



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

PLAN COMMISSION OFFICIAL AGENDA & NOTICE

This agenda shall serve as notice for the meeting of the Town of Rib Mountain Plan Commission, which is to be held on **NOVEMBER 9, 2022; AT 5:00 P.M. AT THE TOWN OF RIB MOUNTAIN MUNICIPAL CENTER, 227800 SNOWBIRD AVENUE***. Said meeting shall be called in accordance with Wis. Stats. §19.83 and §19.84. 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:
Jay Wittman {c}, Carrie Edmondson {v/c}, Tom Steele, Jim Hampton, Tonia Westphal, Mary Kate Riordan, Thomas Kipp
- 3) Minutes:
 - a. **Approval of minutes from the September 14, 2022, Plan Commission meeting.**
- 4) Public Hearing(s):
 - a. **Docket #2022-020: Discussion and recommendation on a requested Conditional Use permit for a detached accessory structure exceeding 1,000 sq.ft. in a Residential district at 148106 County Rd NN.**
- 5) New Business:
 - a. **Docket #2022-021: Preapplication discussion and direction on potential Drive-through restaurant use on Rib Mountain Drive in a Unified Development District.**
 - b. **Docket #2022-022: Preapplication discussion and direction on potential Indoor Commercial Entertainment use on Shrike Ave/Bunting Ln in a Suburban Commercial District.**
 - c. **Plan Commission attendance policy**
 - d. **Zoning Code Update project updates**
- 6) Old Business:
- 7) Correspondence/ Questions/ Town Board & Commission Update(s):
 - a. **Director's Report**
 - b. **Building Inspector's Report**
 - c. **Updates from Commissioners**
- 8) Public Comment:
- 9) Next Meeting Date(s):
 - a. **December 14, 2022 – Regularly Scheduled Plan Commission Meeting**
- 10) Adjourn.

***NOTICE:** Attendees may also join the meeting virtually via phone, tablet, or computer via [Zoom \[external link\]](#) or by phone at [\(312\) 626-6799](#) with Meeting ID **988 1629 4558**. If you require special accommodations, please contact the Town of Rib Mountain at [\(715\) 842-0983](#) during normal office hours (8:00 AM – 4:30 PM, Monday through Friday).

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 14, 2022

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 5:00 pm. Tom Steele, Carrie Edmondson, Mary Kate Riordan, Thomas Kipp and Jim Hampton were present in person. Tonia Westphal was excused. Also present were Director of Community Development, Jared Grande and Building Inspector/Assistant Zoning Administrator Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Thomas Kipp to approve the minutes of the August 10, 2022 Plan Commission Meeting and the August 23, 2022 Special Plan Commission Meeting.

Motion Carried 6-0.

PUBLIC HEARINGS:

- a. *Docket #2022-018: Discussion and recommendation on a requested Conditional Use permit for a detached accessory structure exceeding 1,000 sq.ft. in a Residential district at 151148 Lavender Ln.*

Director of Community Development, Jared Grande indicated the applicant is requesting a Conditional Use Permit to construct a two story, 1,470 sq. ft. detached accessory structure. He presented the elevations, site plan and floor plan provided by the applicant and noted there are no habitable spaces, and the structure meets the required dwelling unit setbacks of 35 feet rear yard and 12 feet side yard. Grande stated the construction should not create a nuisance to adjacent properties and directed the Commission to the six (6) conditions presented in the staff report.

Wittman asked if there would be any interior plumbing. Thomas Burke, applicant, confirmed there would not be.

Edmondson noted the building had a nice aesthetic and felt its scale fit the lot and home size.

Wittman opened the Public Hearing at 5:06pm and hearing to comments subsequently closed the hearing.

Motion by Carrie Edmondson, second by Jim Hampton to recommend the approval of the Conditional Use Permit for a detached accessory structure exceeding 1,000 sq.ft. in a Residential district at 151148 Lavender Ln, conditioned upon the staff recommended conditions.

Motion carried 6-0.

- b. *Docket #2022-019: Discussion and recommendation on a requested Conditional Use permit for Public Service and Utilities use (17.056(3)(e)) in an Office district at 224505 Lilac Ave, Wausau, WI 54401.*

Grande indicated the proposed request for a Conditional Use Permit was to facilitate the construction of a 26 x 20 addition to the Well #1 building which will house the PFA's remediation system. He noted the building does not meet the typical setback requirements from Lilac Ave, however the code does allow for public utilities and services to be considered in any location which is reasonably necessary.

Additionally, it was noted that Mike Heyroth has been working with staff to provide a landscaping plan for the addition, but at this point, the specific plantings have not been identified. Grande directed the Commissions attention to a document provided that identifies the areas that are planned to be landscaped. Grande stated that all other requirements have been met.

Hampton noted the existing site is sparse on landscaping and questioned why there is so much more landscaping required for the addition. He also questioned if the filtration system was for Well #1 only. Grande indicated the landscaping request was to be consistent with our code and other recent addition requests like that to South Mountain Elementary School. Mike Heyroth, Director of Rib Mountain Sanitary District, indicated the PFA's system for Well #1 is temporary until a new water treatment facility is constructed in the next 2-3 years. He noted the new facility will treat for iron, manganese and PFA's for all wells and the proposed building for Well #1 is to weatherproof the filtration system and could be used for future storage.

Wittman questioned why T-111 siding was chosen for the exterior finishes and indicated he would like the applicant to provide enhancements to the overall site landscaping as they move forward with development of the new facility. Heyroth indicated the siding choice was to match the rest of the buildings on the site and to simplify the construction to allow for a broader range of contractors to bid on and complete the project in a timely manner. He was also willing to enhance the overall site landscaping as they move forward with development of the new treatment facility.

Riordan indicated additional vegetation and plantings would enhance the entire neighborhood. Steele also noted the Sanitary District should have a long-range planting plan with the construction of the new treatment facility.

Kipp asked if there were any chemicals used or disposal concerns as it relates to the filtration of the PFA's. Heyroth indicated the filtration media within the system is designed to be disposed of and would last for the duration of the temporary system until the new treatment facility is constructed.

Edmondson stated she was glad to see the Sanitary District be proactive in providing PFA's infrastructure, noted she would like to see a more evenly distributed landscaping plan, and asked if other locations were explored for the location of the proposed structure. Heyroth noted Well #1 tested with the highest level of PFA's and the interior plumbing of the current Well #1 structure dictated the proposed building addition be placed to the south of the existing structure.

Hampton questioned the current standard for testing of PFA's and what level the treatment facilities designed for. Heyroth indicated the initial guidelines were for 70 parts per trillion (ppt), however the EPA recently changed their standard to essentially zero (0) ppt. He also noted the temporary treatment facility at Well #1 and the new permanent facility are intended to meet the zero (0) ppt standard.

Kipp asked if there was any noise associated with the operation of the temporary facility. Heyroth stated it is primarily piping with no motor operations which should not result in any noise nuisances.

Wittman opened the Public Hearing at 5:31pm and hearing no comments subsequently closed the hearing.

Riordan asked if there would be a landscaping plan provided in the future. Grande noted the site plan provided recently shows the locations of the planting and one of the recommended conditions was that a landscaping plan is required to be provided and approved by staff prior to construction.

Wittman noted he would like to see additional landscaping along Lilac Ave with foresight to future development and enhancements to the current landscaping.

Motion by Jay Wittman, second by Mary Kate Riordan to recommend the approval of the Conditional Use Permit for Public Service and Utilities use (17.056(3)(e)) in an Office district at 224505 Lilac Ave, Wausau, WI 54401, conditioned upon the staff recommended conditions.

Motion Carried 6-0.

- c. Docket #2022-017: Discussion and recommendation on Ordinance #2022-04 amending Section 18.11(2) Official Map dated "June 16, 2009" to "September 27, 2022".*

Grande noted this meeting serves as the required Public Hearing for the potential amendment to the Town's Official Map and it has been noticed in the local paper on three (3) separate occasions leading up to the meeting. He indicated the Official Map is intended to earmark locations that are realistic for future roads, trails and parks and the document holds a lot of weight when meeting with developers and property owners. He noted the Official Map incorporated components of the Rib Mountain Drive Corridor Study, Comprehensive Plan and Outdoor Recreation Plan and the future roads identified are intended to have a 66-foot right of way width unless noted otherwise. Finally, he stated that the amended Official Map would also be beneficial to the Incorporation submittal which the Town hopes to have submitted by November 1st.

Hampton questioned the need for a future road along the current Trillium Trail. Staff indicated the intent was to facilitate growth and development should a bridge crossing be established to connect Rib Mountain and Rothschild at Foxglove and Military Roads.

Riordan asked for clarification on the location of future bike routes. Staff indicated those locations were identified as the proposed sidewalks and off and on street multi use trails on the Official Map. Those locations were determined by the Outdoor Recreation Plan.

Wittman indicated it may not be realistic to provide sidewalk on Fern and Jonquil without a larger discussion and plan regarding stormwater needs along those roads. Hampton also noted it may not be realistic to provide for a road which connects Royal Ridge Estates to the south due to the natural resource limitations.

Edmondson asked about the trails identified outside of the Municipal Boundary. Staff noted they were not needed and would be cleaned up on the final draft.

Kipp asked for clarification on the proposed road extensions at Canvasback and Broadbill as he felt there were residential structures that would impede those developments. Kufahl indicated the westerly extension of Canvasback was part of the 2009 Official and the easterly extension of Canvasback would need to be offset to the south to account for the residential garage. He also indicated there is a strip of land between that buildings that would enable a Broadbill extension.

Wittman opened the Public Hearing at 5:56pm and receiving no comments subsequently closed the hearing.

Motion by Tom Steele, second by Thomas Kipp to recommend the approval of Ordinance #2022-04 amending Section 18.11(2) Official Map dated “June 16, 2009” to “September 27, 2022”.

Motion Carried 6-0.

CORRESPONDENCE/QUESTIONS/TOWN BOARD AND COMMISSION UPDATE(S):

- a. Director’s Report – Grande indicated he supplied a report in the packet and that staff was open for questions if needed.
- b. Building Inspector’s Report
- c. Updates from Commissioners

Wittman asked if the addition to Royal View Estates would begin construction yet this year. Staff indicated the Final Plat has yet to be submitted and recent conversations indicated they were reevaluating the phasing of the project, so it is likely to be a 2023 project.

PUBLIC COMMENT: None Received

NEXT MEETING DATE: October 12, 2022 – Regularly Scheduled Plan Commission Meeting

ADJOURN: Motion by Tom Steele, second by Carrie Edmondson to adjourn the Plan Commission Meeting.

Motion carried 6-0. Meeting adjourned at 6:00 pm.

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



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, November 9, 2022
ITEM:	Docket #2022-020: Discussion and recommendation on a requested Conditional Use for a detached private residential garage, carport, or utility shed exceeding 1,000 square feet at 148106 County Rd NN.
FROM:	Jared Grande, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Mark & Gretchen Thuot, 148106 County Rd NN, Wausau, WI 54401							
OWNER:	Mark & Gretchen Thuot, 148106 County Rd NN, Wausau, WI 54401							
PROPERTY ADDRESS:	148106 County Rd NN, Wausau, WI 54401							
PIN/PARCEL #:	068-2807-053-0971							
ZONING:	SR-2 Suburban Residential - 2							
ADJACENT ZONING:	NORTH:	OR	SOUTH:	SR-2	EAST:	SR-2	WEST:	SR-2
FUTURE LAND USE:	Rural Neighborhood							

BACKGROUND

The applicant is proposing to construct a 16-foot by 22-foot (352 sq. ft.) accessory structure (car port) with open sides. There are no habitable spaces, and the proposed structure would appear to be well screened from the road by the natural vegetation. The owner currently has a single-family home and 1,632 sq./ft. detached garage onsite. The owners would not access the structure from County Road NN, but with a trail from their residence to the east. The owner indicated via email/phone he may in the future look at enclosing the structure with white barn boards on the sides and stone on the south side for a rustic old park shelter look.

PREVIOUS ACTIONS:	None
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Conditional Use Determination Report, Draft CUP Approval, Zoning Map, Proposed Site Plan, Building Plan and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)	
REQUESTED ACTION:	Recommend approval with staff recommendations
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 11/15/22 (Staff)



CONDITIONAL USE PERMIT DETERMINATION REPORT

FROM:	Jared Grande, Director of Community Development		
DOCKET NO.	2022-022	HEARING DATE:	November 9, 2020
APPLICANT:	Mark & Gretchen Thuot, 148106 County Rd NN, Wausau, WI 54401		
OWNER:	Mark & Gretchen Thuot, 148106 County Rd NN, Wausau, WI 54401		
LOCATION:	148106 County Rd NN, Wausau, WI 54401		
DESCRIPTION:	A detached private residential garage, carport or utility shed in excess of 1,000 square feet and accessory structure built prior to principal structure.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.225 Conditional Use Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING: **SR-2 Suburban Residential**

DEFINITION:
17.035(2)(E)

his district is intended to permit development which has a moderate density, suburban community character. This district is intended to be the principal district for single-family development within the Town of Rib Mountain not served by both public water and public sanitary sewer. Density and intensity standards for this district are designed to ensure that the Suburban Residential (SR-2) District shall serve as a designation which preserves and protects the suburban residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 2 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the suburban community character is maintained as long as the Suburban Residential (SR-2) District designation is retained, regardless of how much development occurs within that area.

LAND USE: **Detached Private Residential Garage, Carport or Utility Shed**

DEFINITION SECTION:
17.056(8)(D)

A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of motorized and nonmotorized passenger and recreation vehicles, the storage of recreation equipment, the storage of residential maintenance equipment and the storage of other household items. It shall be located on the same lot as a residential unit or units and the general requirements for all accessory uses as described in Section 17.056(8) shall be met.

REVIEW OF PERFORMANCE STANDARDS

- a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use. **Meets requirements.**
This is the first accessory structure proposed on this lot.

- | | |
|--|---|
| <p>b. Construction of garages, carports and utility sheds on parcels equal to or greater than 5 acres when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 2,000 square feet unless for an approved agricultural use.</p> <p>1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.</p> | <p>Meets requirements.</p> <p><i>2,000 sq. ft. is maximum for lots over 5 acres. 1,988 sq. ft. is proposed.</i></p> <p>Existing 1,636 sq. ft. + 352 sq. ft. = 1988 sq. ft.</p> <p>Meets requirements.</p> <p><i>122-foot front yard setback and approx. 240-foot side yard setback is shown.</i></p> |
| <p>c. In all Districts, detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use.</p> | <p>Meets requirements</p> <p><i>The sidewall height is 8ft. with an overall height of 12 ft.</i></p> |
| <p>d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.</p> | <p>Meets requirements.</p> |

DETERMINATION / FINDING OF FACT

1. How is the proposed conditional use permit (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town

The proposed structure is intended for residential use, so overall impact on neighboring properties or the neighborhood will be at a minimum.

2. How is the proposed conditional use permit (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town?

The location of the proposed structure is considerable set back from any the street right-of-way, which reduces direct impact on neighboring properties. This lot and the neighboring lot is wooded.

3. Is it likely that the proposed conditional use permit, in its proposed location and as depicted on the required site plan (see (3)(d), above), will have an adverse impact on the use of adjacent property, the neighborhood, the physical environment, pedestrian or vehicular traffic, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the regulations or recommendations of this Chapter, the Comprehensive Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Town or other governmental agency having jurisdiction to guide growth and development?

Future Land use shows this area rural neighborhood, which this use fits as an accessory use.

4. Does the proposed conditional use permit maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The proposed structure furthers the intent of the single-family residents, as detached structures are a permitted use, when under 1,000 sq. ft.

5. Is the proposed conditional use permit located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

There are not any public utility facilities in this area of the Town.

6. Do the potential public benefits of the proposed conditional use permit outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration any proposal by the Applicant and any requirements recommended by the Applicant to ameliorate such impacts?

Yes. There are not any negative impacts on the surrounding properties or neighborhood that are identified at this time.

BACKGROUND INFORMATION

The applicant is proposing a 352 square foot accessory structure (car port). There are not any habitable spaces proposed on the application. No electric, private water or private sewer is shown. There is currently a 1,636 sq. ft. detached garage and single-family home on the site.

CURRENT PROPERTY CONDITIONS

The property is 20.241 acres in area, located on the north side of the intersection of Spring Creek Drive and County Road NN and is zoned SR-2 Suburban Residential. The property currently has a single-family home and detached garage onsite.

STAFF COMMENTS

The building will have little to no impacts on neighbors. The application does not indicate accessing off County Road NN, nor does it state potential of removing the existing vegetative buffer between the proposed structure and County Road NN.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends the Board of Supervisors approves the application for a conditional use allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, at location stated above, with the following conditions:

1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications (as approved by the Building Permit) attached as 'Exhibit A';
2. The building permit for the home shall be approved within 1 year of the approval of this permit. The principal structure shall be completed prior to the expiration of the UDC permit, which is 2 years. Should either condition not be met, then the detached accessory structure shall be razed within 90-days upon determination made by either the Building Inspector or the Zoning Administrator. A written notice shall be sent via certified mail.
3. The total accessory structure area on the parcel described above shall not exceed 2,000 square feet and total number of accessory structures shall not exceed a total of three (3).
4. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Building Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
5. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
6. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and

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7. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends the Board of Supervisors approves the application for a precise implementation allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, with additional (or less) conditions, as discussed.

DEFER ACTION: Defer action on the conditional use based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends the Board of Supervisors deny the application for conditional use permit based on substantial evidence (or lack thereof) provided at the public hearing.

