 2 SHEETS

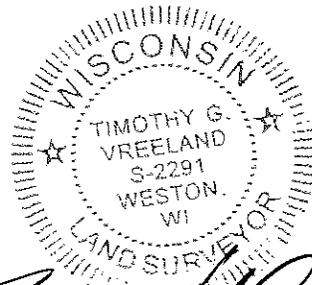
## SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JUDITH KOVACH, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 14 OF CERTIFIED SURVEY MAP NUMBER 5579, RECORDED IN VOLUME 20 OF SURVEYS ON PAGE 172, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE S 89°31'04" E ALONG THE EAST - WEST QUARTER LINE 2234.35 FEET; THENCE S 0°49'44" W 1422.22 FEET TO THE POINT OF BEGINNING; THENCE S 0°49'44" W ALONG THE WEST LINE OF BLUEBERRY LANE 139.99 FEET; THENCE N 89°02'58" W ALONG THE SOUTH LINE OF SAID LOT 14 370.90 FEET; THENCE N 37°14'23" W ALONG THE WEST LINE OF SAID LOT 14 178.11 FEET; THENCE S 89°02'57" E ALONG THE NORTH LINE OF SAID LOT 14 480.73 FEET TO THE POINT OF BEGINNING. 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.



DATED THIS 20TH DAY OF APRIL, 2017  
SURVEY PERFORMED MARCH 21ST, 2017

TIMOTHY G. VREELAND P.L.S. 2291

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

BY Christopher L. Fieri

DATE 9-14-2017  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.  
CPZ TRACKING NO 517-057

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

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

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