



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

3700 North Mountain Road
Wausau, Wisconsin 54401

(715) 842-0983

Fax(715) 848-0186

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, August 8th, 2018; 6:30 P.M. at the Town of Rib Mountain Municipal Center, 3700 North Mountain Road.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 7-25-2018 Plan Commission meeting.**
- 4.) Public Hearing(s):
 - a. **Town of Rib Mountain., applicant, requests an amendment to the Town of Rib Mountain Zoning Map from Mixed Residential-4 to Suburban Residential-2 for a portion of the property addressed 2804 South Mountain Road; legally described as Lot 32 of Royal View Estates. Parcel #34.762.000.032.00.00. Docket #2018-38.**
- 5.) New Business:
 - a. **Joe Schuchardt, agent, requests Site Plan review for a new office use at the property addressed 3300 Eagle Avenue. Parcel #34.102807.008.011.00.00. Docket #2018-39.**
 - b. **Discussion and possible action on amendments to the Town's Official Map. Docket #2018-41.**
- 6.) Correspondence/ Questions/ Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 25, 2018

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

MINUTES:

Motion by Tom Steele, second by Ryan Burnett to approve the minutes of the July 11, 2018 Plan Commission meeting, as presented. Motion carried 5-0.

PUBLIC HEARINGS:

- a. *ISG Inc., agent, requests General Development Plan approval for a restaurant and retail development at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-32.*

Community Development Director, Steve Kunst stated the parcel is currently zoned Urban Commercial and the request is to rezone to a Unified Development District which will include three (3) parcels with indoor sales and service, in-vehicle sales and service, and indoor commercial entertainment land uses representing the proposed restaurants and general retail facilities. Kunst noted the proposed uses are inline with the surrounding uses and the UDD request is due to the unique lot location and its overall sale price which makes it difficult for a single user to develop the entire parcel. Additionally, he stated it has been the Town's intention to make the currently unnamed private road a public road with additional pedestrian facilities at the time this parcel is developed. Kunst note the understanding that the unnamed private road is built to Town road specifications.

Initial comments from the Plan Commission indicated concerns about access to Lilac Ave potentially being located too close to the unnamed private road intersection, impact on bicycle and pedestrian traffic, total traffic volume on the unnamed private road combined with Kwik Trip and the traffic control arrangement at Rib Mountain Drive which tends to back up traffic.

Jeremy Foss, agent with ISG Inc, noted the access onto Lilac Ave was centered between the two adjacent access points providing the most separation possible from both locations. Bill Scholfield, applicant representative, also referenced a traffic study from Becher Hoppe which they used when planning the development of this site, as well as, potential development east of Lilac Ave.

After their response to the initial comments, Foss presented the overall project site plan highlighting the changes they made based on the preapplication conference a month earlier. Those highlights included softening of the radius behind the first building to allow for better traffic flow through and around the drive-thru lane, relocation of the dumpster enclosure, addition of stop bars and other traffic markings

where both drive-thru lanes interact, a closed curb at the first building's drive thru lane to avoid additional traffic interactions, and adjustments to the landscape plan to help screen the retaining wall to the north and create a parkway feel along Rib Mountain Drive.

Foss then presented items related to the Precise Implementation Plan noting site grading, stormwater management facilities, and utility installation from Lilac Ave will be completed for the entire site along with dedication of right-of-way for the unnamed private street and the installation of a six (6) foot wide walkway. Foss also indicated they intend for the stormwater facility to be a dry basin with water being directed to the Town's storm sewer, but they have run into some challenges because of the depth to bedrock on the site.

Commissioners questioned the impact of phased development on the stormwater facility design and its general design and intent, where they propose to store snow, and how they plan to manage onsite traffic specifically where both drive-thru lanes intersect. Commissioner express interest in seeing additional pavement striping and signage in those shared areas.

Foss indicated phase one of the development includes a grading plan and stormwater facility that will manage the water from all three sites. He also noted once all three sites are built out, they will likely need to haul snow off-site. Scholfield added there is a master stormwater plan for all of the sites plus Kwik Trip which direct water to the Town's storm sewer system. Foss then added on-site traffic will be managed with some striping and signage, but also through learned behavior, noting at parking lot speeds it is easier to adjust to changes in traffic than it would be on a typical roadway. He also indicated he would be open to adding some more striping if the Commission thought it was necessary.

Commissioners then asked about menu board and pick up locations, elevation changes from Rib Mountain Drive, overall landscaping plan and visibility, exterior materials used and total signage plans.