14'W x 27'L x 8'H Car Port Embedded Posts Material List

Midwest Manufacturing Pro-Port

Model Number: 1907338 | Menards® SKU: 1907338



Approximate Price \$1,931.41

11% MAIL-IN REBATE Good Through 10/30/22

~~\$212.46~~

FINAL PRICE

\$1,718⁹⁵
each

You Save \$212.46 with Mail-In Rebate

- Approximate price per material list
- Open sides
- Open ends
- Steel Color may vary from pictured

[View More Information >](#)



\$161.00 / mo. payments (total \$1932) with 12 months financing* [Learn More](#)

Post Type: Embedded

Size: 14'W x 27'L x 8'H

Description & Documents

Carports are a great way to store and protect vehicles, outdoor equipment, and valuables from the elements. They also work well for hosting outdoor events without worrying about the weather. Whether you're looking for a convenient space to store your car or boat or are planning on entertaining friends and family, Menards has the perfect carport to suit your needs.

Features

- Approximate price per material list
- Open sides
- Open ends
- Steel Color may vary from pictured

Brand Name: **Menards**



Specifications

Product Type	Wood Framed Carport	Overall Width	14 foot
Overall Length	27 foot	Overall Height	12 foot
Foundation Type	Posts	Roof Pitch	6/12
Includes	Materials include framing, 9' on center posts and 4'6" on center rafters, steel, trim, fasteners, and code-exempt mini-print	Entry Style	Gable
Sidewall Height	8 foot	Post Spacing	9 foot
Post Type	4"x4" AC2 Treated	Exterior Wall Framing	Post Frame
Roof Framing Type	Rafters	Rafter/Truss Spacing	4.5 foot
Roofing Type	Pro-Rib Steel	Eave Overhang Size	3 3/8 inch
Gable Overhang Size	0 inch	Return Policy	Regular Return (view Return Policy)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise

To see our special offers and sales please enter your email address today to get immediate access!

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Email Address

ZIP Code

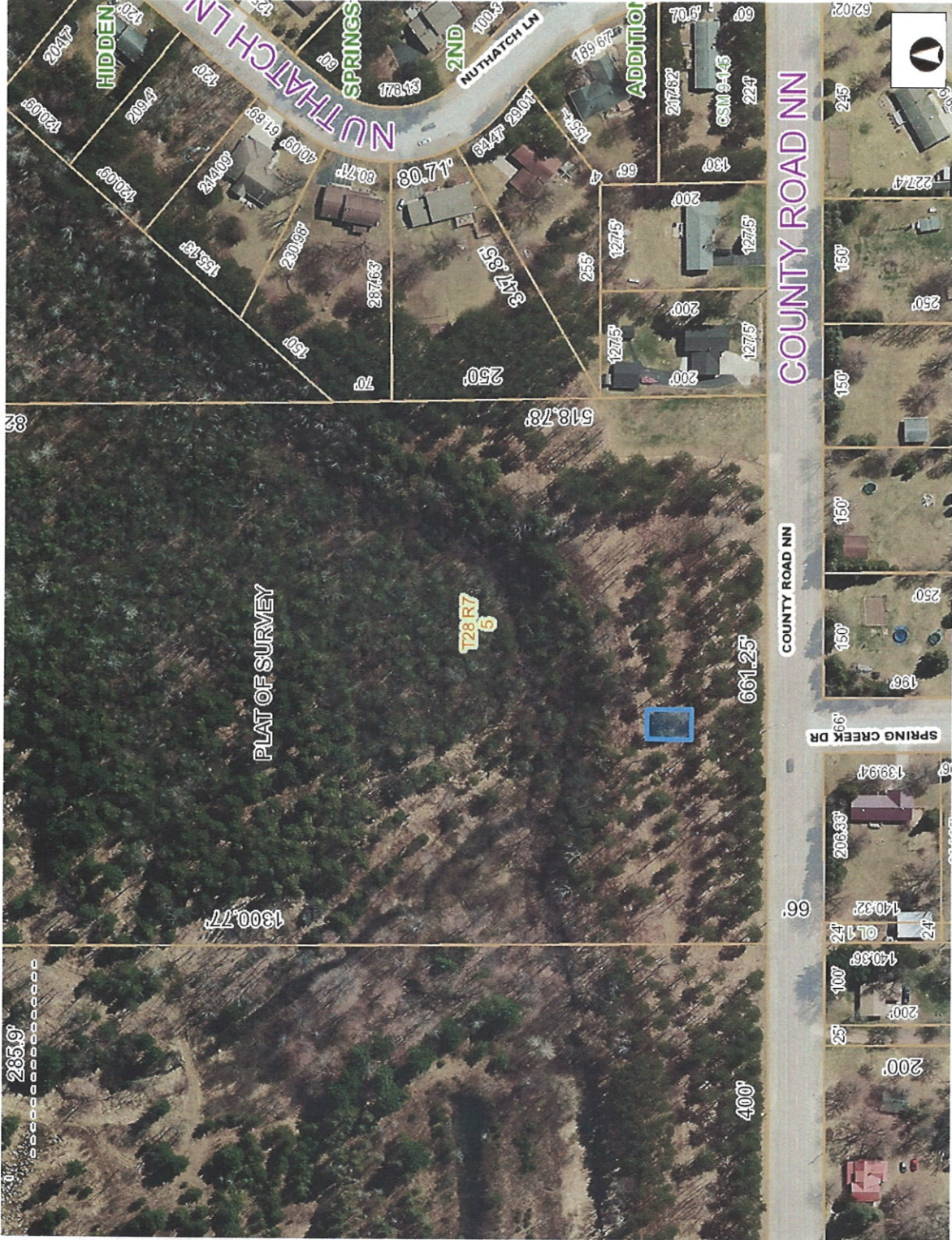
✉ email@address.

Sign Up





Land Information Mapping System



TAYLOR LINCOLN WOOD PORTAGE

- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Proposed Building Location

Address

148106 County Road NN

Notes

89.03 0 89.03 Feet

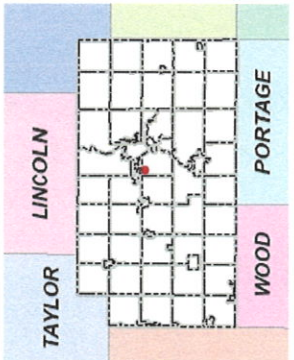
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

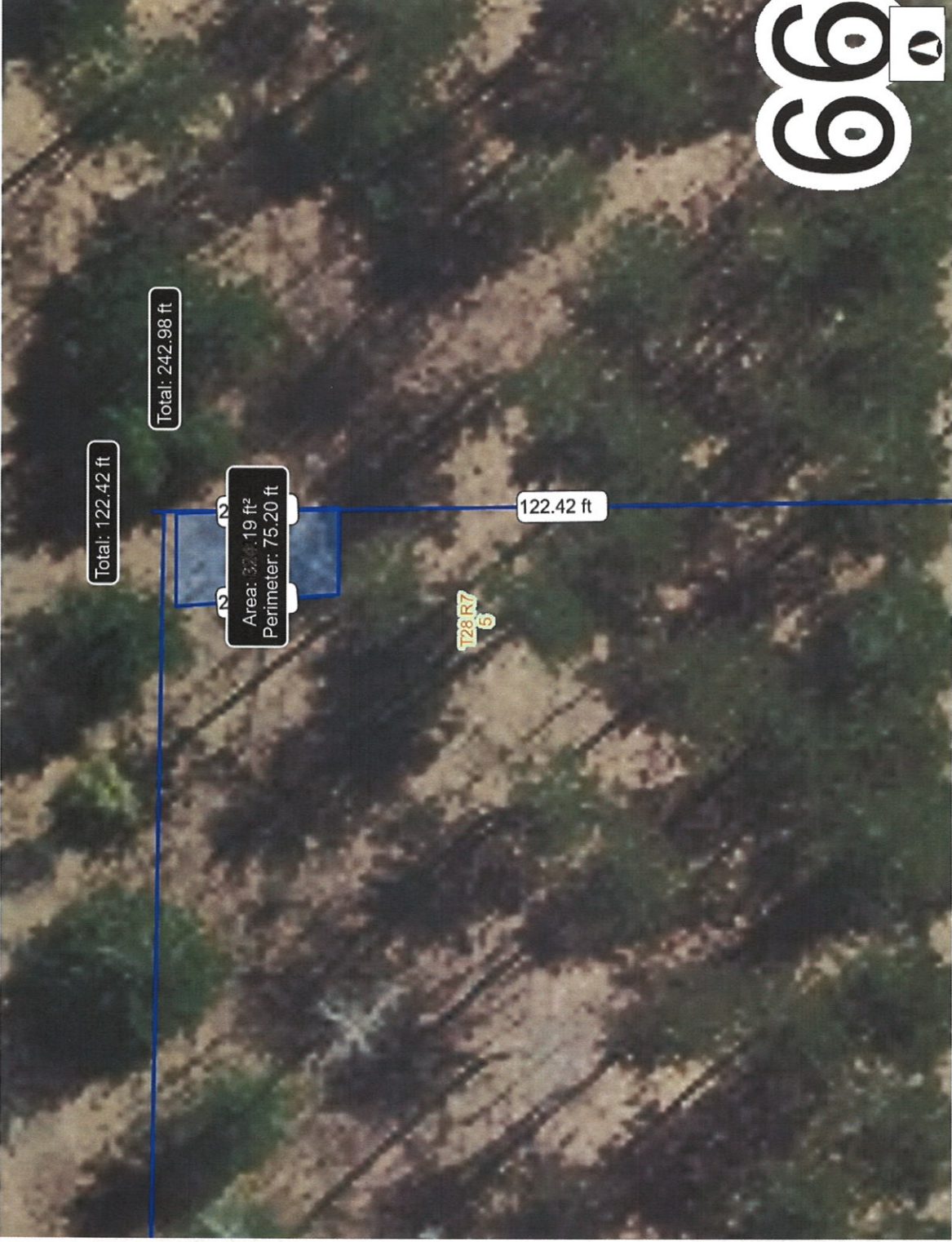


Land Information Mapping System



- Legend**
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
 - 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

242 To west line
 122 To Right of Way
 370 Sq FT



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Mark Thuot Wausau
ADDRESS: 148106 CITY: Town of Rib Mountain ZIP: 54401
OFFICE PHONE: _____ CELL PHONE: 715-571-8286

PROPERTY OWNER:

NAME: Same
ADDRESS: _____ CITY: _____ ZIP: _____
OFFICE PHONE: _____ CELL PHONE: _____

SIGNATURE OF OWNER / APPLICANT: Mark Thuot

REQUEST: Permission to place additional
Accessory Building (Shed) up to
500 sq FT

APPLICABLE ZONING CODE SECTION: _____

LOCATION:

PARCEL ADDRESS: 148 106 County Rd NW Wausau WI 54401
PARCEL NUMBER: 068 280 765 309 71
LEGAL DESCRIPTION: SEC 05-28-07 W 1/2 NE 1/4 SW 1/4 -
Entire that pt of NW 1/4 SW 1/4 D/A outlot 1 CSM
Vol 65 Pg 188 (#14726) (DOL # 1472786)
Plat of survey 9-4-2019

**AGREEMENT FOR PAYMENT OF CONSULTING SERVICES
RELATING TO ZONING APPLICATION**

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

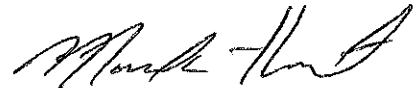
WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the Applicant from the Town of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned, as Applicant, hereby agrees as follows:

- A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.
- B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.
- C. Failure of the Applicant to make payment for the services provided to the Town due to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN

I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.



Applicant

10-18-2022

Date

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

General Instructions

APPLICANT:

Before filing your application for a hearing it is suggested that you meet with the Zoning Administrator to thoroughly discuss your proposal. You may then request to be placed on the Planning Commission Agenda for an informal discussion of your hearing intentions and the feasibility of your proposed action. Such a discussion will result in a better informed Commission and may save you the required hearing fee if it appears that the proposed action is unlikely to result in a favorable recommendation.

If you decide to pursue your request for a hearing on your proposed action please submit the completed application and the required fees. You will be expected to attend the Commission meeting and present your request.

This application is used for all public hearings, which may include: rezoning, code changes, conditional use approvals, etc. In addition, there may be other forms required to complete your application, such as site plan review – please ask.

BELOW FOR TOWN USE ONLY

() FEE: \$ 300.00

PAID BY: _____

() RECEIPT # _____

RECEIVED BY: _____

() DOCKET # _____

ASSIGNED BY: _____

() HEARING DATE: _____

SCHEDULED BY: _____

() NOTICE OF HEARING: _____

DATE POSTED / MAILED: _____

TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2022-020

This CONDITIONAL USE PERMIT is issued as of 18th day of August 2020, by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to MARK THUOT & GRETCHEN THUOT, property owners, 219641 County Highway Y, Hatley, WI 54440.

WHEREAS, MARK THUOT & GRETCHEN THUOT, are the owners of the property described below in the Town of Rib Mountain, intends to construct a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET. The said property upon which said activity is to take place is more particularly described as follows:

West ½ of the northeast ¼ of the southwest ¼ of Section 5 T28N R8E, including that part of the northwest ¼ of the southwest ¼ described as Outlot 1 of Certified Survey Map number 14826 filed with the Register of Deeds of Marathon County Wisconsin on Page 188 or Volume 65 of Surveys (Document no. 1472786) – Plat of Survey; Town of Rib Mountain, Marathon County, Wisconsin.

WHEREAS, the property described above is in the SR-2 SUBRBAN RESIDENTIAL base zoning district of the TOWN OF RIB MOUNTAIN, which permits the accessory use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET in said zoning district through CONDITIONAL USE PERMIT; and

WHEREAS, MARK THUOT & GRETCHEN THUOT has requested a CONDITIONAL USE PERMIT for the property, Section 17.225 Conditional Use Procedures, so as to allow the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET on said premise; and

WHEREAS, a petition for a CONDITIONAL USE PERMIT having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held August 12, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a CONDITIONAL USE PERMIT, as set forth in the Town Ordinance, including Section 17.233(6), recommend approval of said application in writing to the Board of Supervisors.

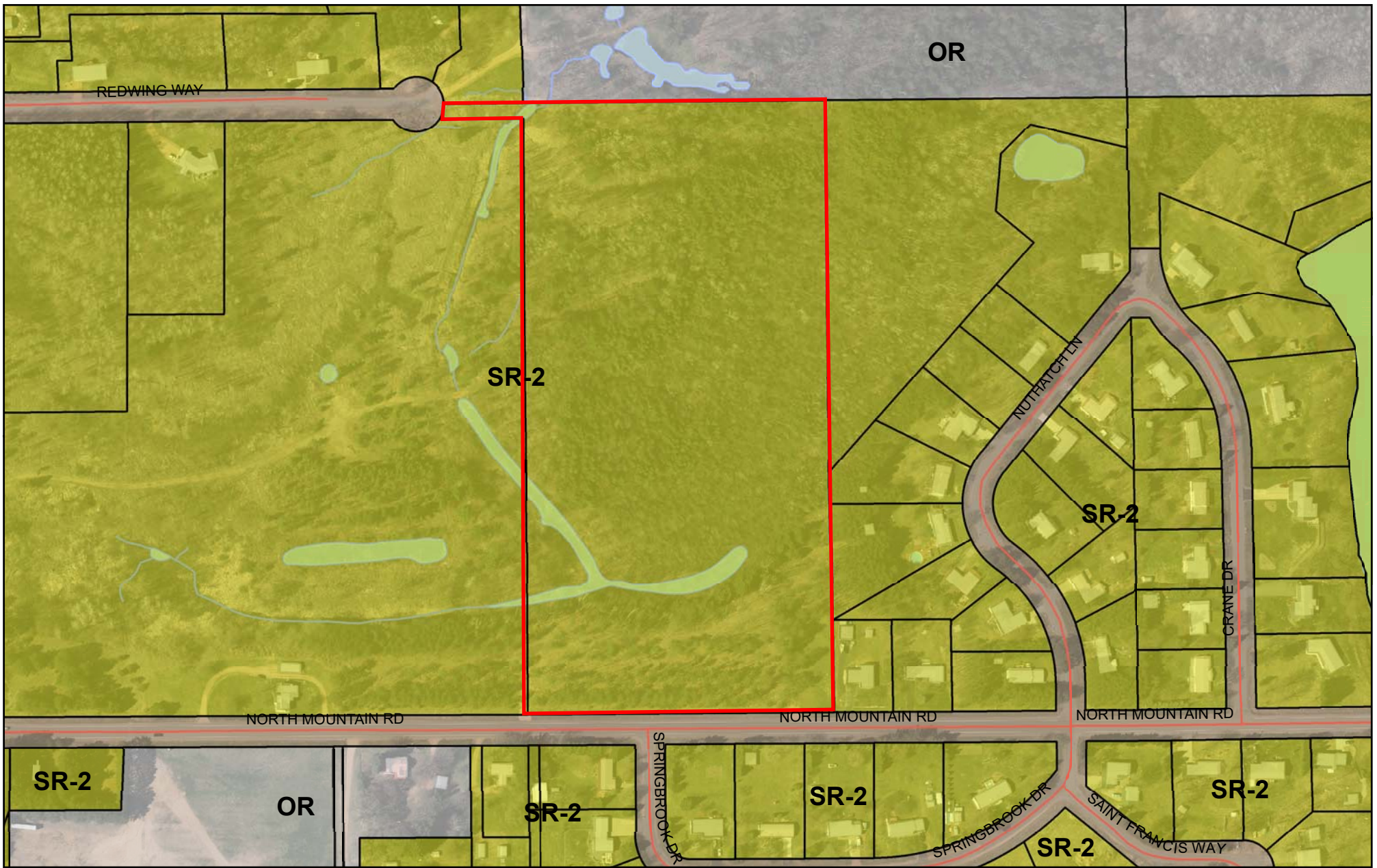
WHEREAS, upon the discontinuance of the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET on said premise for a period exceeding 365 days, the issuance of the CONDITIONAL USE PERMIT shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved CONDITIONAL USE PERMIT shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN, in Marathon County, Wisconsin, here by grant MARK THUOT & GRETCHEN THUOT a CONDITIONAL USE PERMIT for the property described above, for the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET as defined in Section 17.213(2)(e) of the Town Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications (as approved by the Building Permit) attached as ‘Exhibit A’;
2. Plumbing fixtures shall be limited to hose bibs, sinks and toilets. Showers or shower-like fixtures shall be prohibited.
3. The building permit for the home shall be approved within 1 year of the approval of this permit. The principal structure shall be completed prior to the expiration of the UDC permit, which is 2 years. Should either condition not be met, then the detached accessory structure shall be razed within 90-days upon determination made by either the Building Inspector or the Zoning Administrator. A written notice shall be sent via certified mail.
4. The total accessory structure area on the parcel described above shall not exceed 2,000 square feet and total number of accessory structures shall not exceed a total of three (3).



