

# TOWN OF RIB MOUNTAIN

## Application for Site Plan or Special Use Review / Approval

PETITIONER: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

.....  
PROPERTY OWNER: \* \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\* The applicant should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

.....  
FILL IN ALL DATA LISTED BELOW OR PROVIDE EXPLANATION:

1. **STREET ADDRESS OF PARCEL:** \_\_\_\_\_

2. **PRESENT PARCEL NUMBER:** \_\_\_\_\_

3. **WRITTEN DESCRIPTION** of the intended use including:

\_\_\_\_\_ a) the existing zoning district: ..... (\_\_\_\_\_)

\_\_\_\_\_ b) The land use plan map designations:..... (\_\_\_\_\_)

\_\_\_\_\_ c) A Natural Resources Site Evaluation Worksheet:.....(\_\_\_\_\_)

\_\_\_\_\_ d) The current land uses for the subject property:..... (\_\_\_\_\_)

\_\_\_\_\_ e) The proposed land uses for the subject property:..... (\_\_\_\_\_)

\_\_\_\_\_ f) **IF RESIDENTIAL:** The proposed number of

1). Residents: .....(\_\_\_\_\_)

2) Dwelling units: .....(\_\_\_\_\_)

3) Site density (unite per acre) ..... (\_\_\_\_\_)

\_\_\_\_\_ g) The proposed amount of:

- 1) Employees: ..... (\_\_\_\_\_)
- 2) Daily customers:.....(\_\_\_\_\_)
- 3) Floor area:..... (\_\_\_\_\_)
- 4) Floor area ratio:.....(\_\_\_\_\_)
- 5) Landscape surface area:.....(\_\_\_\_\_)
- 6) Landscape area ratio: .....(\_\_\_\_\_)
- 7) Impervious surface area ..... (\_\_\_\_\_)
- 8) Impervious surface area ratio: ..... (\_\_\_\_\_)
- 9) Average building height ..... (\_\_\_\_\_)
- 10) Maximum building height.....(\_\_\_\_\_)

\_\_\_\_\_ h) Any operational considerations relating to:

- 1) Hours of operation
- 2) Projected normal peak water usage
- 3) Sanitary sewer or septic loadings
- 4) Traffic generation

\_\_\_\_\_ i) Operations considerations relating to potential nuisance creation including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, Electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waster materials, drainage and hazardous materials. If no such nuisances will be created, sign the following statement:

“The proposed development shall comply with all requirements of Subchapter 17-1X.”

\_\_\_\_\_  
Signature

\_\_\_\_\_ j) Describe exterior building and fencing materials;

\_\_\_\_\_ k) Possible future expansion and related implications for a-j above;

\_\_\_\_\_ l) Any other information pertinent to adequate understanding by the P.C. of the intended use and its relation to nearby properties.

4. **A SMALL LOCATION MAP** at 11"x17" showing the subject property and its relationship to the nearest street intersection.

5. **A PROPERTY SITE PLAN** drawing (and reduction at 11"x17") which includes:

- \_\_\_\_\_ a) A title block showing the name, address and telephone number(s) of the current property owner and/or agent(s), (developer, architect, engineer, planner) for the project.
- \_\_\_\_\_ b) The date of the original plan and the latest date of revision to the plan;
- \_\_\_\_\_ c) A north arrow and graphic scale (not smaller than 1"=100");
- \_\_\_\_\_ d) A legal description of the property;
- \_\_\_\_\_ e) All property lines and existing and proposed right-of-way lines with bearings and dimensions;
- \_\_\_\_\_ f) All existing and proposed easements and dimensions showing ownership purpose.
- \_\_\_\_\_ g) All required building setback lines;
- \_\_\_\_\_ h) All existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.;
- \_\_\_\_\_ i) the location and dimension of all access points onto public streets;
- \_\_\_\_\_ j) The location and dimension of all on-site parking (and off-site parking provisions), including a summary of the number of parking stalls provided versus required by the zoning ordinance:

Parking Required:

Employees	_____	
Patrons	_____	
(#) Spaces	_____	sq. ft. = _____
Students	_____	
Residents	_____	
Other	_____	

Parking provided:

Employees	_____	
Patrons	_____	
(#) Spaces	_____	sq. ft.: = _____
Students	_____	
Residents	_____	
Other	_____	