Foss identified the location of the menu board and pick up window on the site plan and described the vehicle movements around the closed curb section of parking in front of the building. He also noted there is approximately four (4) feet in elevation difference from the build site to Rib Mountain Drive and the landscaping along Rib Mountain Drive will be visible to traffic, but the foundation plantings around the building will be difficult to see. Furthermore, he described the exterior materials of the building as a mix of wood, metal, stone and EIFS on all four sides of the building so that the rear of the building still has a presence on Rib Mountain Drive. Foss also noted they do not have a complete signage plan at this time because they do not know the signage needs of the other building tenants.

The Public Hearing was opened at 7:23pm

Jon Beatty, 5901 Lakeshore Dr, indicated concerns for parking on the site and asked if two building would be a better fit. He also noted the Town needs to consider the bicycle traffic on Lilac Ave as well because it is part of the Wausau Metro Area bike route and he stated most cyclists will likely continue to use Lilac and Morning Glory to cross Rib Mountain Drive instead of the new sidewalk proposed. He asked if the previous traffic study considered the amount of large truck traffic from Kwik Trip and Ryder using Lilac Ave and the private road. Additionally, he noted the vegetation near the stormwater pond may create a visual barrier for traffic along Lilac Ave.

The Public Hearing was closed at 7:30pm

Discussion continued regarding potential improvements to the TRS Development property across Lilac Ave and its impact on additional traffic levels, bike and pedestrian facilities and the continuity of those items with the subject parcel. Bill Scholfield noted the development of all parcels in that area have been taken into consideration with this proposal.

Kunst reviewed the staff considerations as presented in the meeting packet.

The Plan Commission noted the main concern is the traffic impact on the unnamed private road and the future access to Lilac Ave. They discussed a number of scenarios including adding “No Turn” signage on Lilac Ave for large truck traffic onto the unnamed private road and reconfiguring Lot 3 and the stormwater facilities so the Lilac Ave access could be moved further north. They ultimately decided it was best for a third party to review the access location to ensure it is positioned appropriately without creating additional traffic concerns.

Motion by Jay Wittman, second by Tom Steele to recommend approval of the General Development Plan for the property addressed 4611 Rib Mountain Drive, conditioned upon no access to Lilac Ave until approval is received from Scott Turner or another traffic engineer, approval of a stormwater management plan and stormwater maintenance agreement, and a completed signage plan to be approved at a later date.

- b. ISG Inc., agent, requests Precise Implementation Plan approval for a restaurant and retail development at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-33.*

Kunst indicated this step in the process identifies the specific site improvements, buildings and tenant uses for phase 1 of the applicant’s project, which includes the access to the unnamed street, necessary stormwater facilities and preparation of Lots 1 and 3.

Ryan Burnett verified with the applicant that the pavement patch on Lilac Ave was for utility access and improvements necessary for the site. He also asked if there were any required utility easement agreements. Foss noted utility easement agreements will need to be created for the proposed parcels.

Jay Wittman indicated his main concern is related to the maintenance of the two undeveloped sites, stating he would like to see the sites have long-term erosion control measures in place if the sites are not immediately developed and maintained in an aesthetically pleasing manner.

The Public Hearing period was opened and closed at 8:06pm with no comment received.

Burnett stated his biggest concern is the placement of the stormwater pond and how it limits the potential points of access to Lilac Ave. He also noted he believes access to Lilac Ave is necessary for adequate traffic flow but would like to see it located as far from the unnamed road is possible.

Commissioners briefly discussed the access to Lilac Ave noting its not part of the precise implementation plan, however, any recommendation for approval of this PIP would influence the possible locations of that access.

Motion by Jay Wittman, second by Jim Hampton to recommend approval of the Precise Implementation Plan for the property addressed 4611 Rib Mountain Drive, conditioned upon appropriate erosion control measures implemented on the undeveloped lot areas, proper maintenance of the undeveloped properties, and an overall signage plan being approved at a later date.

Motion carried 5-0.

CERTIFIED SURVEY MAP REVIEW:

- a. ISG Inc., agent, requests certified survey map approval for the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-34.*

Kunst noted the CSM is for the property previously discussed in the General Development Plan and Precise Implementation Plan requests. He also indicated that the right-of-way dedication and revisions to the Town's Signature Block and would need to be made prior to Town Board approval.

Plan Commission had no additional discussion about this item.

Motion by Ryan Burnett, second by Tom Steele to recommend approval of the Certified Survey Map for the property addressed 4611 Rib Mountain Drive, conditioned upon a revised CSM showing the Right-of-Way dedication, as well as, necessary edits to the Town Signature Block as noted in the staff report.

Motion carried 5-0.