THIS INSTRUMENT DRAFTED BY:
Jared Grande, Director of Community Development
Community Development, Town of Rib Mountain
227800 Snowbird Avenue, Wausau, WI 54401

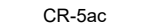


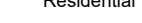




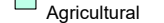
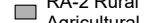
Rib Mountain:
 "Where Nature, Family, and
 Sport Come Together"


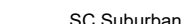
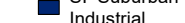
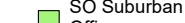
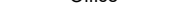
Prepared by:
mi-TECH
 www.mi-tech.us

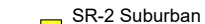
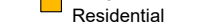

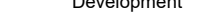
Map Printed: 8/4/2020

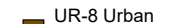

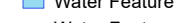

 Parcels Outline
Zoning Districts (Sept 2017)
Zoning Districts
 Unzoned

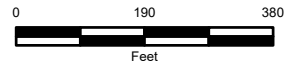
 CR-5ac Residential
 EO Estate Office
 ER-1 Estate Residential
 MR-4 Mixed Residential

 NC Neighborhood Commercial
 OR Outdoor Recreation
 RA-1 Rural Agricultural
 RA-2 Rural Agricultural

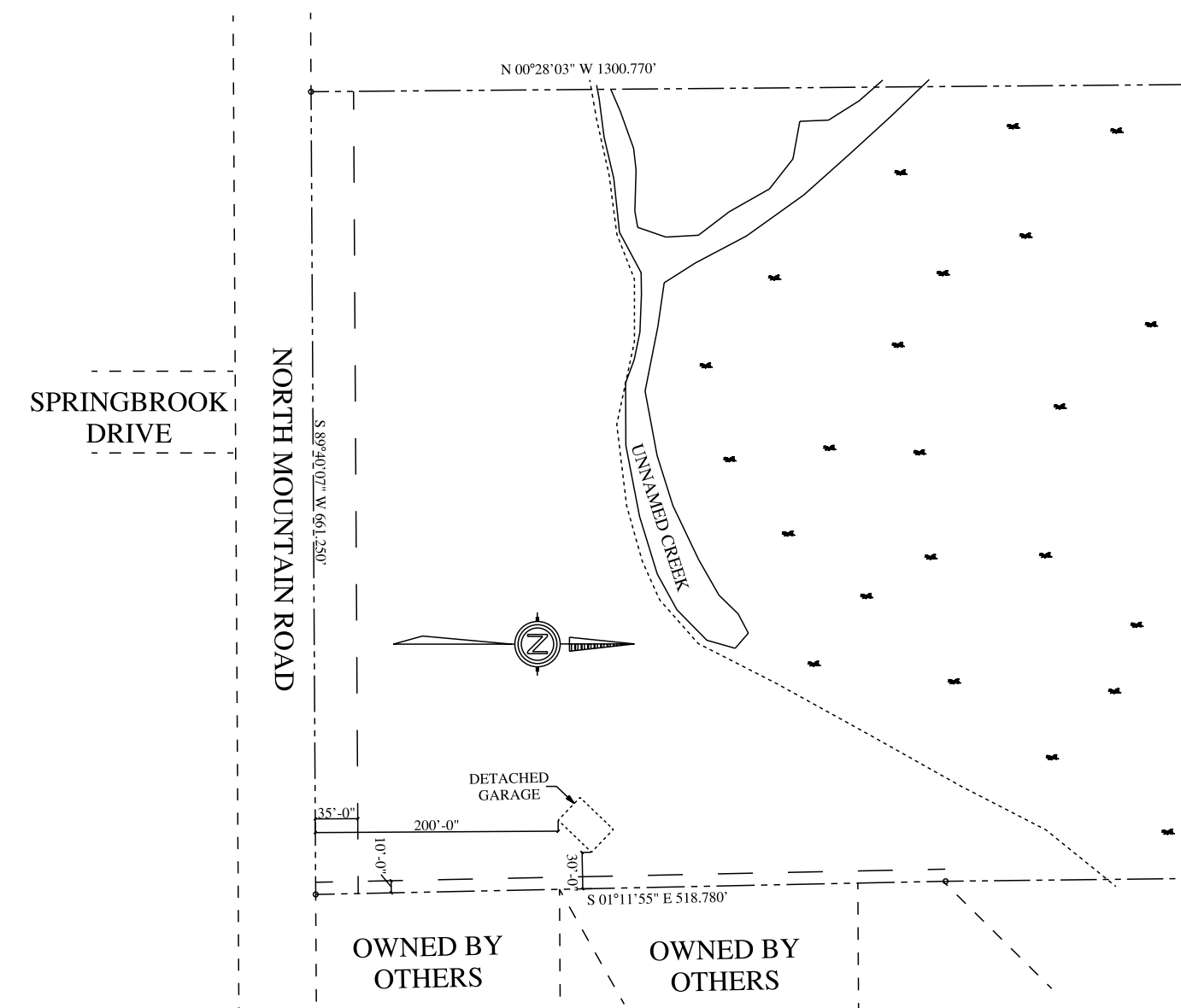
 ROW
 RR Rural Residential
 SC Suburban Commercial
 SI Suburban Industrial
 SO Suburban Office

 SR-2 Suburban Residential
 SR-3 Suburban Residential
 UC Urban Commercial
 UDD Unified Development

 UR-8 Urban Residential Labels
 Building Outline
 Road Centerline
 Water Feature



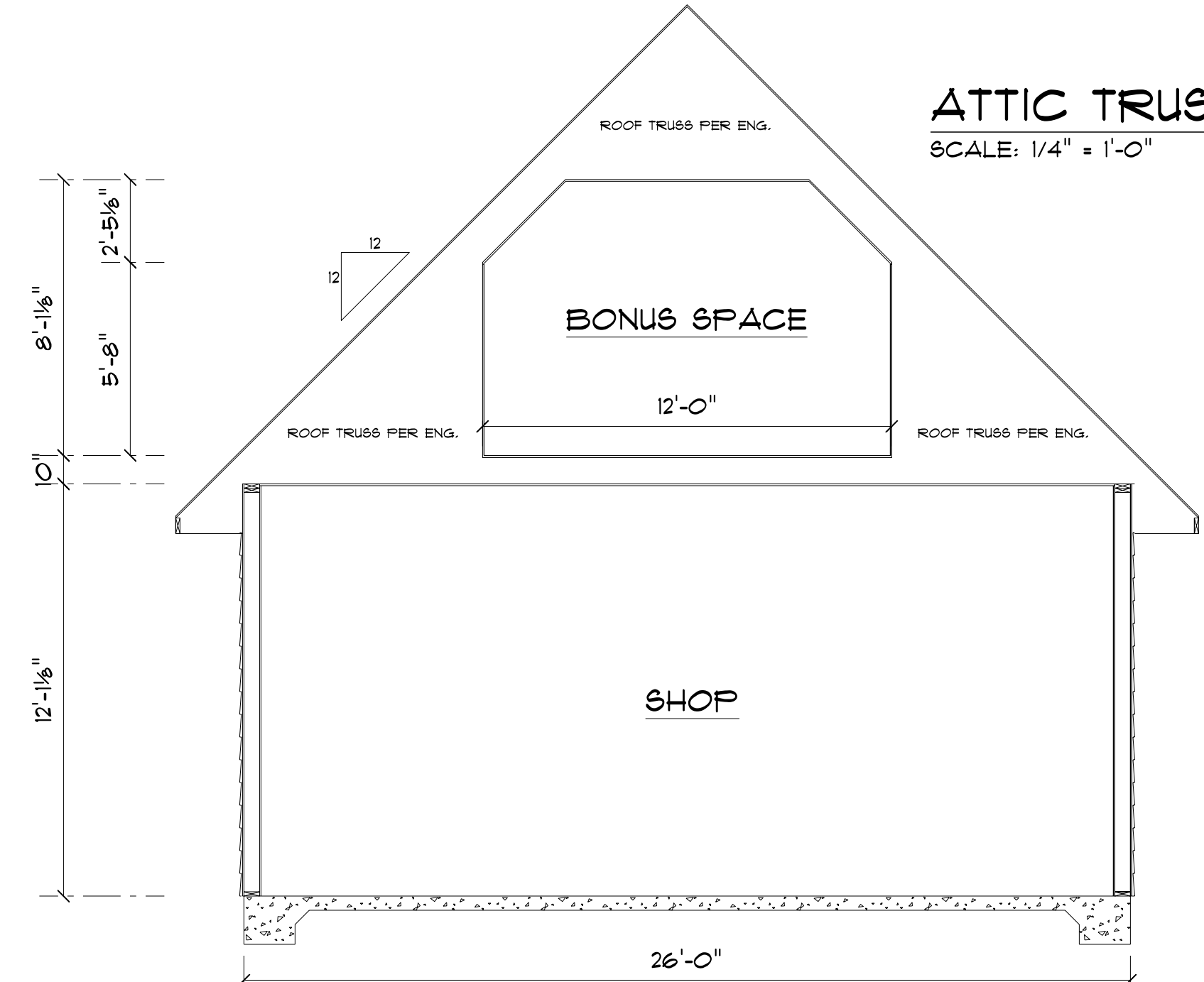
DISCLAIMER: The information and depictions contained herein are for informational purposes only; Mi-Tech specifically disclaims accuracy in this reproduction and advises that if specific and precise accuracy is required that certified maps, surveys, plats, or other official means be obtained. There is 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.



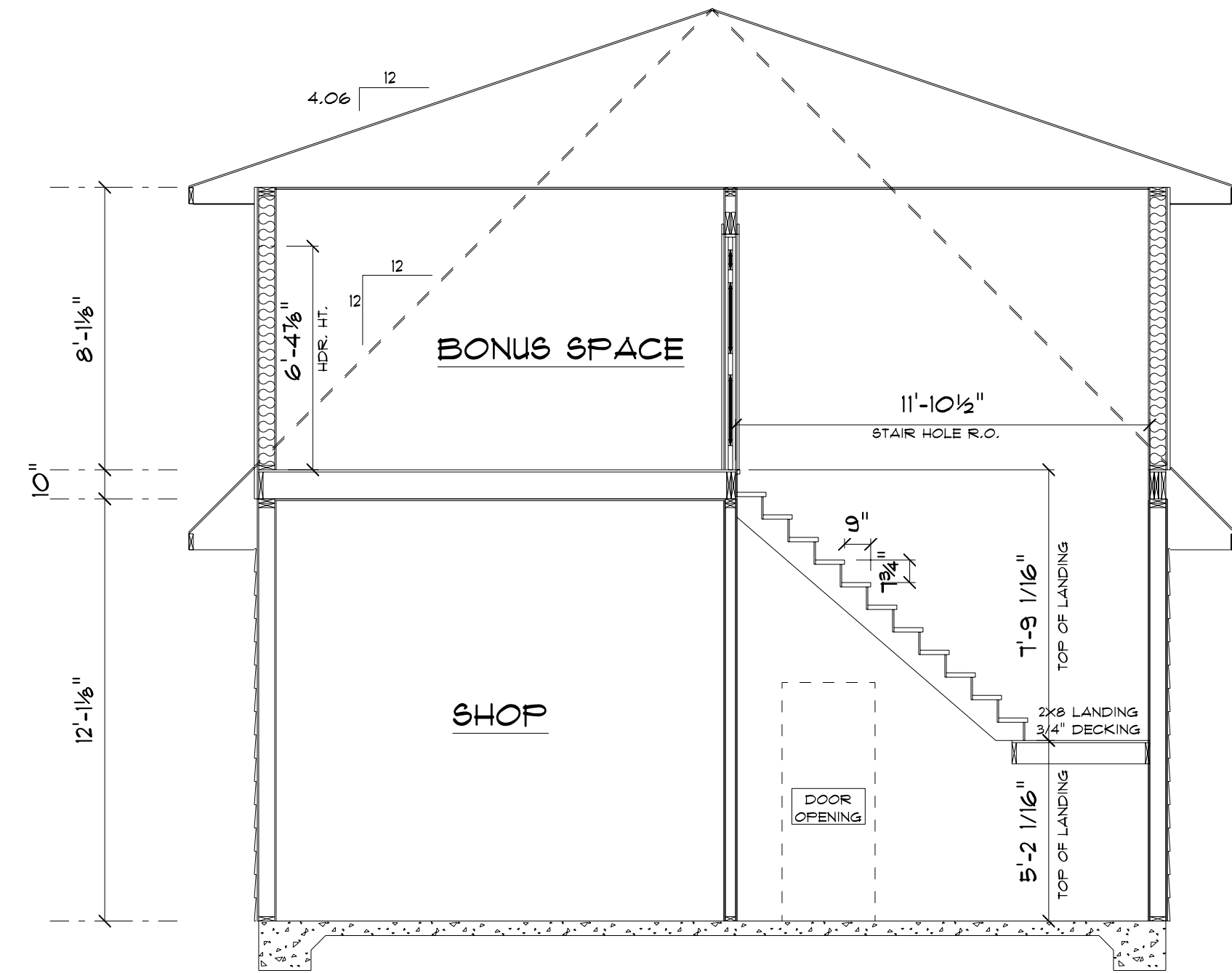
SITE SURVEY
SCALE: 0.0014" = 1'-0"

12" GABLE EAVE	12" HEEL 24" EAVE	12" HEEL 24" EAVE	12" HEEL 24" EAVE	12" GABLE EAVE
12" GABLE EAVE	12" HEEL 24" EAVE	4.06/12 8" HEEL 24" EAVE	12" HEEL 24" EAVE	12" GABLE EAVE

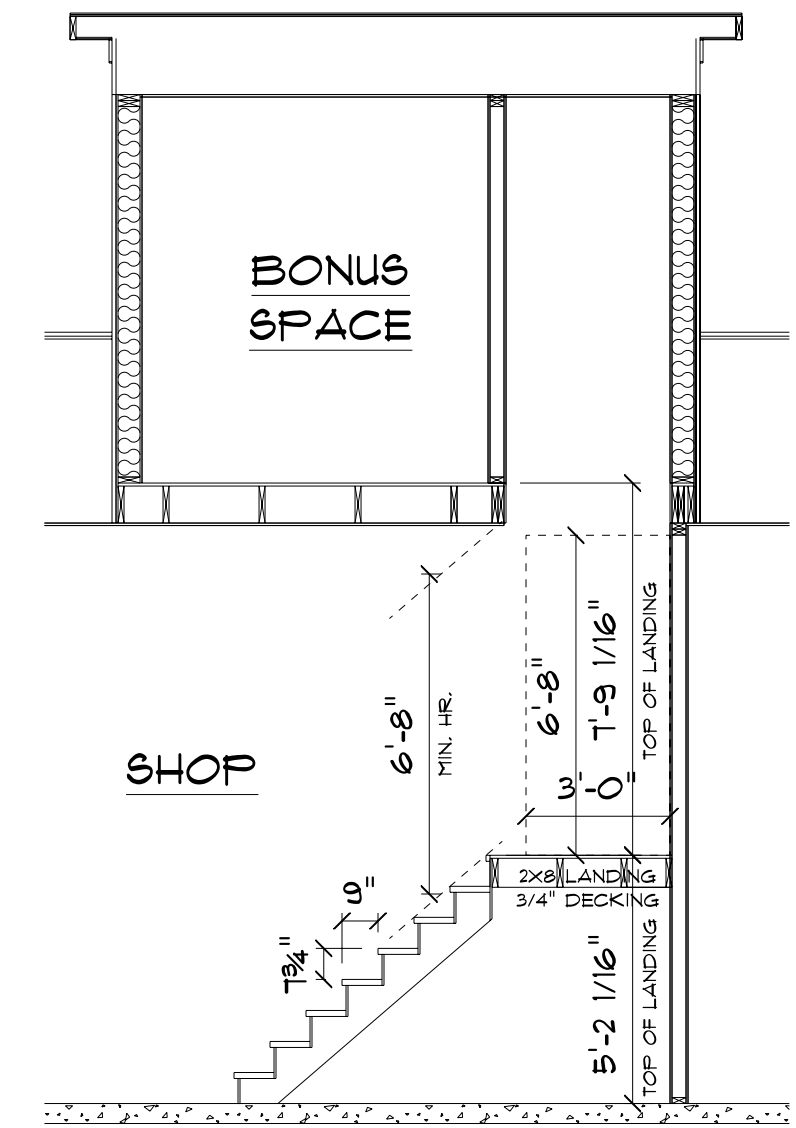
GARAGE ROOF PLAN
SCALE: 1/8" = 1'-0"



ATTIC TRUSS SECTION
SCALE: 1/4" = 1'-0"



GARAGE STAIR SECTION
SCALE: 1/4" = 1'-0"