- \_\_\_\_\_ k) The location and dimension of all loading and service areas and dimensions:
- \_\_\_\_\_ l) The location of all outdoor storage areas and design of screening devices;
- \_\_\_\_\_ m) The location, type, height, size and lighting of all signage;
- \_\_\_\_\_ n) The location, height, design, type, illumination power and orientation of all exterior lighting, including the demonstration of compliance with Section 17.177;
  - 1.) Provide an illustration plot plan; \_\_\_\_\_
  - 2.) Does illumination fall between 0.4 – 0.5-foot candles at the proper lines? \_\_\_\_\_
  - 3.) Are all fixtures cut off type?  )\_\_\_\_\_
  - If not, explain \_\_\_\_\_
- \_\_\_\_\_ o) The location and type of any permanently protected green space areas;
- \_\_\_\_\_ p) The location of existing and proposed drainage facilities;
- \_\_\_\_\_ q) Does 2-year post-development exceed 2-year pre-development?  
 Does 10-year post-development exceed 10-year pre-development?  
 Does 25-year post-development exceed 10-year pre-development?

6. **A DETAILED LANDSCAPING PLAN** of the subject property at the same scale as the main plan and reductions at 11'x17', showing all required areas and landscaping points for meeting the requirements of Subchapter 17-VII List the landscaping provided, with points on the landscape plan.

**LANDSCAPE CALCULATIONS;**

**POINTS REQUIRED:**

- a) Lineal feet of bldg. Fnd. x points per 100 L.F. required = \_\_\_\_\_.
- b) Gross square feet of floor area x #\_\_\_\_\_ points per 1000 Sq. Ft.=\_\_\_\_\_
- c) Lineal feet of street frontage x #\_\_\_\_\_ points per 100 L.F. required  
= \_\_\_\_\_
- d) 1) Gross square feet of paved areas (per 10,000 sq. ft.) x # \_\_\_\_\_  
 points required (per 10,000 sq. ft.) = \_\_\_\_\_.
- 2) Parking stalls provided ÷20# = \_\_\_\_\_, X # \_\_\_\_\_ points required  
= \_\_\_\_\_.
- Provide landscaping per the greater number of points in d. #1 \_\_\_\_\_,  
 or d. #2 \_\_\_\_\_.

POINTS PROVIDED:

- a) Lineal feet of building fnd. X points + \_\_\_\_\_.
- b) Gross square feet of floor area points per 1000 S.F. = \_\_\_\_\_.
- c) Lineal feet of Street Frontage points + \_\_\_\_\_.

Provide landscaping per the greater number of points in d. #1 \_\_\_\_\_,  
or d. #2 \_\_\_\_\_.

Points provided as screening in paved/parking area points = \_\_\_\_\_.

- 7. A **GRADING AND EROSION CONTROL PLAN** at the same scale as the main plan and reduction at 11'x17' showing existing and proposed grades, including retention walls and related devices and erosion control measures.
- 8. **ELEVATION DRAWINGS** of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment depicting exterior materials, texture, color and overall appearance.



**FOR OFFICE USE ONLY**

**9. ZONING ADMINISTRATOR REVIEW:**

Complies with site plan review checklist: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Phased

List items missing from checklist: \_\_\_\_\_

**10. OVERLAY DISTRICTS:**

Wetlands? \_\_\_\_\_; Lakeshore? \_\_\_\_\_; Drainage way? \_\_\_\_\_;

Woodland? \_\_\_\_\_; Steep Slope? \_\_\_\_\_; Recharge Area? \_\_\_\_\_;

**11. STORM SEWER DISTRICT CONCERNS?**

\_\_\_\_\_  
\_\_\_\_\_

**12. OTHER POTENTIAL CONCERNS:**

\_\_\_\_\_  
\_\_\_\_\_

13. RECOMMENDATION: \_\_\_\_\_ APPROVAL \_\_\_\_\_  
CONDITIONAL APPROVAL \_\_\_\_\_ DENIAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Date received: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Amount received: \_\_\_\_\_ Date reviewed: \_\_\_\_\_

Notice to adjacent property owners: \_\_\_\_\_

Date scheduled for Plan Commission: \_\_\_\_\_

This SITE PLAN map for \_\_\_\_\_ was approved/denied by the Rib Mountain Planning & Zoning Commission at a meeting held \_\_\_\_\_, subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Copied to: Town Engineer  
Town Administrator  
Town Streets & Parks Superintendent

**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

\_\_\_\_\_  
Date