OLD BUSINESS:

- a. Discussion on potential zoning code amendments related to small-scale nonmetallic mining operations. Docket #2018-26.*

Paul Kufahl, Building Inspector, stated the information presented is an attempt to separate large scale commercial mining operations from small scale residential mines and address concerns related to the activity area setbacks noted in the Janssen Mine approval from a few years prior.

Kufahl indicated he is proposing a change in setback requirements from 300 feet to adjacent property lines to 50 feet to adjacent property lines and 200 feet from occupied structures, with the ability to decrease the setbacks if there is a written and recorded agreement with adjacent property owners. Kufahl also noted the differentiators for large and small-scale mines are the percentage of lot area impacted by the activity area, the total activity area, and duration of mining activities with large scale mines also requiring a greater bufferyard for the large-scale mines.

Plan Commissioners discussed the proposed changes indicating 50 feet to property lines may be too close for the large-scale mine operations. They also noted some concerns about allowing small-scale operations within the ER-1 zoning districts, indicating they may prefer to have this type of use outside of platted subdivisions or have a minimum lot size requirement and/or maximum one (1) year duration in these areas.

b. Discussion on potential zoning code amendments related to the keeping of chickens. Docket #2018-35.

This Item was tabled for discussion at a later date.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Rib Mountain Taphouse – Commissioners expressed frustration about the continued storage of pavers and junk on site beyond the previous approval deadline. They directed staff to take additional action to achieve compliance.

Town Board Update – SC Swiderski proposal was remanded back to Plan Commission with direction to comply with the existing MR-4 zoning standards. All other items were approved as recommended.

Countywide Addressing – Kunst noted Marathon County decided to petition the State Supreme Court to hear their appeal.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting.

Motion carried 5-0. Meeting adjourned at 8:43 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 1, 2018
SUBJECT: Zoning Map Amendments

APPLICANT: Town of Rib Mountain
PROPERTY OWNER(S): BPW Development

PROPERTY LOCATION: 2804 and 2902 south Mountain Road

REQUEST: Zoning Map amendment as part of a condition of approval for a land division.

ZONING: Mixed Residential - 4

ZONING REQUEST: Suburban Residential – 2

ADJACENT ZONING: SR-2 (North); MR-4 (South & East); RA-1 (West)

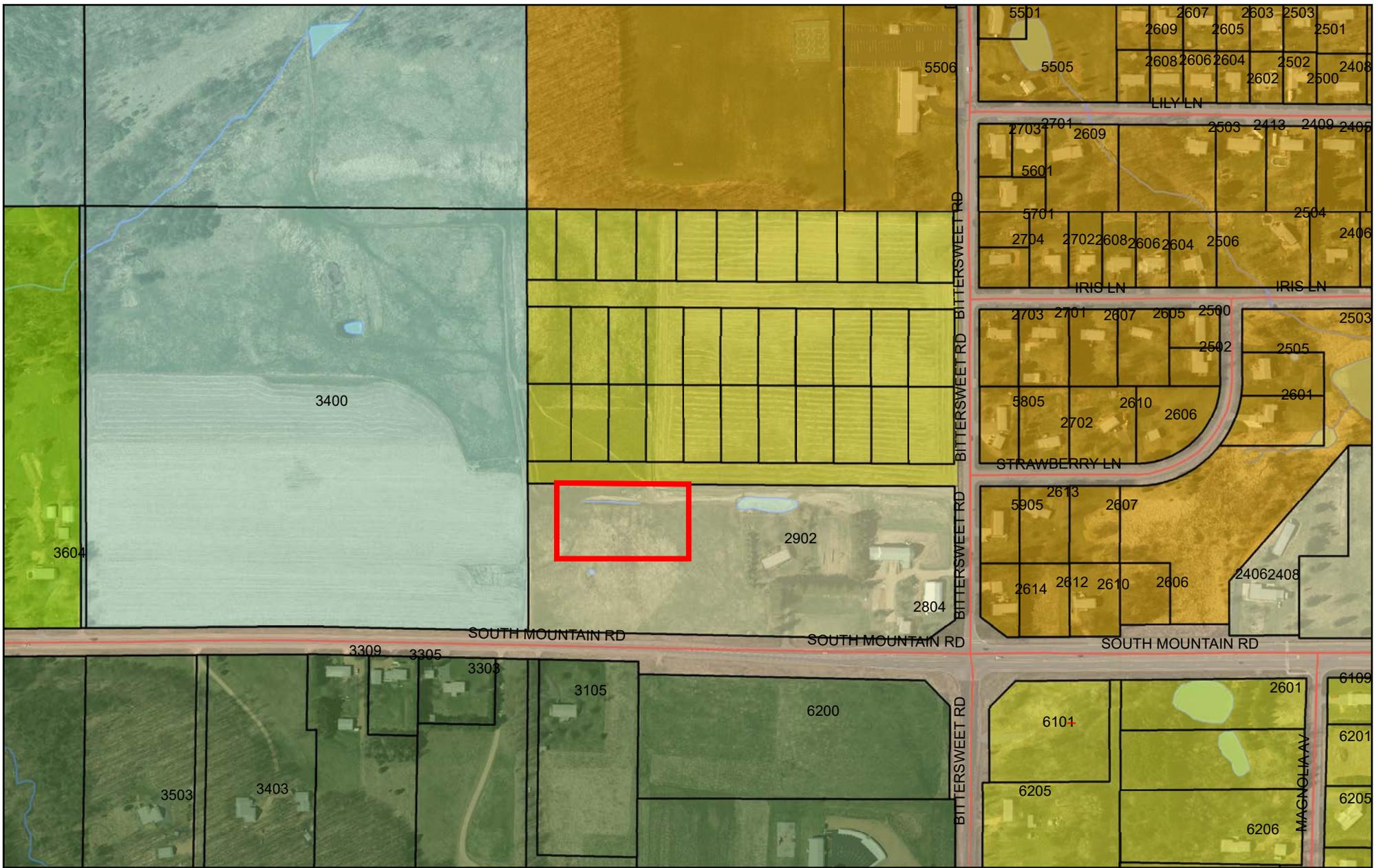
FUTURE LAND USE DESIGNATION: Residential