SEE PLAN

Wall Bracing Compliance Worksheet

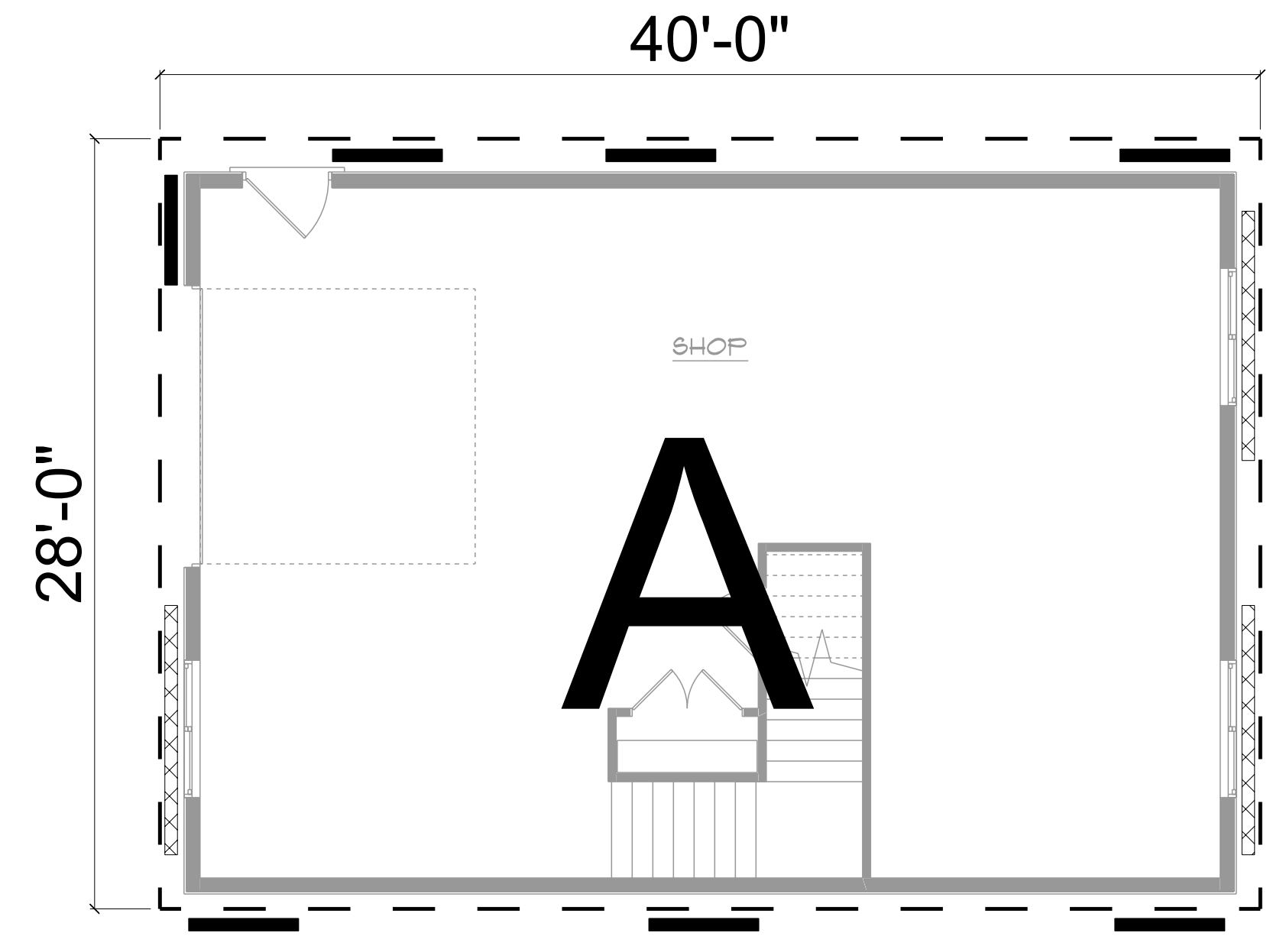
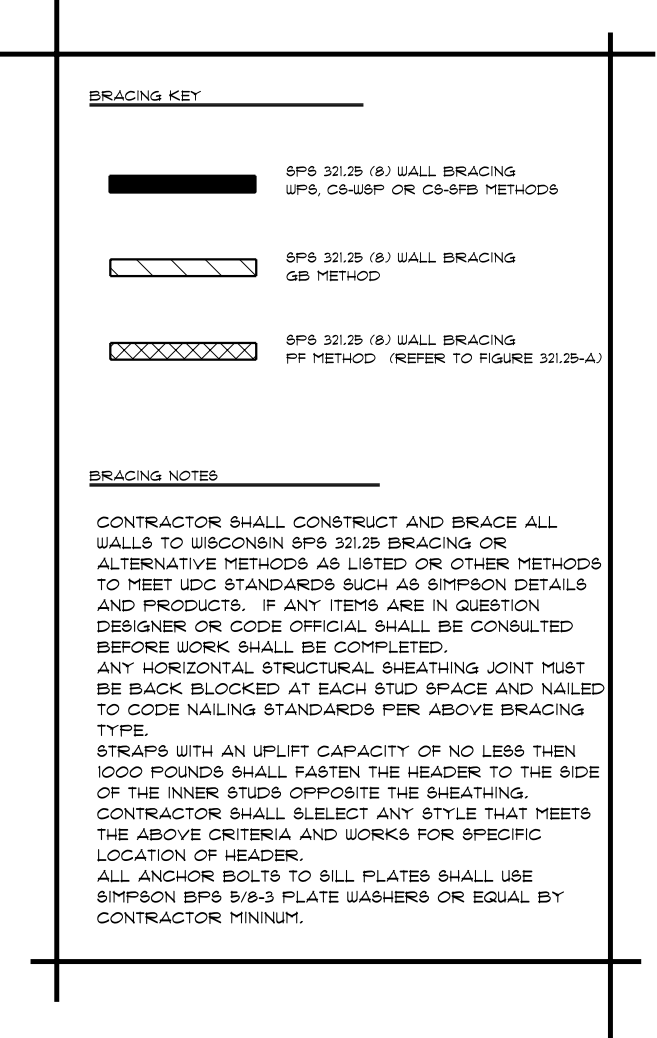
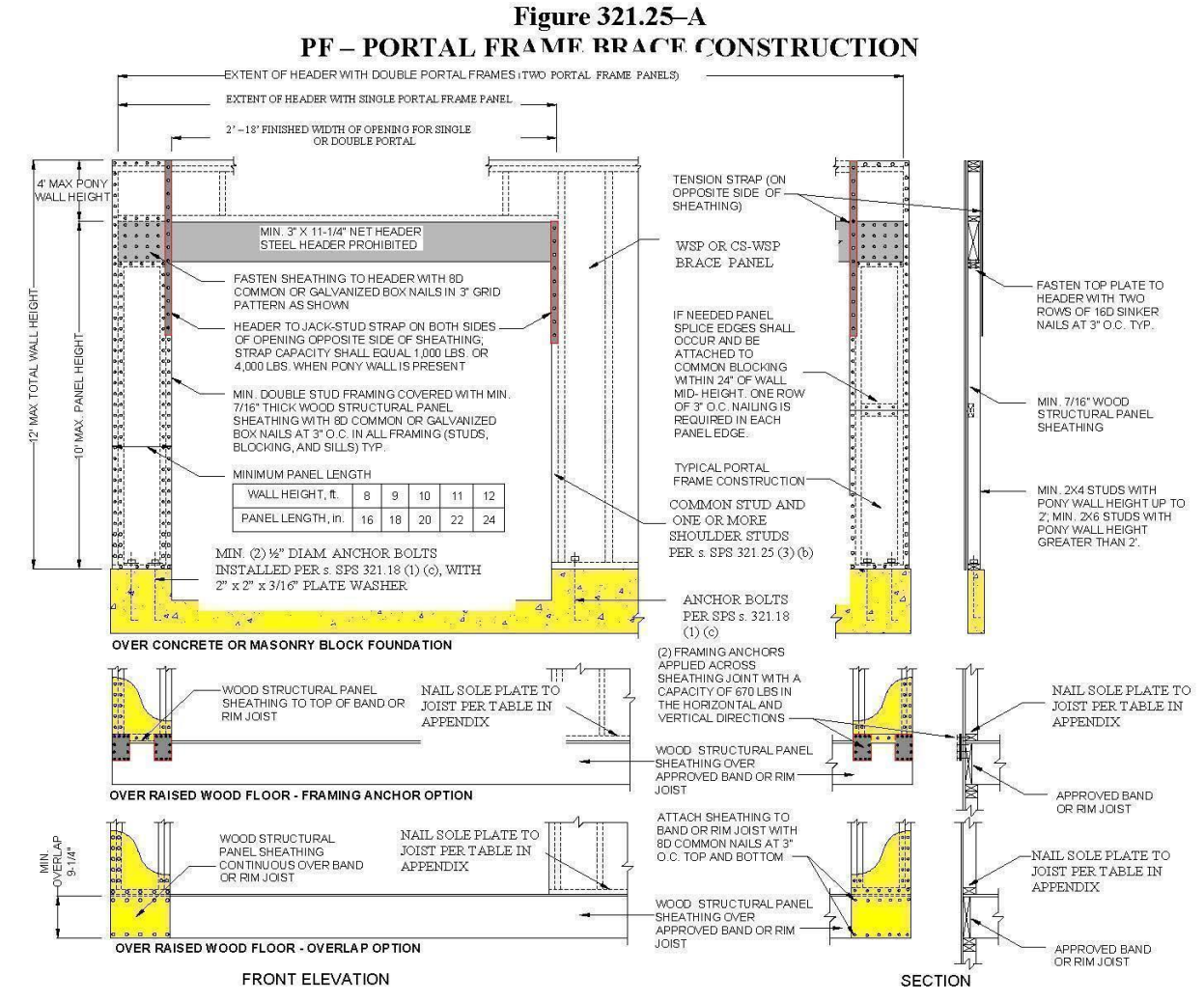
Complete this worksheet or provide equivalent information on the plans submitted with the permit application. Specify and dimension the building plus and the wall bracing rectangles per 321.25(9)(3) and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels.

Indicate applicable Wall Bracing Method for each level (see Table 321.25-1), each labeled rectangle of more than one per 321.25(9)(3), and amount of bracing (total braced panels or length of braced wall required) per the respective table (provide additional elevations for additional rectangles as needed).

Notation: A - Wall Br - 12" Floor to Ridge Ht. 14.5' Max. Opening Ht. = 12'-0" and Eng. = B

Walls Supporting	Intermittent method (I.M.) (WS, WSF, SF, OR)	Continuous method (C.S.) (CS, CSF) and total length required per Table 321.25-1	PF Method (see Figure 321.25-A) Indicate number of PF panels (4, 8, 12) and provide length of PF panels (4, 8, 12) and provide length of PF panels (4, 8, 12)
Roof and ceiling only	1	1	1
One floor, roof and ceiling	2	2	2
Two floors, roof and ceiling	3	3	3

Indicate the location and construction details of required braced wall panels determined above on each rectangle table as required by Figure 321.25-A on the floor plans submitted with the permit application.



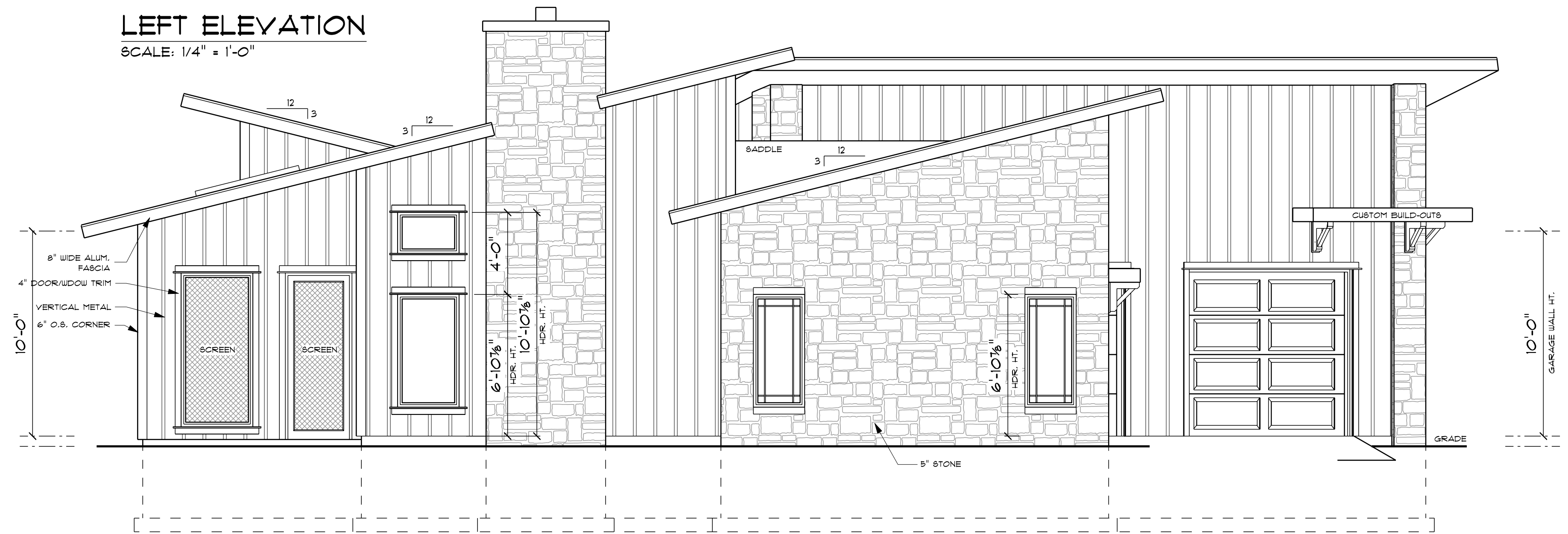
DETACHED WALL BRACING 1ST FLOOR
SCALE: 3/16" = 1'-0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawing. Granite Design Group, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Thuot Family Home

LEFT ELEVATION

SCALE: 1/4" = 1'-0"



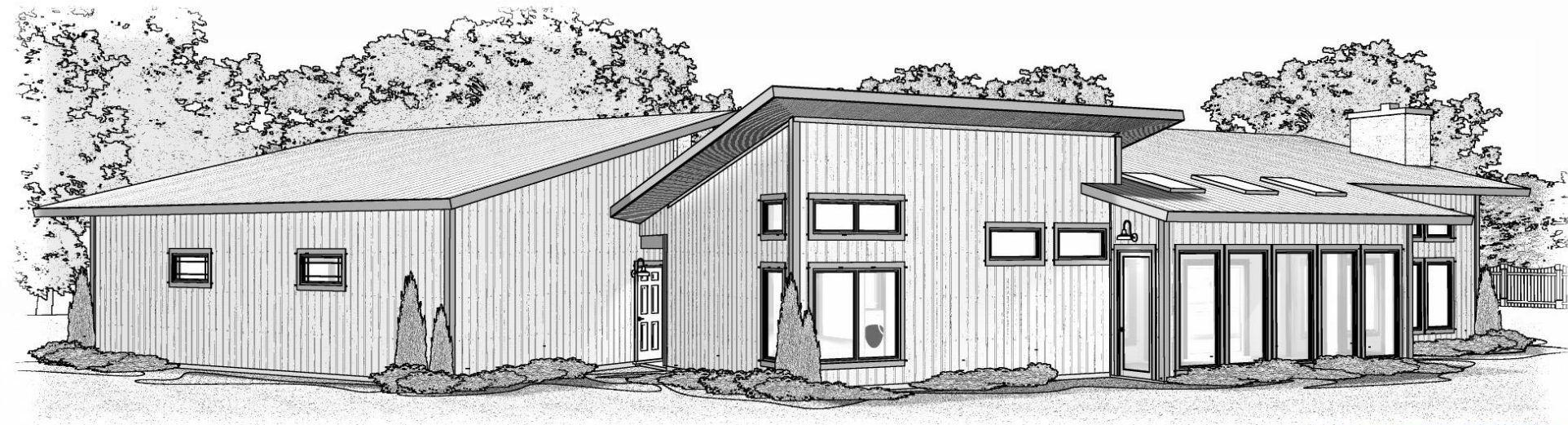
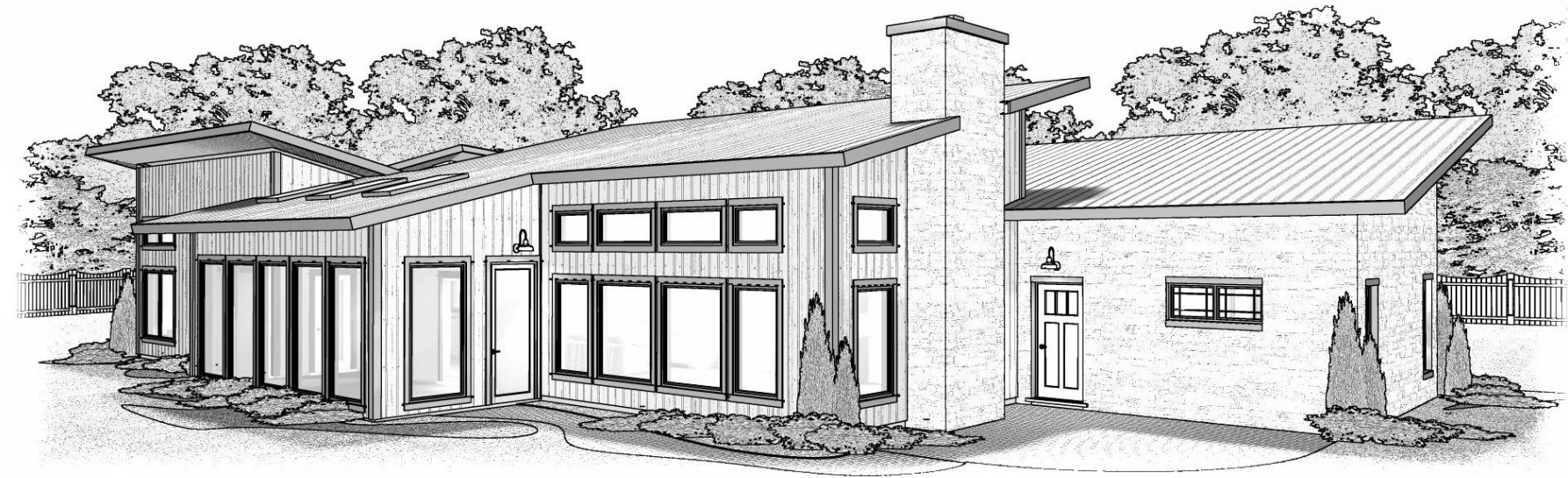
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

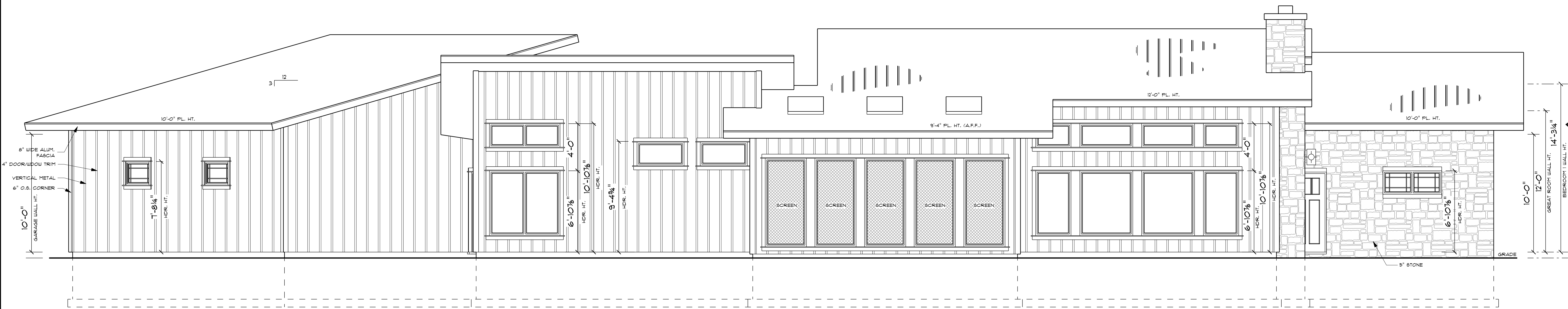
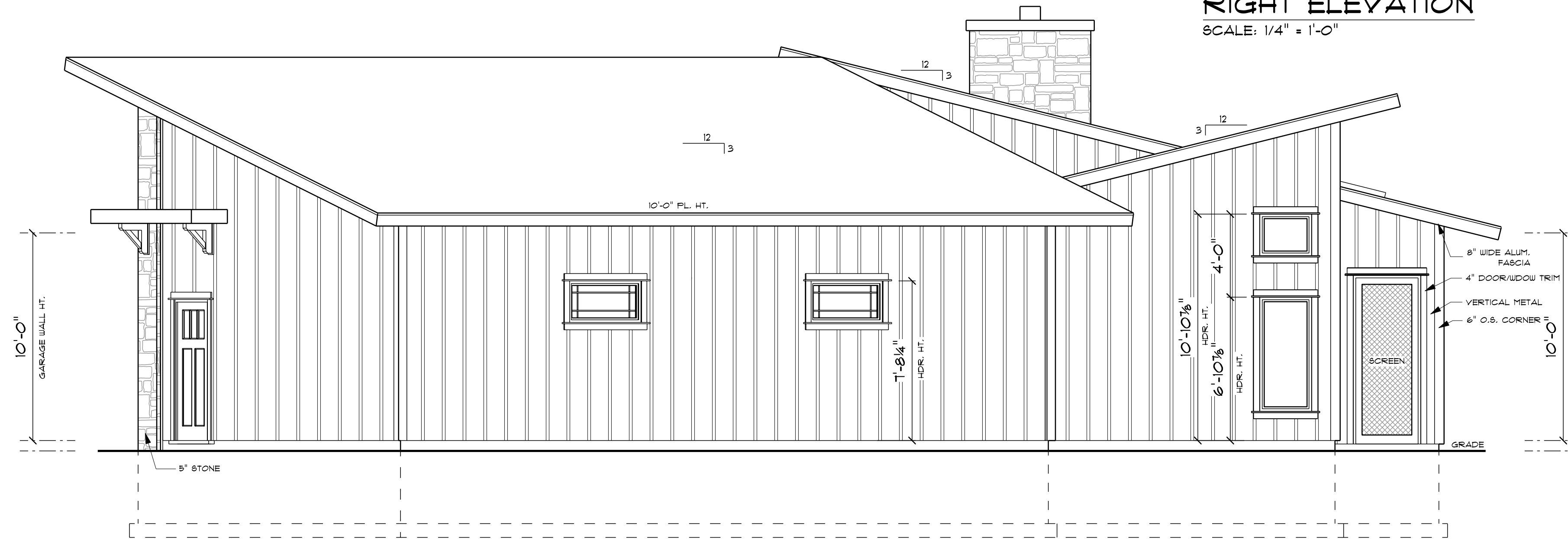


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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawing. Granite Design Group, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

PAGE: **2**
A11

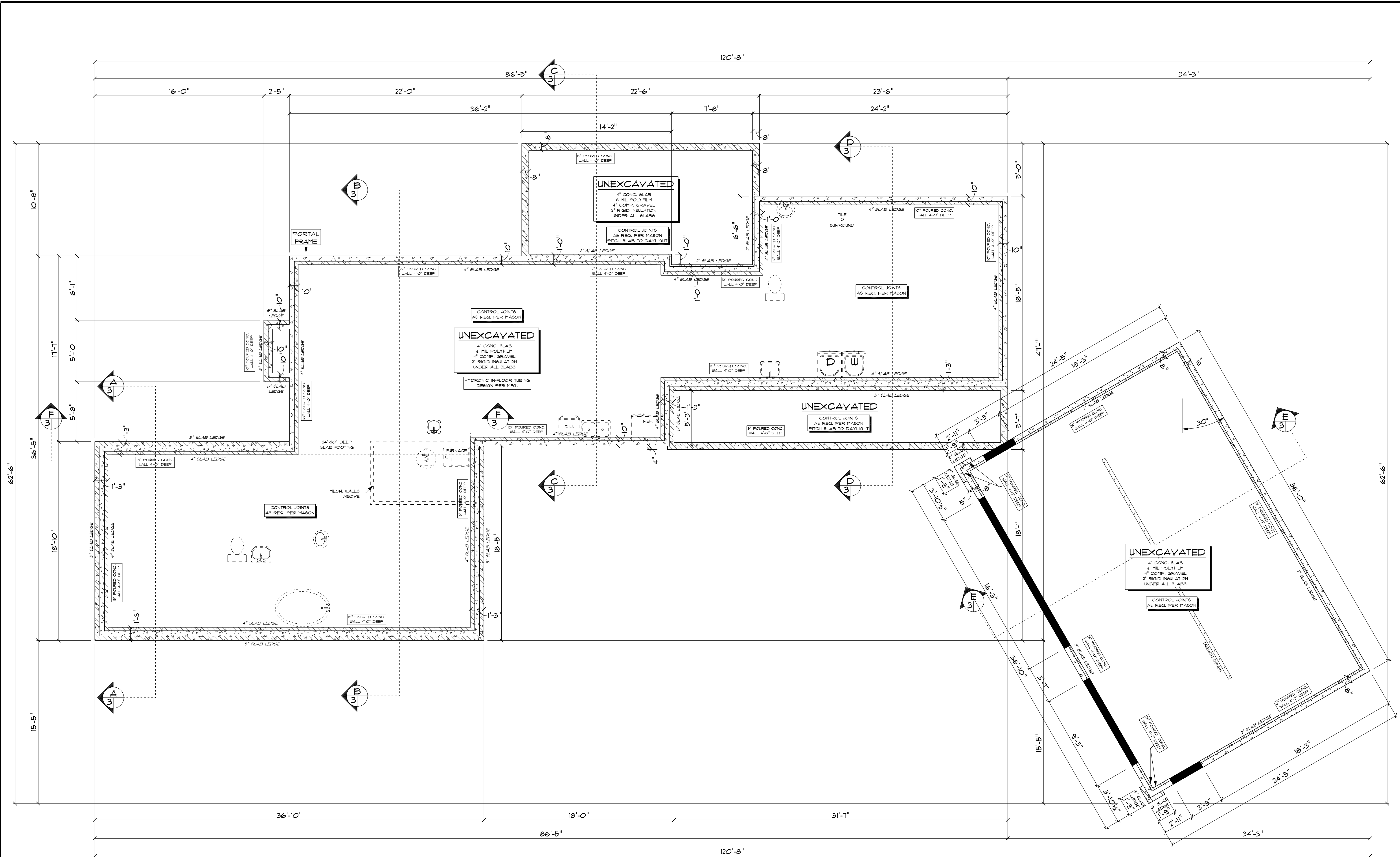
APPROVED: _____
SECTION LETTER: **A**
CHECKED BY: _____
PAGE NUMBERS: **11**

SCALE: 1/4" = 1'-0"
DRAWN BY: **J&B**
DATE: 10/10/2020

Granite Design Group, LLC
227476 Raven Ave.
Wausau WI 54401
PHONE: 1.715.551.1778
FAX: 1.715.298.1778
jsmith800@gmail.com

GRANITE
DESIGN GROUP, LLC

Thut Family Home



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawing. Granite Design Group, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

GRANITE DESIGN GROUP, LLC

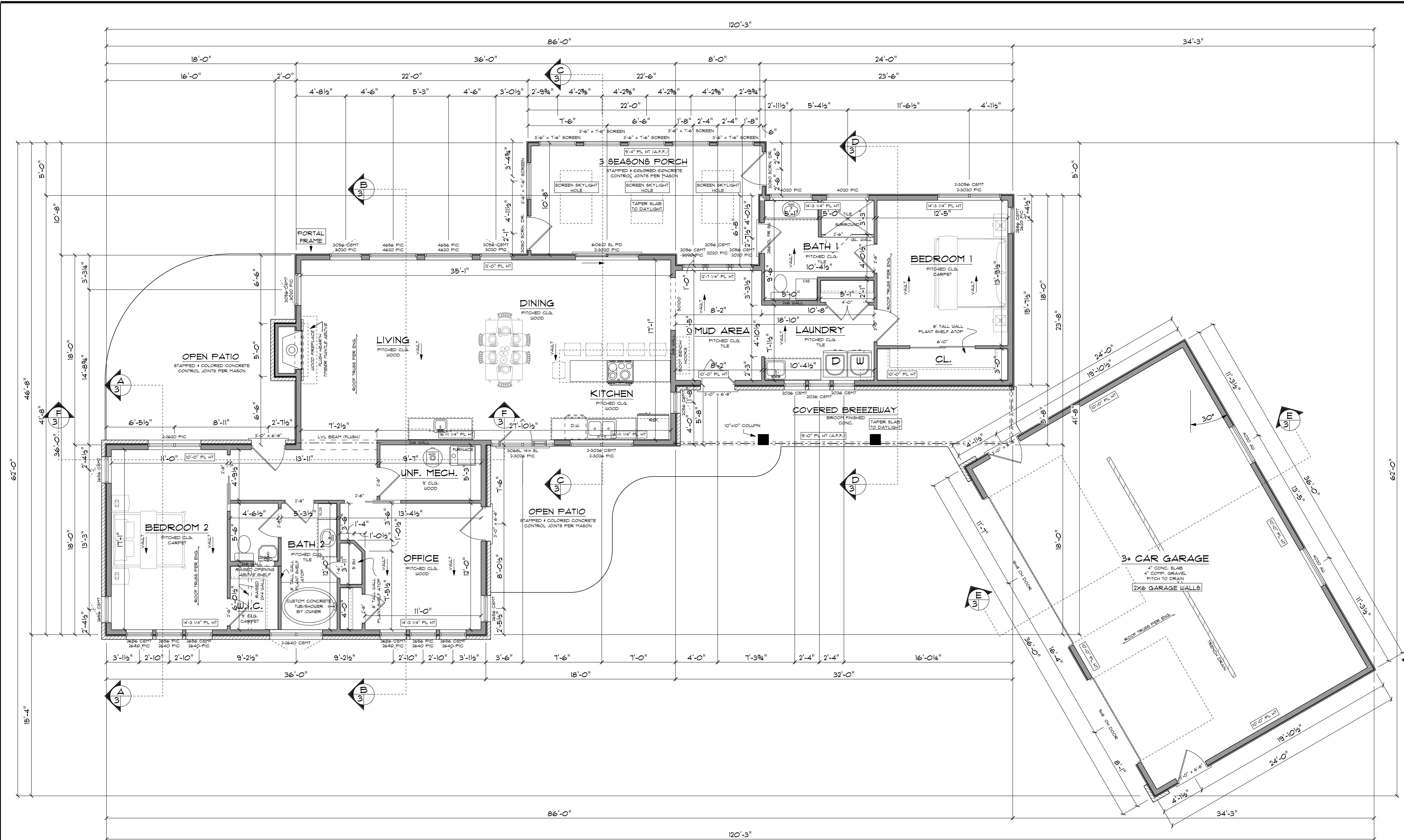
Thuot Family Home

Granite Design Group, LLC
227476 Raven Ave.
Wausau WI 54401
jsmith800@gmail.com
PHONE: 1.715.551.1778
FAX: 1.715.298.1778

SCALE: 1/4" = 1'-0"
DRAWN BY: JJB
DATE: 10/10/2020

APPROVED: _____
SECTION LETTER: **A**
PAGE NUMBERS: **11**

CHECKED BY: _____
PAGE: **3**
A2



FIRST FLOOR

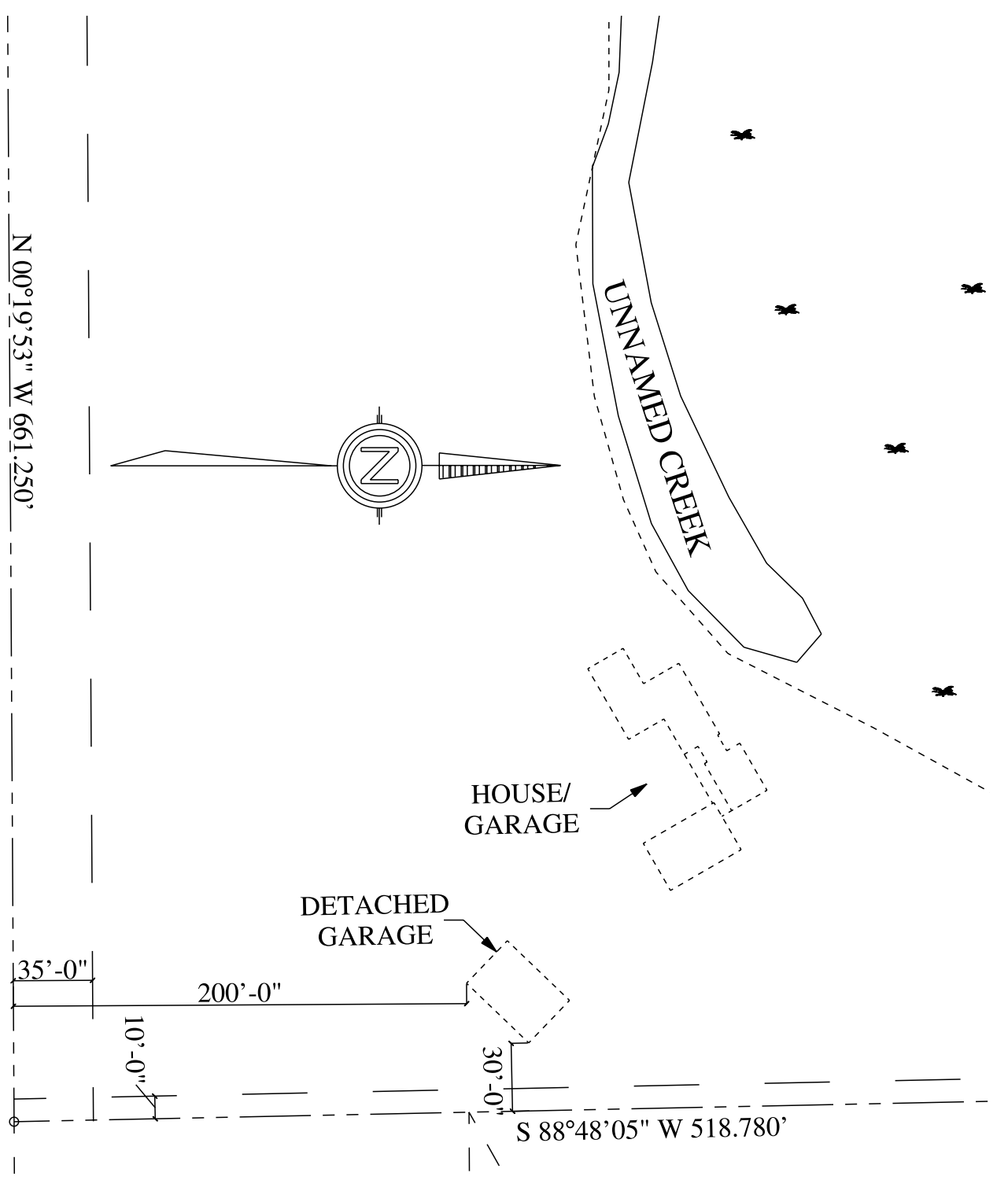
SCALE: 1/4" = 1'-0"

First Floor Living	1829 sq ft.
Garage	864 sq ft.