NARRATIVE:

The Town of Rib Mountain seeks to rezone 2.364 acres of Lot 32 of Royal View Estates from Mixed Residential-4 to Suburban Residential-2. This request follows an earlier review of a certified survey map (CSM) to split four new single family lots from Lot 32. The Town Board recently approved the CSM conditioned upon successful rezoning of the subject property (at no cost to the developer) included in survey to Suburban Residential-2. This ensures a consistent development pattern with the subdivision to the north.

POSSIBLE ACTION:

1. Recommend approval of the Zoning Map amendment from ‘Mixed Residential-4’ to ‘Suburban Residential – 2’ for the property described above, as presented.
2. Recommend approval of the Zoning Map amendment from ‘Mixed Residential-4’ to ‘Suburban Residential – 2’ for the property described above, with modifications.
3. Recommend denial of the Zoning Map amendment from ‘Mixed Residential-4’ to ‘Suburban Residential – 2’ for the property described above.

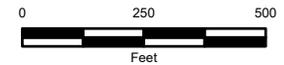


*Rib Mountain:
"Where Nature, Family, and
Sport Come Together"*

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

Map Printed: 7/5/2018

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



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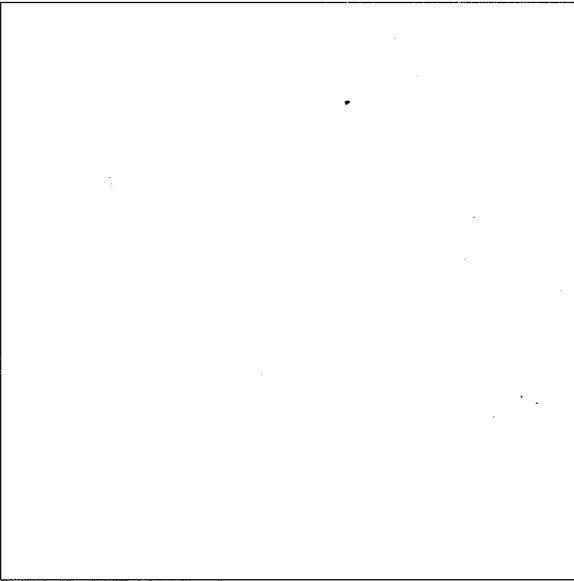
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