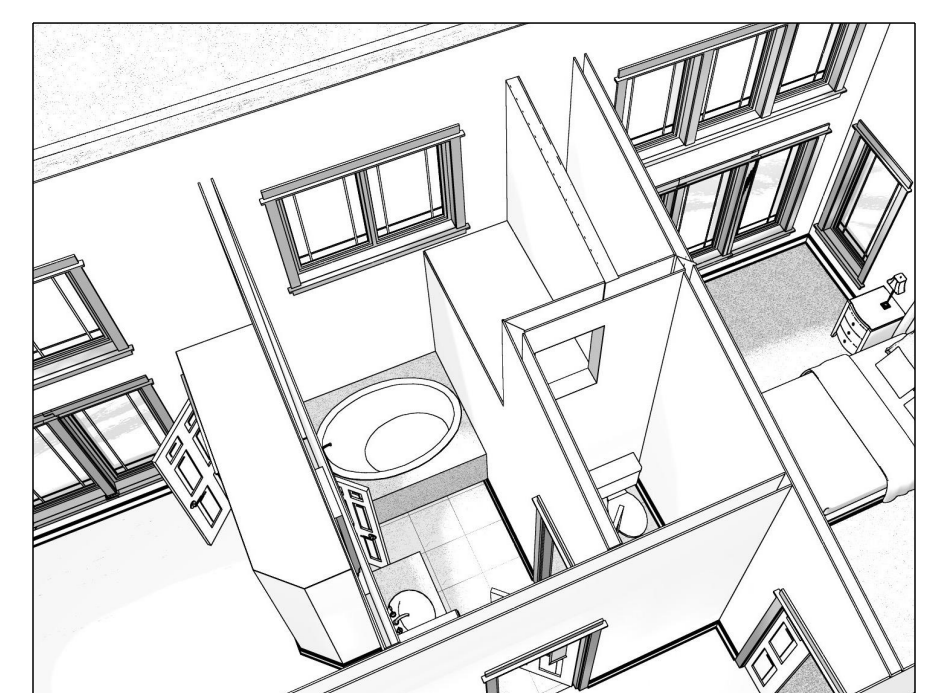
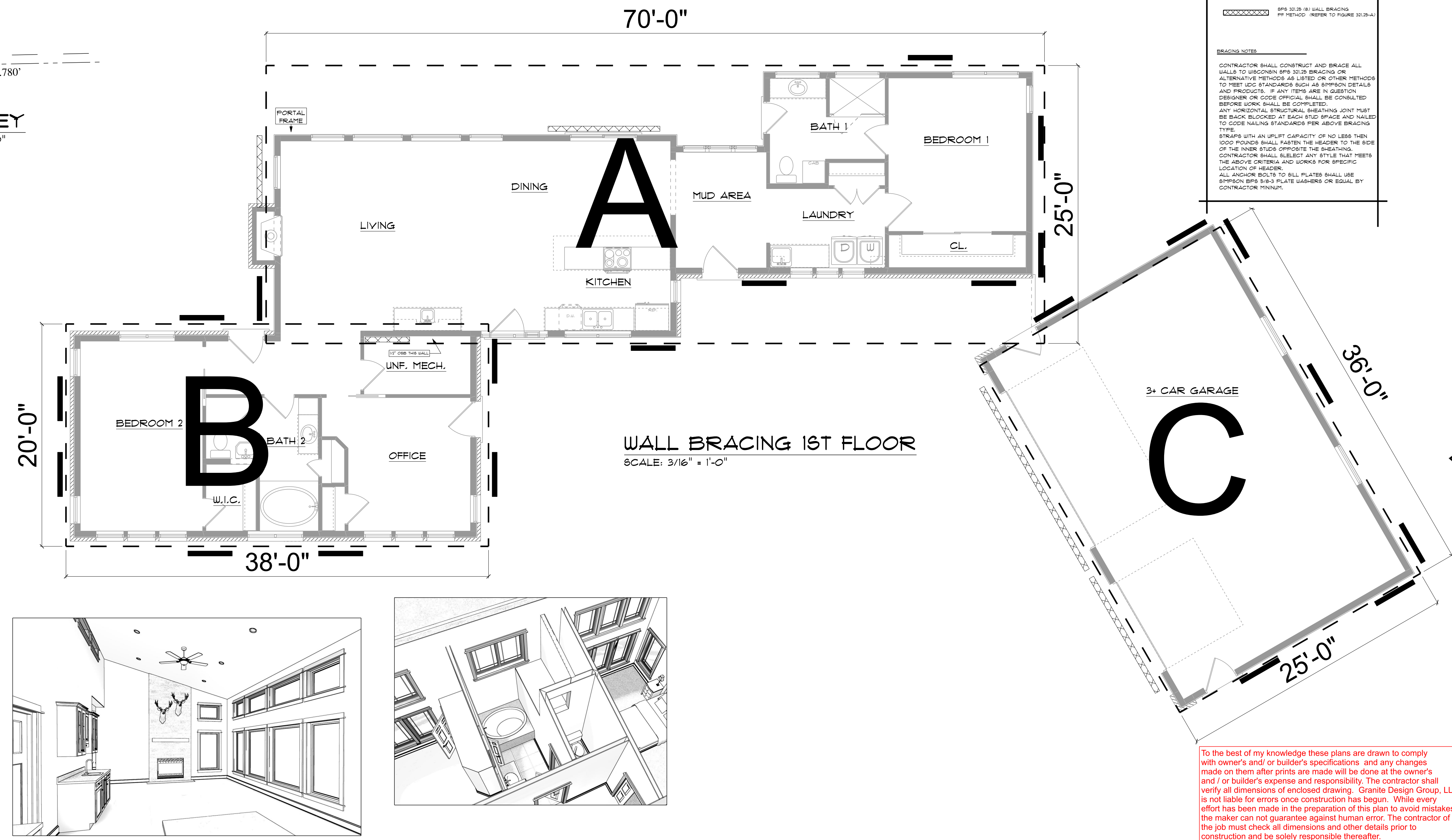
GENERAL NOTES
 2X6 EXTERIOR WALL
 2X4 INTERIOR WALLS U.N.O.
 EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD/FOUNDATION

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawing. Granite Design Group, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

NORTH MOUNTAIN ROAD
N 00°19'53" W 661.250'



SITE SURVEY
SCALE: 0.0150" = 1'-0"



SEE PLAN

SEE PLAN

Indicate applicable Wall Bracing Method for each level (see Table 321.25.1), each labeled rectangle if more than one (see 321.25(3)(c)) and amount of bracing (if of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional drawings as needed).

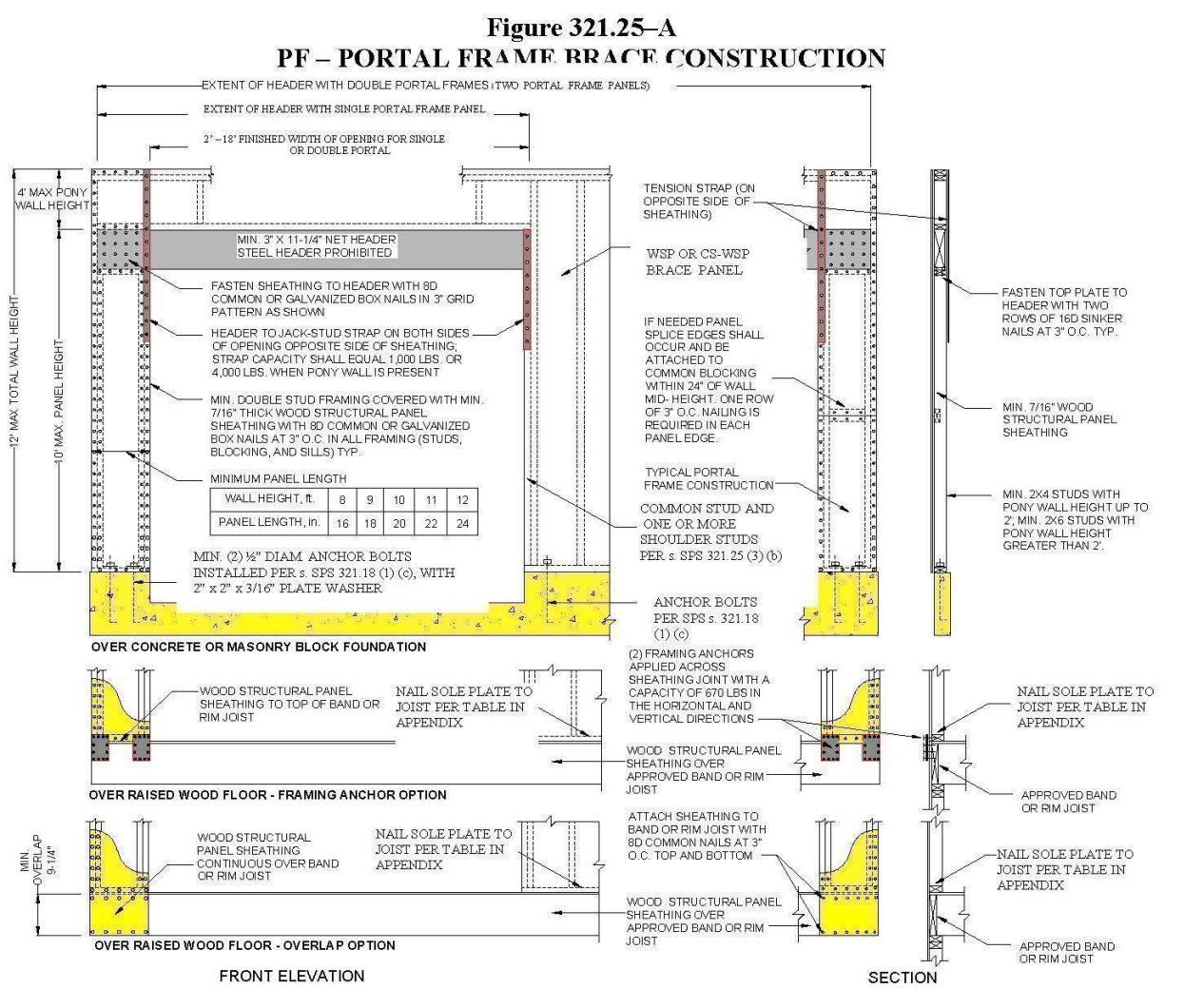
Bracing Method	Intermittent method (I)	Continuous method (C)	PF Method (see Figure 321.25.4)
Walls Supporting:	Intermittent method (I)	Continuous method (C)	PF Method (see Figure 321.25.4)
Roof and ceiling only	1	1	1
One floor, roof and ceiling	2	2	2
Two floors, roof and ceiling	3	3	3

SEE PLAN

SEE PLAN

Indicate applicable Wall Bracing Method for each level (see Table 321.25.1), each labeled rectangle if more than one (see 321.25(3)(c)) and amount of bracing (if of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional drawings as needed).

Bracing Method	Intermittent method (I)	Continuous method (C)	PF Method (see Figure 321.25.4)
Walls Supporting:	Intermittent method (I)	Continuous method (C)	PF Method (see Figure 321.25.4)
Roof and ceiling only	1	1	1
One floor, roof and ceiling	2	2	2
Two floors, roof and ceiling	3	3	3



BRACING KEY

- 6x6 32-25 (8) WALL BRACING UFS, CS-SPB OR CS-SPB METHODS
- 6x6 32-25 (8) WALL BRACING OBF METHOD
- 6x6 32-25 (8) WALL BRACING PF METHOD (REFER TO FIGURE 321.25-A)

BRACING NOTES

CONTRACTOR SHALL CONSTRUCT AND BRACE ALL WALLS TO UNCOMMON 6x6 32-25 BRACING OR ALTERNATIVE METHODS AS LISTED OR OTHER METHODS TO MEET UDC STANDARDS SUCH AS SIMPSON DETAILS AND PRODUCTS. IF ANY ITEMS ARE IN QUESTION DESIGNER OR CODE OFFICIAL SHALL BE CONSULTED BEFORE WORK SHALL BE COMPLETED.

ANY HORIZONTAL STRUCTURAL SHEATHING JOINT MUST BE BACK BLOCKED AT EACH STUD SPACE AND NAIL TO CODE NAILING STANDARDS PER ABOVE BRACING TYPE.

STRAPS WITH AN UPLIFT CAPACITY OF NO LESS THAN 1000 POUNDS SHALL FASTEN THE HEADER TO THE SIDE OF THE INNER STUDS OPPOSITE THE SHEATHING.

CONTRACTOR SHALL SELECT ANY STYLE THAT MEETS THE ABOVE CRITERIA AND WORKS FOR SPECIFIC LOCATION OF HEADERS.

ALL ANCHOR BOLTS TO SILL PLATES SHALL USE SIMPSON 6x6 S-S PLATE WASHERS OR EQUAL BY CONTRACTOR MINIMUM.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawing. Granite Design Group, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Granite Design Group, LLC
227476 Raven Ave.
Wausau WI 54401
PHONE: 1.715.551.1778
FAX: 1.715.298.1778
jsmith800@gmail.com

Thutot Family Home

SCALE: As Noted
DRAWN BY: Jdb
DATE: 10/10/2020

APPROVED: [Signature]
SECTION LETTER: A
PAGE NUMBERS: 6

CHECKED BY: [Signature]



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, November 9, 2022

ITEM: Preapplication meeting for a proposed drive-through restaurant use within a Unified Development District on Rib Mountain Drive.

FROM: Jared Grande, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT: Rolly Lokre

OWNER: RL 225421 Rib Mountain Drive LLC & MM 225421 Rib Mountain Drive LLC, PO Box 215, Plover, WI 54467

PROPERTY ADDRESS: 225421 RIB MOUNTAIN DR WAUSAU, WI 54401

PIN/PARCEL #: 068-2807-142-0968

ZONING: Urban Commercial

ADJACENT ZONING: **NORTH:** OR **SOUTH:** SR-2 **EAST:** SR-2 **WEST:** SR-2

FUTURE LAND USE: Regional Commercial

BACKGROUND

The applicant is seeking feedback on a potential drive-through restaurant in what would be required to be rezoned to the Unified Development District (UDD) along Rib Mountain Drive. Earlier this year the Town modified its Zoning Ordinance to remove this type of use as a Conditional Use in our standard Commercial Zoning Districts, allowing it only as part of a UDD Development. Without additional parameters in place at this time, the applicant would like additional feedback and direction prior to moving their project forward.

PREVIOUS ACTIONS: None

STAFF COMMENTS: See Determination Report (attached)

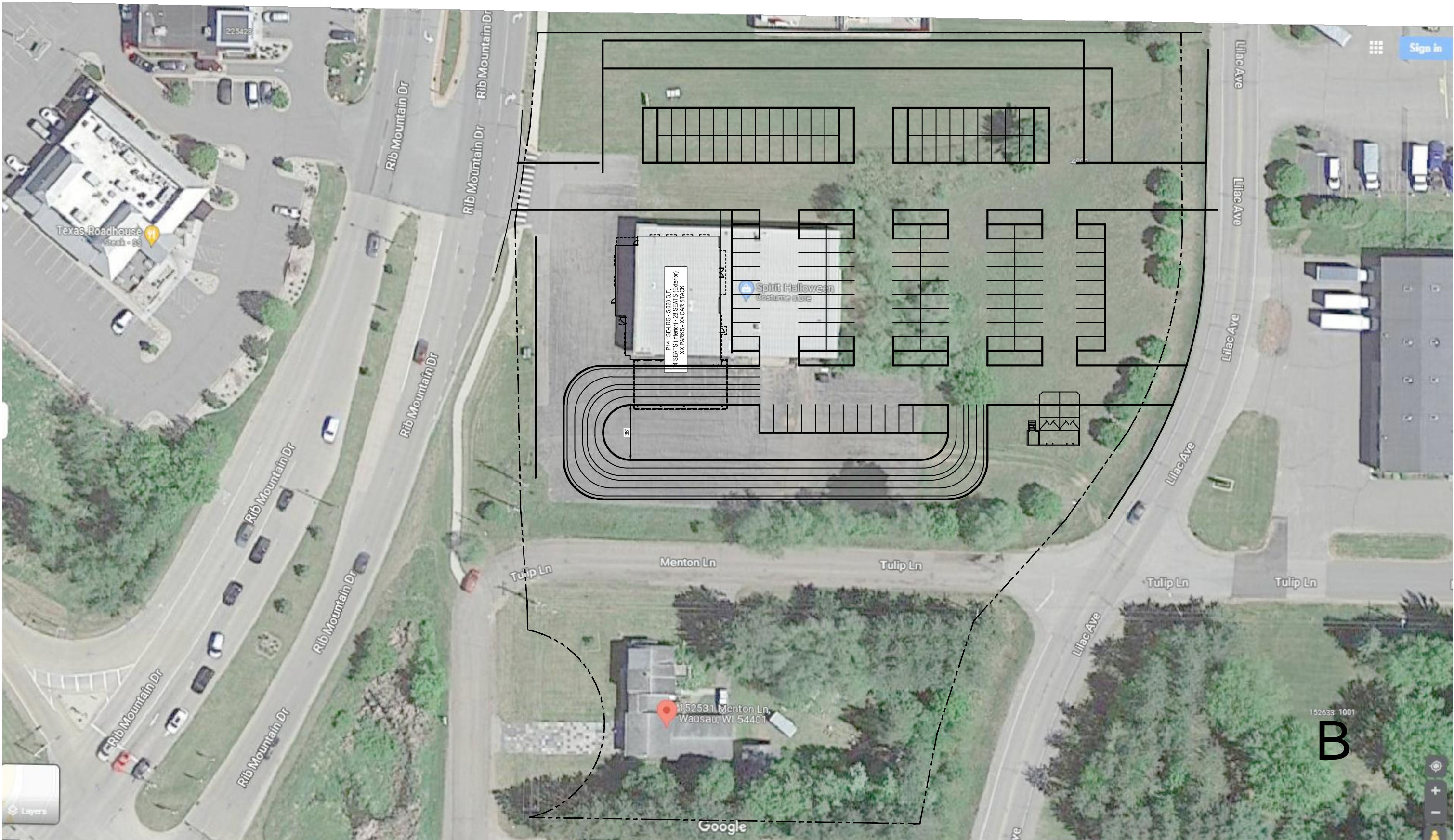
ATTACHMENTS: Conditional Use Determination Report, Draft CUP Approval, Zoning Map, Proposed Site Plan, Building Plan and Application

POSSIBLE ACTIONS TO BE TAKEN

Feedback to the Applicant

REQUESTED ACTION: None

FURTHER ACTION(s): Feedback to the Applicant



P14 - SEC-LRG - 6,028 S.F.
4 SEATS (Interior) - 28 SEATS (Exterior)
XX PARS - XX CAR STICK

52531 Menton Ln
Wausau, WI 54401

152633 1001
B



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE: Plan Commission, November 9, 2022

ITEM: Preapplication meeting for a proposed drive-through restaurant use within a Unified Development District on Rib Mountain Drive.

FROM: Jared Grande, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT: Greg Sperry

OWNER: Anna LLC, Adi Shabani, Esther Ahrens, Connexus Credit Union

PROPERTY ADDRESS: Properties along Bunting Ln (north/south sides)

PIN/PARCEL #: 068-2807-033-0976 & 068-2807-033-0019 & 068-2807-033-0020 & 068-2807-033-0042

ZONING: Suburban Commercial

ADJACENT ZONING: **NORTH:** OR **SOUTH:** SR-2 **EAST:** SR-2 **WEST:** SR-2

FUTURE LAND USE: Regional Commercial

BACKGROUND

The applicant is seeking feedback on a potential indoor commercial entertainment in Suburban Commercial District along Bunting Lane/Shrike Avenue. There are various factors that would need to be worked out for development of the site including common ownership of land(s), right-of-way vacation, and cooperation with adjacent property owners. The building would also draw interest from residential neighbors to the west/southwest. The applicant is seeking feedback on the potential development.

PREVIOUS ACTIONS: None

STAFF COMMENTS: See Determination Report (attached)

ATTACHMENTS: Conditional Use Determination Report, Draft CUP Approval, Zoning Map, Proposed Site Plan, Building Plan and Application

POSSIBLE ACTIONS TO BE TAKEN

Feedback to the Applicant

REQUESTED ACTION: None

FURTHER ACTION(s): Feedback to the Applicant



ITEM: Zoning Code Update

ISSUES: Provide status update to Plan Commission on progress of Zoning Code Update project.

Staff has provided a few documents (annotated outline and draft table of land uses) to showcase progress on the project. The intent is to inform the Plan Commission on next steps of the project and update on the timeline.

FISCAL IMPACT: cost of doing project

ACTION TO BE TAKEN:

1. None.

Chapter 17 Zoning Ordinance/Proposed Outline

Subchapter 17-I Introduction	Move Definitions & Cross references to back of ordinance
Subchapter 17-II Establishment of Zoning Districts	
Subchapter 17-III Land Use Regulations	
Subchapter 17-IV Landscape & Bufferyard Regulations	
Subchapter 17-V Performance Standards	
Subchapter 17-VI Signage	
Subchapter 17-VII Procedures	
Subchapter 17-VIII Administration & Enforcement	
Subchapter 17-IX Definitions & Cross References	
	Appendix 1 delete

Subchapter 17-I Introduction

EXISTING	PROPOSED
Sec 17.001 Title	Keep subchapter as is
Sec 17.002 Authority	
Sect 17.003 Legislative intent	
Sec 17.004 Rational and Appearance of the Ordinance text	
Sec 17.005 Purpose	
Sec 17-006 Separability and non-liability	
Sec 17-007 Abrogation	
Sec 17-008 Application	
Sec 17-009 Jurisdiction	
Sec 17-010 Reenactment and repeal	
Sec 17-011 Effective Date	

Sub Chapter 17-II Definitions and Cross References

EXISTING	PROPOSED
Sec 17.021 Purpose of the subchapter 17-II	Move Subchapter 17-II to back of code document
Sec 17.022 Word usage	
Sec 17.023 Abbreviations	
Sec 17.024 Definitions	

Subchapter 17-III Establishment of Zoning Districts

EXISTING	PROPOSED
Sec 17.031 Purpose	Keep...
Sec 17.032 Standard Zoning districts and standard zoning categories	
Sect 17.325 Special zoning districts and overlay zoning districts	
Sec 17.033 Map of zoning districts	
Sec 17.034 Interpretation of zoning district boundaries	
<p>Section 17.035 Purpose and Intent of Standard Zoning Districts</p> <p>RA-1-35</p> <p>RA-2-35</p> <p>Outdoor Recreation (OR-35ac) District</p> <p>Rural Residential (RR-35ac) District</p> <p>Countryside Residential (CR-5ac) District</p> <p>Estate Residential (ER-1) District</p> <p>Suburban Residential (SR-2) District</p> <p>Suburban Residential (SR-3) District</p> <p>Suburban Residential (SR-4) District</p> <p>Mixed Residential (MR-4) District</p> <p>Urban Residential (UR-8) District</p> <p>Estate Office (EO) District</p> <p>Suburban Office (SO) District</p> <p>Neighborhood Commercial (NC) District</p> <p>Suburban Commercial (SC) District</p> <p>Urban Commercial (UC) District</p> <p>Central Commercial (CC) District</p> <p>Suburban Industrial (SI) District</p> <p>Urban Industrial (UI) District</p> <p>Heavy Industrial (HI) District</p> <p>USH 51/USH 29 Overlay</p> <p>Municipal Well Recharge Area</p>	<p>Section 17.035 Purpose and Intent of Standard Zoning Districts (all district names pending/subject to revision)</p> <p>Open Space Preserve (OP-1)</p> <p>Rural Residential (RR-1)</p> <p>Rural Mix (RM-1)</p> <p>Rural Neighborhood (RN-1)</p> <p>Suburban Neighborhood (SN-1)</p> <p>Suburban Neighborhood (SN-2)</p> <p>Urban Neighborhood (UN-1)</p> <p>Urban Neighborhood (UN-2)</p> <p>General Office (GO-1)</p> <p>General Commercial (GC-1)</p> <p>Corridor Commercial (GC-1)</p> <p>Town Center (TC-1)</p> <p>Institutional/Public (IP-1)</p> <p>General Industrial (GI-1)</p> <p>Planned Development (PD-1)</p> <p>USH 51/USH 29 Overlay</p> <p>Municipal Well Recharge Area</p> <p>Add:</p> <p>Wetland overlay district</p> <p>Lakeshore overlay district</p> <p>Drainage overlay district</p> <p>Woodland overlay district</p> <p>Steep slope overlay district</p> <p>??? what about adding a conservation/cluster overlay?</p>
Sec 17.036 Natural resource protection overlay districts	Keep...
Sec 17.037 Map of natural resource protection overlay districts	Keep...
Sec 17.039 USH 51 and STH 29 overlay district	Keep...
Sec 17.040 Municipal well recharge area overlay district	Keep...

Subchapter 17-IV Land Use Regulations

EXISTING	PROPOSED
Sec 17.051 Purpose	Co-locate with consolidated land use table
Section 17.052 Interpretation of Land Use Tables	Co-locate with consolidated land use table
Section 17.053 Tables of Land Uses. (Am. #09-05)	Create consolidated land use table, relocate
Section 17.054 Table of Land Uses Permitted in Permanently Protected Green Space Areas	Include in consolidated land use table
Section 17.055 Regulations Applicable to All Development.	Keep; review and revise as needed
Section 17.056 Detailed Land Use Descriptions and Regulations	Do we move definitions to definitions subchapter? What and how much of these do we keep or relocate?
Section 17.057 Non conforming	Relocate 17.098 and 17.099
Section 17.058 Group Developments	Keep; review, revise as needed or relocate; Revise to address accessory dwelling units
	Possible we keep his subchapter as home for the consolidated land use table
	Pull out parking requirements and create new table for

Subchapter 17-V Density and Intensity Standards

EXISTING	PROPOSED
Sec 17.071 Purpose	Move these standards to standards tables associated with each applicable district; delete subchapter
Sec 17.072 How to use this subchapter	
Sec 17.073 Required natural resources site evaluation	Remove from code; keep as an administrative checklist for applicant information
Sec 17.074 Residential density standards	Move standards to consolidated districts tables
Sec 17.075 Nonresidential intensity standards	Move standards to consolidated districts tables
Sec 17.076 Detailed instructions for intensity and density regulations	Remove from code; keep as an administrative checklist for applicant information

Subchapter 17 VI Bulk Regulations

EXISTING	PROPOSED
Sec 17.091 Purpose	Move these standards to standards tables associated with each applicable district; delete subchapter
Sec 17.092 How to use this subchapter	
Sec 17.093 Residential bulk standards	Move standards to consolidated districts tables
Sec 17.094 Nonresidential density standards	Move standards to consolidated districts tables
Sec 17.095 Yard setback adjustments	Relocate to districts
Sec 17.096 Intrusions into required yards	Relocate to districts
Sec 17.097 Exceptions to maximum height regulations	Relocate to districts
Sec 17.098 Nonconforming lot regulations	Relocate to districts
Sec 17-099 Nonconforming structures (rep & recr #04-06)	Find better location for this content; land use regulations

Subchapter 17-VII Natural Resource Protection Regulations

EXISTING	PROPOSED
Sec 17.111 Purpose	Suggest moving various districts into Subchapter 17-III; possible to delete this subchapter if we find better location for content....
Sec 17.112 How to use this subchapter	
Sec 17.113 Floodplain zoning	Move to Subchapter 17-III
Sec 17.114 Wetland overlay district	Move to Subchapter 17-III
Sec 17.115 Lakeshore overlay district	Move to Subchapter 17-III
Sec 17.116 Drainageway overlay district	Move to Subchapter 17-III
Sec 17.117 Woodland overlay district	Move to Subchapter 17-III
Sec 17.118 Steep slope overlay zoning district	Move to Subchapter 17-III
Sec 17-120 Detailed site analysis	Find better location for these requirements (??); take out and save out as a checklist as app packet info

Subchapter 17-VIII Landscape & Buffer yard Regulations

EXISTING	PROPOSED
	Do we need to review based on roundtable comments???
Sec 17.141 Purpose	Keep subchapter as is
Sec 17.142 How to use this subchapter	
Sec 17.143 Landscaping points, sample landscape schemes and measurement for requirements	
Sec 17.144 Landscape requirement for building foundations	
Sec 17.145 Landscape requirements for developed lots	
Sec 17.146 Landscape requirements for street frontages	
Sec 17.147 Landscape requirements for paved areas	
Sec 17.148 Landscape requirements for other permanently protected green spaces	
Sec 17.149 Landscape requirements for required reforestation	
Sec 17.150 Landscape requirements for bufferyards	
Sec 17.151 Classification of plant species	
Sec 17.152 Requirements for the installation, maintenance, & use of landscaped & buffer yards	
Sec 17.153 Calculating landscape and buffyard requirements	
Sec 17.154 Depiction on required site plan	
Existing landscape that qualify./credit for existing veg....	Zoning administrator approval

Subchapter 17-IX Performance Standards

EXISTING	PROPOSED
	Divide into performance and site design standards
Sec 17.171 Purpose	Keep subchapter as is
Sect 17.172 Access standards	
Sect 17.173 Visibility standards	
Sect 17.174 Off street parking & traffic circulation standards	
Sect 17.175 Off street loading standards	
Sect 17.176 Exterior storage standards	
Sect 17.177 Exterior lighting standards	
Sect 17.178 Vibration standards	
Sect 17.179 Noise standards	
Sect 17.180 Air pollution standards	
Sect 17.181 Odor standards	
Sect 17.182 Electromagnetic radiation standards	
Sect 17.183 Glare and heat standards	
Sect 17.184 Fire and explosion standards	
Sect 17.186 Waster material standards	
Sect 17.187 Drainage standards	
Sect 17.188 Exterior construction material standards	Review for applicability to districts
Sect 17.189 Hazardous materials standards	
Sect 17.190 Fencing standards	
Sect 17.191 Administration and enforcement of performance standards	

Subchapter 17-X Sign Regulations

EXISTING	PROPOSED
Sect 17.211 Purpose	Keep subchapter as is with edits
Sect 17.212 Sign permits	
Sect 17.213 Definitions and regulations specific to certain signs	
Sect 17.214 General signage regulations	
Sect 17.215 Sign regulations applicable to residential districts	
Sect 17.216 sign regulations applicable to nonresidential districts	
Sect 17.217 Temporary signs	
Sect 17.218 Construction and maintenance of signage	
Sect 17.219 Nonconforming signs	
Sect 17.220 Noncompliance and penalties	

Subchapter 17-XI Procedures

EXISTING	PROPOSED
	Need to review again in general
Sec 17.221 Purpose	Keep subchapter as is
Sec 17.222 Amendment of regulations	
Sec 17.223 Amendment of the official zoning map	
Sec 17.224 Special use procedures	
Sec 17.225 Conditional use procedures	
Sec 17.226 Reserved	
Sec 17.227 Sign permit	
Sec 17.228 Site plan procedures	
Sec 17.229 Certificate of occupancy	
Sec 17.230 Variances	
Sec 17.231 Interpretations	
Sec 17.232 Appeals of zoning interpretations	
Sec 17.233 Unified development district procedures	Moved to districts

Subchapter 17-XII Administration and enforcement

EXISTING	PROPOSED
Sec 17.251 Purpose	Keep subchapter as is
Sec 17.252 Zoning administrator	
Sec 17.253 Plan Commission	
Sec 17.254 Zoning board of Appeals	
Sec 17.255 Fees	Recommend remove from code; keep as handout for applicant information and easier to update through administrative process
Sec 17.256 Violations and penalties	

~~Appendix 1: Detailed classification of plant species~~

Appendix 1	Consider removing from code; keep as handout for applicant information; much easier to amend if needed than zoning code amendment
List of amendments to the official zoning map	Blank; Consider removing from code
List of amendments to the zoning ordinance	Is this up to date? Seems last updated in 2016.....Can we move from the code document or is there a legal requirement to keep?

**Rib Mountain, WI
ALLOWED USES.**

TABLE OF USES – DRAFT 11.02.22

P - Permitted
C - Conditional Use Permit
Blank – Not Permitted

ZONING DISTRICT	OS/P-1	RR-1	RM-1	RN-1	SN-1	SN-2	UN-1	UN-2	GO-1	GC-1	VC-1	CC-1	IP-1	GI-1					Spec Regs.
AGRICULTURAL																			
Agriculture uses/cultivation	-	P	P	P	-	-	-	-	-	-	-	-	-	-					Y
Animal husbandry	-	C	-	-	-	-	-	-	-	-	-	-	-	-					Y
Agricultural services	-	P	C	-	-	-	-	-	-	-	-	-	-	-					Y
On site agricultural retail	-	P	C	-	-	-	-	-	-	-	-	-	-	-					Y
RESIDENTIAL																			
Single-family detached residence	-	P	P	P	P	P	P	P	-	-	-	-	-	-					
Single Family attached residence	-	-	-	-	P	P	P	P	-	-	-	-	-	-					
Two-family attached residence (duplex)	-	-	-	-	P	P	P	P	-	-	-	-	-	-					
Multi-family dwelling units (3-8 units)	-	-	-	-	-	-	P	P	-	-	C	-	-	-					
Multi-family dwelling units (9 + units)	-	-	-	-	-	-	C	C	-	-	C	-	-	-					
Mixed-use building	-	-	-	-	-	-	-	-	C	C	P	C	-	-					
Bed and breakfast	-	C	C	C	C	C	C	C	-	-	-	-	-	-					Y
Mobile/manufactured home	-	C	-	-	-	-	-	C	-	-	-	-	-	-					Y
COMMERCIAL																			
Office	-	-	-	-	-	-	-	-	P	P	P	P	-	C					Y
Personal or professional service	-	C	C	-	-	-	-	-	P	P	P	P	-	C					Y
Retail	-	-	C	-	-	-	-	-	P	P	P	P	-	C					
Auto-oriented uses (sales and repair)	-	-	-	-	-	-	-	-	-	-	C	P	-	C					
Gas stations/convenience stores	-	-	-	-	-	-	-	-	-	C	-	C	-	P					
Liquor stores/smoke shops/dispensaries	-	-	-	C	C	C	C	C	-	C	C	C	-	-					