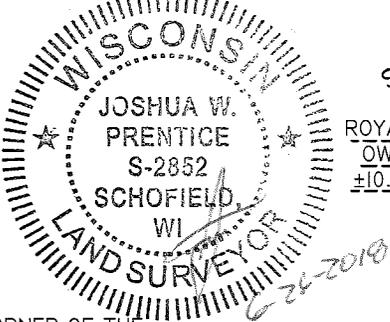
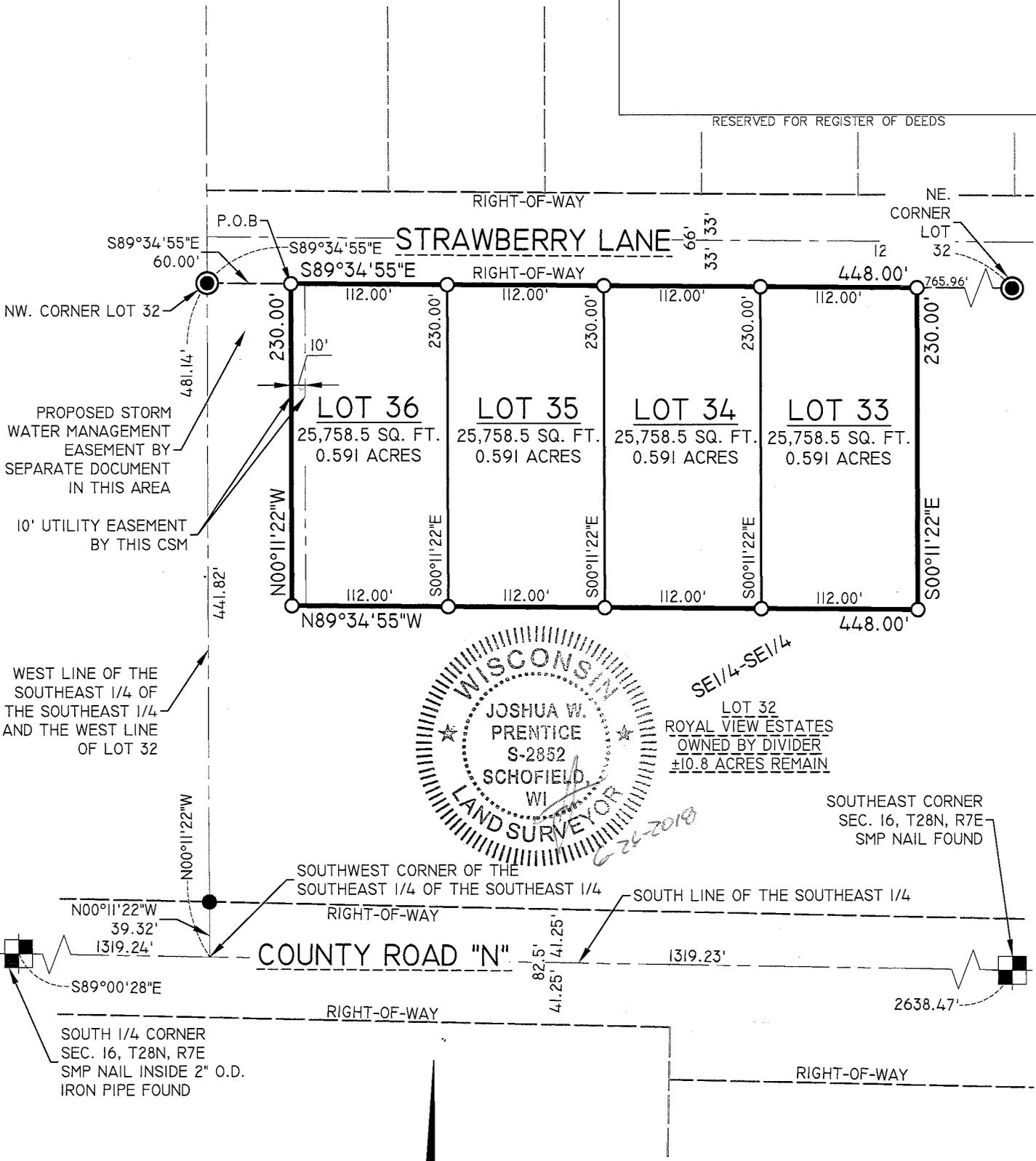
PREPARED FOR: BPW DEVELOPMENT LLC.

LANDOWNER: BPW DEVELOPMENT LLC.

PART OF LOT 32 OF ROYAL VIEW ESTATES, RECORDED IN PLAT CABINET 3, ON PAGE 560B, AS DOCUMENT NUMBER 1742162, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



RESERVED FOR REGISTER OF DEEDS



LOT 32
ROYAL VIEW ESTATES
OWNED BY DIVIDER
±10.8 ACRES REMAIN

LEGEND	
●	- 1 1/4 IN. O.D. IRON PIPE FOUND
⊙	- 1 1/4 IN. IRON BAR FOUND
○	- 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET 126.00' - MEASURED BEARING/LENGTH (126.00') - RECORDED BEARING/LENGTH

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 06-25-2018.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°00'28" EAST.
 3. THE RIGHT-OF-WAY OF STRAWBERRY LANE WAS DEDICATED ON THE ROYAL VIEW ESTATES SUBDIVISION PLAT.

REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: August 1, 2018

SUBJECT: Site Plan Review

APPLICANT: Joe Schuchardt, applicant

PROPERTY OWNER: JS Rib Mountain LLC

PROPERTY ADDRESS: 3300 Eagle Ave

PARCEL #: 34.102807.008.011.00.00

REQUEST: Site plan approval for a new Findorff office location

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South & East); ROW (West)

FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:

JH Findorff & Son Inc seeks Site Plan approval for a renovation project at property addressed 3300 Eagle Avenue to facilitate a new Findorff office. Findorff is a construction / building focused company. Proposed renovations include updates to the exterior paint, landscaping, removal of nonconforming shed on north side of the property, new HVAC equipment, entrance canopy, parking lot lights, signage, and a new trash enclosure. Office uses are permitted by right in the Suburban Commercial zoning district.

Current Land Use: Indoor Commercial Entertainment (Health Club)

Proposed Land Use: Office

Hours of Operation: Monday – Friday 7:00 am – 5:00 pm

Parking (1 space per 300 ft² of floor area + 1 space per employee at largest shift):

- 1) Total Parking Required = 30 spaces
- 2) Total Parking Proposed = 30 spaces

*The proposed commercial user is also purchasing the existing residence to the east. Consideration should be made for preparing and easement or lot line adjustment to ensure current parking lot is guaranteed moving forward.

Landscaping

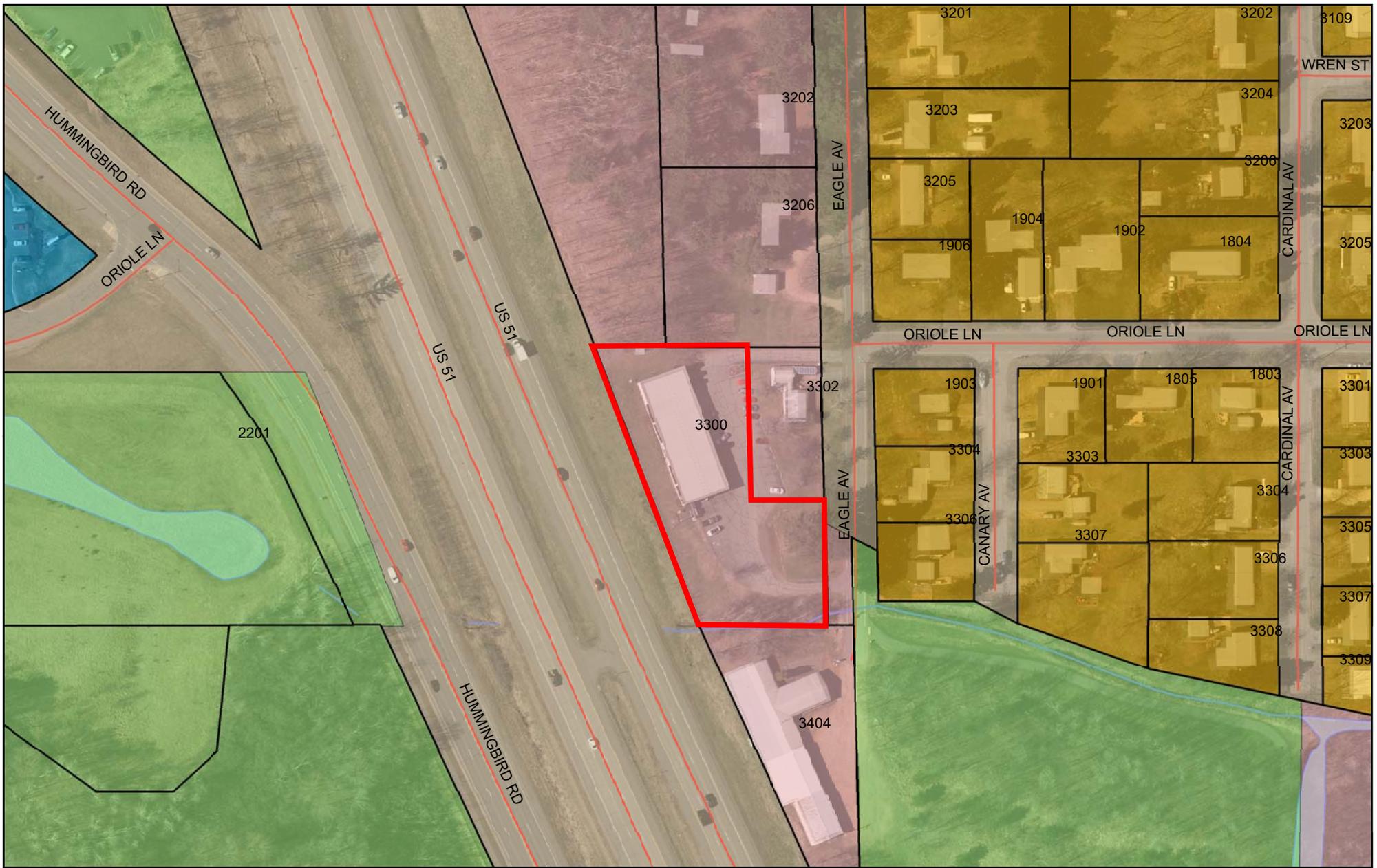
- 1) Landscape Surface Ratio
 - o Required - 0.25
 - o Proposed - 0.55