TABLE OF USES
Adopted XX.XX.2022

**Rib Mountain, WI
ALLOWED USES.**

ZONING DISTRICT	OS/P-1	RR-1	RM-1	RN-1	SN-1	SN-2	UN-1	UN-2	GO-1	GC-1	VC-1	CC-1	IP-1	GI-1				Spec Regs.
Restaurants/bar – sit down, take out, delivery (no drive thru)	-	-	C	-	-	-	-	-	C	P	P	P	-	-				
Drive-through businesses	-	-	-	-	-	-	-	-	C	C	-	P	-	C				
Brewery/Distillery	-	-	-	-	-	-	-	-	C	C	C	C	-	-				
Animal hospital, clinic, kennels and shelters, including riding stables	-	C	C	-	-	-	-	-	-	C	-	C	-	--				Y
Commercial day care facilities (9+ children)	-	-	-	-	-	-	-	-	C	C	C	C	-	-				Y
Cultural facilities such as museums, art centers, or art institute	-	-	-	-	-	-	-	-	-	P	P	P	-	-				
Campgrounds	C	C	-	-	-	-	-	-	-	-	-	-	-	-				Y
Funeral homes, mortuaries	-	-	-	-	-	-	-	-	-	P	-	P	-	-				
Health clubs/Gyms/Indoor Recreation Facilities	-	-	-	-	-	-	-	-	C	P	P	P	-	-				
Hospitality and lodging	-	-	-	-	-	-	-	-	C	P	P	P	-	-				Y
Nurseries, greenhouses (commercial)	-	C	C	-	-	-	-	-	-	P	-	P	-	P				
Off street parking lots or parking garages (as principal use)	-	-	-	-	-	-	-	-	-	P	P	P	-	-				
Large scale assembly (other than churches)	-	-	-	-	-	-	-	-	-	P	P	P	-	-				
Indoor storage or wholesaling	-	-	-	-	-	-	-	-	-	-	-	C	-	P				
Outdoor storage or wholesaling	-	-	-	-	-	-	-	-	-	-	-	-	-	C				
Outdoor entertainment	C	C	C	-	-	-	-	-	-	-	-	-	-	-				Y
Payday loan store	-	-	-	-	-	-	-	-	-	C	-	C	-	-				Y
Adult oriented businesses	-	-	-	-	-	-	-	-	-	-	-	-	-	C				Y
PUBLIC/SEMI-PUBLIC USES																		
Passive outdoor public recreation	P	P	P	P	P	P	P	P	P	P	P	P	-	P				Y
Active outdoor public recreation	P	P	P	P	P	P	P	P	-	-	-	-	-	-				Y
Public, semi-public recreational buildings, community centers	P	-	C	C	C	C	C	C	-	-	-	-	-	-				Y

TABLE OF USES
Adopted XX.XX.2022

**Rib Mountain, WI
ALLOWED USES.**

ZONING DISTRICT	OS/P-1	RR-1	RM-1	RN-1	SN-1	SN-2	UN-1	UN-2	GO-1	GC-1	VC-1	CC-1	IP-1	GI-1					Spec Regs.
Cemeteries	-	C	C	C	C	C	-	-	-	-	-	-	P	-					
Educational facilities	-	-	-	-	C	C	P	P	-	-	P	P	P	-					
Government & public buildings	-	-	-	-	-	-	-	-	P	P	P	P	P	-					
Hospitals	-	-	-	-	-	-	C	C	P	P	P	P	-	-					
Places of worship & related buildings	-	-	-	C	C	C	-	-	-	-	-	P	P	-					
Institutional living arrangement (nursing homes)	-	-	-	-	-	-	C	C	-	C	-	C	-	-					Y
Community living arrangement	-	-	-	-	-	-	C	C	-	C	-	C	-	-					Y
Public Services/utilities/essential services	C	C	C	C	C	C	C	C	C	P	C	P	-	P					Y
Transportation facilities	C	C	-	-	-	-	-	-	-	-	-	-	-	P					
INDUSTRIAL USES																			
Junkyards/salvage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	P					Y
Indoor maintenance services – repair shops	-	-	-	-	-	-	-	-	-	C	-	C	-	P					
Light manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	P					Y
Heavy manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	P					Y
Industrial storage	-	-	-	-	-	-	-	-	-	P	-	-	-	P					
Industrial sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P					
Freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	P					
Mini-storage facilities	-	-	-	-	-	-	-	-	-	P	-	-	-	P					Y
Mineral extraction/mining	-	-	-	-	-	-	-	-	-	-	-	-	-	C					Y
Waste disposal/composting	-	-	-	-	-	-	-	-	-	-	-	-	-	C					Y
Wind/solar energy systems	C	-	-	-	-	-	-	-	-	-	-	-	-	C					
Communication Towers (Personal wireless, commercial, mobile)	-	-	-	-	-	-	-	-	-	-	-	-	-	C					
ACCESSORY USES																			

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ZONING DISTRICT	OS/P-1	RR-1	RM-1	RN-1	SN-1	SN-2	UN-1	UN-2	GO-1	GC-1	VC-1	CC-1	IP-1	GI-1					Spec Regs.
Agricultural accessory buildings over 1000 s.f.	-	C	-	-	-	-	-	-	-	-	-	-	-	C					Y
Commercial accessory buildings																			Y
Residential accessory buildings	-	P	P	P	P	P	P	P	-	-	-	-	-	-					Y
Personal storage of recreational vehicles & equipment	-	C	P	P	P	P	C	C	-	-	-	-	-	-					Y
Detached private energy systems	-	C	-	-	-	-	-	-	-	-	-	-	-	-					Y
Hobby farms	-	P	P	-	-	-	-	-	-	-	-	-	-	-					Y
Private residential recreational facility	-	P	P	P	P	P	P	P	-	-	-	-	-	-					Y
Accessory dwelling unit (ADU)	-	C	C	C	C	C	C	C	-	-	-	-	-	-					Y
Commercial apartment	-	-	-	-	-	-	-	-	-	P	P	P	-	-					Y
Private residential kennel	-	C	C	C	-	-	-	-	-	-	-	-	-	-					Y
Private residential stable	-	C	C	C	-	-	-	-	-	-	-	-	-	-					Y
On site composting	-	C	C	C	-	-	-	-	-	-	-	-	-	-					Y
Company provided on-site recreation	-	-	-	-	-	-	-	-	P	P	P	P	-	-					Y
In-vehicle sales and services	-	-	-	-	-	-	-	-	C	C	-	-	-	-					Y
Home occupation	-	P	P	P	P	P	P	P	-	-	-	-	-	-					Y
Family day care in home (4 to 8 children)	-	-	P	P	P	P	P	-	-	-	-	-	-	-					Y
Outdoor dining	-	-	-	-	-	-	-	-	-	-	P	P	-	-					Y
Ponds, drainage structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P					Y
TEMPORARY																			
Garage, yard, estate, and in home sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-					Y
Outdoor assembly or special event	-	-	-	-	-	-	-	-	-	-	-	-	-	-					Y
Contractor's project office	-	-	-	-	-	-	-	-	-	-	-	-	-	-					Y
Contractor's on-site equipment storage facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-					Y

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ZONING DISTRICT	OS/P-1	RR-1	RM-1	RN-1	SN-1	SN-2	UN-1	UN-2	GO-1	GC-1	VC-1	CC-1	IP-1	GI-1					Spec Regs.	
Relocatable buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	-					Y	
On-site real estate sales office	-	-	-	-	-	-	-	-	-	-	-	-	-	-					Y	
Temporary portable storage container																			Y	
Temporary shelter																			Y	
Temporary agricultural shelter																			Y	
Temporary unscreened outdoor storage accessory to an industrial use																			Y	
Temporary Asphalt, batch or concrete, stone crushing, and/or processing operation																			Y	



Community Development Report

Date: October 27, 2022
 To: Town Board
 From: Jared Grande

Projects/Tasks/Meetings

- 10/18 – MPO meeting
- 10/19 – MCDEVCO meeting
- 10/19 – Paul and I met with Ayres & Associates and professionals (Bill Schofield, Bob Lamovec, TJ Morice, Tom Radenz, Bill Shnowske) regarding input on zoning code update project
- 10/20 – Greater Wausau Economic Summit (at Granite Peak)
- 10/25 – Caselle work session with Paul
- Provide update to Town Board on Elegant Occasions/ERA Pancake & Café
- 10/27 – Meeting with Tim White on branding/marketing
- Paul and I have been working with Marathon County Health Department and SAGER regarding status on Quality Inn Hotel

Current & Upcoming Tasks/Projects

Task/Project	Due Date	Status	Notes
Incorporation	November 1	Near completion	Awaiting endorsement
Caselle permitting software	January 1, 2023	Near completion	All building, zoning and subdivision applications will flow through Caselle
Zoning Code Update	Early 2023	In progress	At draft stage
Direct Seller	Unknown	In progress	Drafting stage
Strategic Planning	Unknown	Near completion	
Master Plan implementation	Unknown	In Progress	
TID Application	Unknown	Not started	Will propose an application for projects requesting TID funding
Marketing/Branding	Unknown	Just started	Gathering information and assessing
Facility Improvement Plan	Unknown	Not started	

Municipality Permits Report

8/30/2022 to 9/30/2022

TOWN OF RIB MOUNTAIN		Total Value	Total Fees	Total Fines
2022-169	068-2807-092-0072	\$23,000.00	\$100.00	
SORENSEN CONSTRUCTION LLC SORENSEN CONSTRUCTION LLC 904357				
227002 BOULDER RIDGE CIR 1/1 Driveway, Hot Tub, Resistance Pool				
2022-177	068-2807-142-0999	\$10,796.00	\$95.00	
Chet's Plumbing and Heating Chet's Plumbing and Heating 7061				
225441 LILAC AVE 1/1 Furnace and AC Replacement				
2022-183	068-2807-143-0013	\$27,000.00	\$65.00	
BRAD KOPP CONSTRUCTION LLC BRAD KOPP CONSTRUCTION LLC 1327707				
152626 SOUTH MOUNTAIN RD 1/1 Larsen - Kitchen Update				
2022-184	068-2807-063-0010	\$30,000.00	\$119.00	
RYAN M VOIGT				
227654 WAXWING RD 1/1 Kitchen Dining Update				
2022-185	068-2807-091-0020	\$24,268.00	\$50.00	
PRECISION HOMES LLC PRECISION HOMES LLC 14860				
227061 PARTRIDGE AVE 1/1 Master Bath Remodel				
2022-186	068-2807-102-0925	\$16,002.00	\$135.00	
Finishing Touch Signs Finishing Touch Signs No License Req'd Finishing Touch Signs				
226806 HARRIER AVE 1/1 WAUSAU ACADEMY OF DANCE				
2022-187	068-2807-231-0093	\$10,000.00	\$100.00	
STEVEN A ZEINEMANN				
153415 SHORELAND LN 1/1 REMODEL DECK				
2022-188	068-2807-053-0989	\$2,400.00	\$50.00	
MARLENE M HOLTZ				
147905 COUNTY ROAD NN 1/1 Service Upgrade				
2022-189	068-2807-154-0034	\$5,300.00	\$50.00	
Mad City Windows & Baths Mad City Windows & Baths 030100010				
152324 IVY LN 1/1 UTTECH WINDOW REPLACEMENT				
2022-190	068-2807-041-0050	\$14,022.00	\$50.00	
Will Beltran				
228227 PEACOCK AVE 1/1 228227 Peacock Ave - Window Replacement				
2022-191	068-2807-101-0988	\$4,600.00	\$50.00	
Mad City Windows & Baths Mad City Windows & Baths 030100010				
152249 ROBIN LN 1/1 Window Replacement				

Municipality Permits Report

8/30/2022 to 9/30/2022

2022-192	068-2807-112-0030	\$1,000.00	\$50.00
Kenneth Holt			
226554 SWAN AVE 1/1		Kitchen remodel	
2022-193	068-2807-153-0123	\$2,400.00	\$70.00
Tyler Wariner Wariner & Winnfield Construction DC-071900691			
151470 JONQUIL LN 1/1		6x8 Deck Extension	
2022-194	068-2807-033-0945	\$3,844,000.00	\$790.52
Derek Waldvogel			
151025 COUNTY ROAD NN 1/1		Connexus Credit Union Rib Mountain	
2022-195	068-2807-101-0874	\$8,085.00	\$100.00
Stratford Sign Company Stratford Sign Company E206971			
226701 RIB MOUNTAIN DR 1/2		ULTA SIGNAGE	
2022-196	068-2807-091-0054	\$1,550.00	\$50.00
BAUER ELECTRIC, BAUER ELECTRIC, 1076984			
226902 PARTRIDGE AVE 1/1		Install 50 amp Car Charger Recept	
2022-197	068-2807-044-0024	\$30,000.00	\$175.00
DOUGLAS C HOLMBERG			
150108 BLUEJAY LN 1/1		2nd Garage (20' x 24') in NE corner of backyard.	
2022-198	068-2807-223-0006	\$350,000.00	\$2,916.00
TIMBER RIVER CUSTOM HOMES DESIGN LLC TIMBER RIVER CUSTOM HOMES DESIGN LLC DC-012100009			
222520 STARFLOWER LN		BREIDEL RESIDENCE	
2022-199	068-2807-101-0104	\$2,500.00	
KENNETH SCHAUER			
151791 WREN ST 1/1		Fence addition	
2022-200	068-2807-102-0925	\$76,660.00	\$300.00
Damien Donathan			
226806 HARRIER AVE 1/1		Wausau Academy of Dance - HVAC	
2022-201	068-2807-053-0017	\$60,244.00	\$50.00
WINDOW SOLUTIONS LLC DBA RENEWAL BY ANDERSEN WINDOW SOLUTIONS LLC DBA RENEWAL BY ANDERSEN 1081452			
227825 NUTHATCH LN 1/1		Replacing 21 windows	
2022-204	068-2807-231-0036	\$135,000.00	\$65.00
Aaron Riederer			
223945 LAKESHORE DR 1/1		Hernandez	

Municipality Permits Report

10/1/2022 to 11/4/2022

TOWN OF RIB MOUNTAIN		Total Value	Total Fees	Total Fines
2022-210	068-2807-204-0018	\$40,000.00	\$127.00	
RYAN VOIGT RYAN VOIGT CONSTRUCTION, LLC DC-082000850				
222754 WOODSMOKE RD 1/1	Master Bath and Bedroom Remodel			
2022-213	068-2807-143-0998	\$37,770.00	\$245.00	
Mike Heyroth RIB MTN SANITARY DIST				
224505 LILAC AVE 1/1	20X26 WELL #1 BLDG ADDITION			
2022-214	068-2807-153-0147	\$50,000.00	\$168.00	
THOMAS F BURKE III				
151148 LAVENDER LN 1/1	DETACHED GARAGE			
2022-216	068-2807-101-0878	\$2,500.00	\$70.00	
Gary Fleischman				
226700 RIB MOUNTAIN DR 1/1	Electrical Service Kohls Sign			
2022-217	068-2807-044-0184	\$17,500.00	\$50.00	
KEVIN CHARLES. SALZMAN KEVIN CHARLES. SALZMAN 1175157				
150018 OSPREY DR 1/1	Window Replacement			
2022-218	068-2807-101-0103	\$61,500.00	\$248.50	
Cory Sillars				
226961 CROSSBILL AVE 1/1	Moving Old Garage to rear yard, construction of new attached garage,			
2022-219	068-2807-153-0061	\$6,000.00	\$50.00	
Mad City Windows & Baths Mad City Windows & Baths 030100010				
151565 FERN LN 1/1	Tub - Shower Replacement			
2022-221	068-2807-101-0899	\$16,900.00	\$248.00	
BERKOVITZ MECHANICAL LLC BERKOVITZ MECHANICAL LLC, 1134783				
226830 RIB MOUNTAIN DR 1/3	HVAC RTU- REPLACEMENT			
2022-223	068-2807-213-0040	\$6,500.00	\$50.00	
MARK S WOLLER				
150016 WINEBERRY LN 1/1	12x20 utility shed			
2022-224	068-2807-222-0018	\$17,000.00	\$95.00	
DUANE A ZIETLOW				
150925 JUNIPER LN 1/1				
2022-225	068-2807-044-0153	\$5,600.00	\$50.00	
Mad City Windows & Baths Mad City Windows & Baths 030100010				
150035 PEREGRINE WAY 1/1				

Municipality Permits Report

10/1/2022 to 11/4/2022

2022-226	068-2807-034-0107		\$6,984.00	\$50.00
Christa Krause				
227445 TEAL AVE 1/1		Backyard Fence		
2022-229	068-2807-033-0945		\$190,000.00	\$492.58
Seifert Electric, Inc				
151025 COUNTY ROAD NN 1/1		Connexus Credit Union		
2022-231	068-2807-063-0010		\$1,200.00	\$50.00
DANIEL Langhoff				
227654 WAXWING RD 1/1		Ryan Voigt		
2022-232	068-2807-224-0036		\$5,800.00	\$65.00
NEW LEAF BUILDING AND REMODELING NEW LEAF BUILDING AND REMODELING 1350191				
151841 FLAMEFLOWER RD 1/1		Tub Removal and Replacement, add light and stack switch		
2022-233	068-2807-101-0011		\$2,000.00	\$50.00
KRISTI LISS				
226879 CANARY AVE 1/1		REAR YARD FENCE		
2022-234	068-2807-154-0107		\$12,200.00	\$50.00
KIM M REINHART				
224717 VIOLET LN 1/1		4' rear yard vinyl fence		
2022-235	068-2807-101-0970		\$64,900.00	\$75.00
K&M ELECTRIC OF SCHOFIELD, INC, K&M ELECTRIC OF SCHOFIELD, INC, 1104948				
227250 RIB MOUNTAIN DR 1/1		relight the large open part of the store with new LED lighting		
2022-237	068-2807-224-0042		\$17,500.00	\$50.00
Peter Krosnicki				
151814 BANE BERRY CT 1/1				
2022-238	068-2807-101-0125		\$39,614.00	\$100.00
PAUL J. LUKOWSKI PAUL J. LUKOWSKI 1431030				
151833 ORIOLE LN 1/1		14x16 deck		

Permit Distribution

Alteration=4
 Addition=2
 Acc. Building=2
 Electrical=4
 Siding=1
 Re-roof=1
 Plumbing=2
 HVAC=2
 Shed=1
 Fence=3
 New Commercial=1
 Deck=1

Totals	Total Permits	20	Total Value	\$601,468.00
Admin	\$50.00	Impact	Plan Review	\$211.00
Inspection	\$2,048.08	State Permit Seal	House Number	
Fines		Other	\$75.00	
			Total Fees	\$2,384.08