Lighting

- 1) Parking Lot Requirement – 0.4 footcandles
 - o The proposal meets this requirement

ACTIONS TO BE TAKEN:

1. Approval of the Site Plan application at the property addressed 3300 Eagle Avenue, as presented.
2. Approval of the Site Plan application at the property addressed 3300 Eagle Avenue, with conditions/modifications.
3. Denial of the Site Plan application at the property addressed 3300 Eagle Avenue.



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

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

Map Printed: 8/1/2018

<ul style="list-style-type: none"> ▭ Parcel Outline ▭ Parcel Address Zoning Districts ▭ Unzoned ▭ CR-5ac Countryside Residential 	<ul style="list-style-type: none"> ▭ EO Estate Office Residential ▭ ER-1 Estate Residential ▭ MR-4 Mixed Residential ▭ NC Neighborhood Commercial 	<ul style="list-style-type: none"> ▭ OR Outdoor Recreation ▭ RA-1 Rural Agricultural ▭ RA-2 Rural Agricultural ▭ ROW 	<ul style="list-style-type: none"> ▭ RR Rural Residential ▭ SC Suburban Commercial ▭ SI Suburban Industrial ▭ SO Suburban Office Residential 	<ul style="list-style-type: none"> ▭ SR-2 Suburban Residential ▭ SR-3 Suburban Residential ▭ UC Urban Commercial ▭ UDD Unified Development 	<ul style="list-style-type: none"> ▭ UR-8 Urban Residential ▭ Building Outline ▭ Road Centerline ▭ Water Feature
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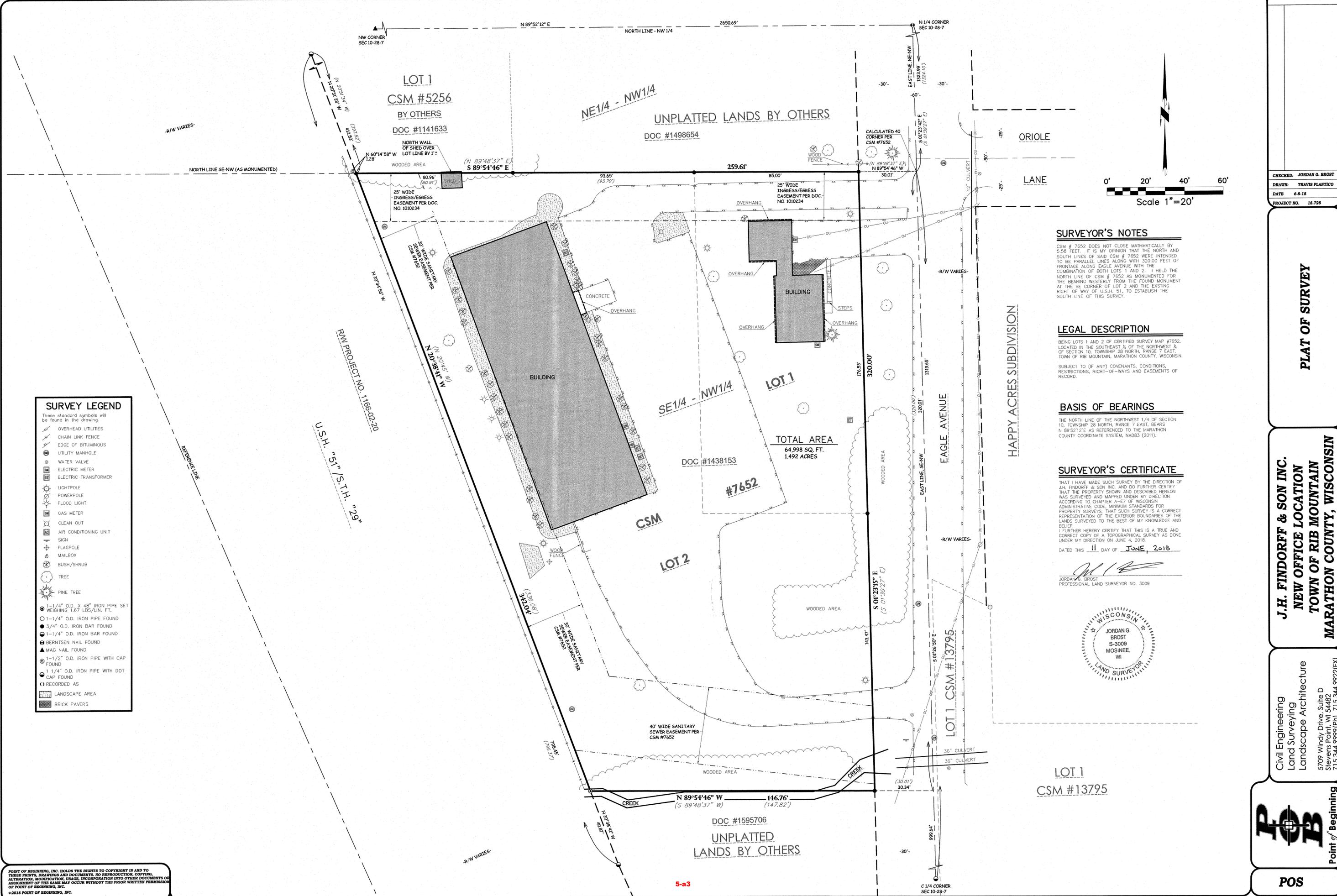
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CHECKED: JORDAN G. BROST
DRAWN: TRAVIS PLANTICO
DATE: 6-8-18
PROJECT NO. 18.728

PLAT OF SURVEY

J.H. FINDORFF & SON INC.
NEW OFFICE LOCATION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

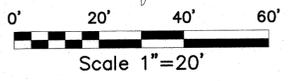
Civil Engineering
Land Surveying
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (PH) 715.344.9922 (FX)



SURVEY LEGEND

These standard symbols will be found in the drawing.

- OVERHEAD UTILITIES
- CHAIN LINK FENCE
- EDGE OF BITUMINOUS
- UTILITY MANHOLE
- WATER VALVE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHTPOLE
- POWERPOLE
- FLOOD LIGHT
- GAS METER
- CLEAN OUT
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- BUSH/SHRUB
- TREE
- PINE TREE
- 1-1/4" O.D. X 48" IRON PIPE SET WEIGHING 1.67 LBS./LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON BAR FOUND
- BERNTSEN NAIL FOUND
- MAG NAIL FOUND
- 1-1/2" O.D. IRON PIPE WITH CAP FOUND
- 1 1/4" O.D. IRON PIPE WITH DOT CAP FOUND
- RECORDED AS
- LANDSCAPE AREA
- BRICK PAVERS



SURVEYOR'S NOTES

CSM # 7652 DOES NOT CLOSE MATHEMATICALLY BY 5.55 FEET. IT IS MY OPINION THAT THE NORTH AND SOUTH LINES OF SAID CSM # 7652 WERE INTENDED TO BE PARALLEL LINES ALONG WITH 320.00 FEET OF FRONTAGE ALONG EAGLE AVENUE WITH THE COMBINATION OF BOTH LOTS 1 AND 2. I HELD THE NORTH LINE OF CSM # 7652 AS MONUMENTED FOR THE BEARING WESTERLY FROM THE FOUND MONUMENT AT THE SE CORNER OF LOT 2 AND THE EXISTING RIGHT OF WAY OF U.S.H. 51, TO ESTABLISH THE SOUTH LINE OF THIS SURVEY.

LEGAL DESCRIPTION

BEING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #7652, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, BEARS N 89°52'12"E AS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011).

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF J.H. FINDORFF & SON INC. AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-17 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON JUNE 4, 2018.

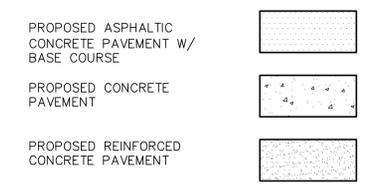
DATED THIS 11 DAY OF JUNE, 2018
JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET 3 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVEMENT HATCH PATTERNS:



SITE PLAN RATIOS

TOTAL LOT = 64,998 S.F.	TOTAL AREA	% OF LOT AREA
TOTAL AREA OF BUILDING	9,587 S.F.	14.7%
TOTAL AREA OF BITUMINOUS PAVEMENT, CONCRETE WALK	19,709 SQ. FT.	30.3%
TOTAL AREA OF GREEN SPACE	35,702 SQ. FT.	55.0%

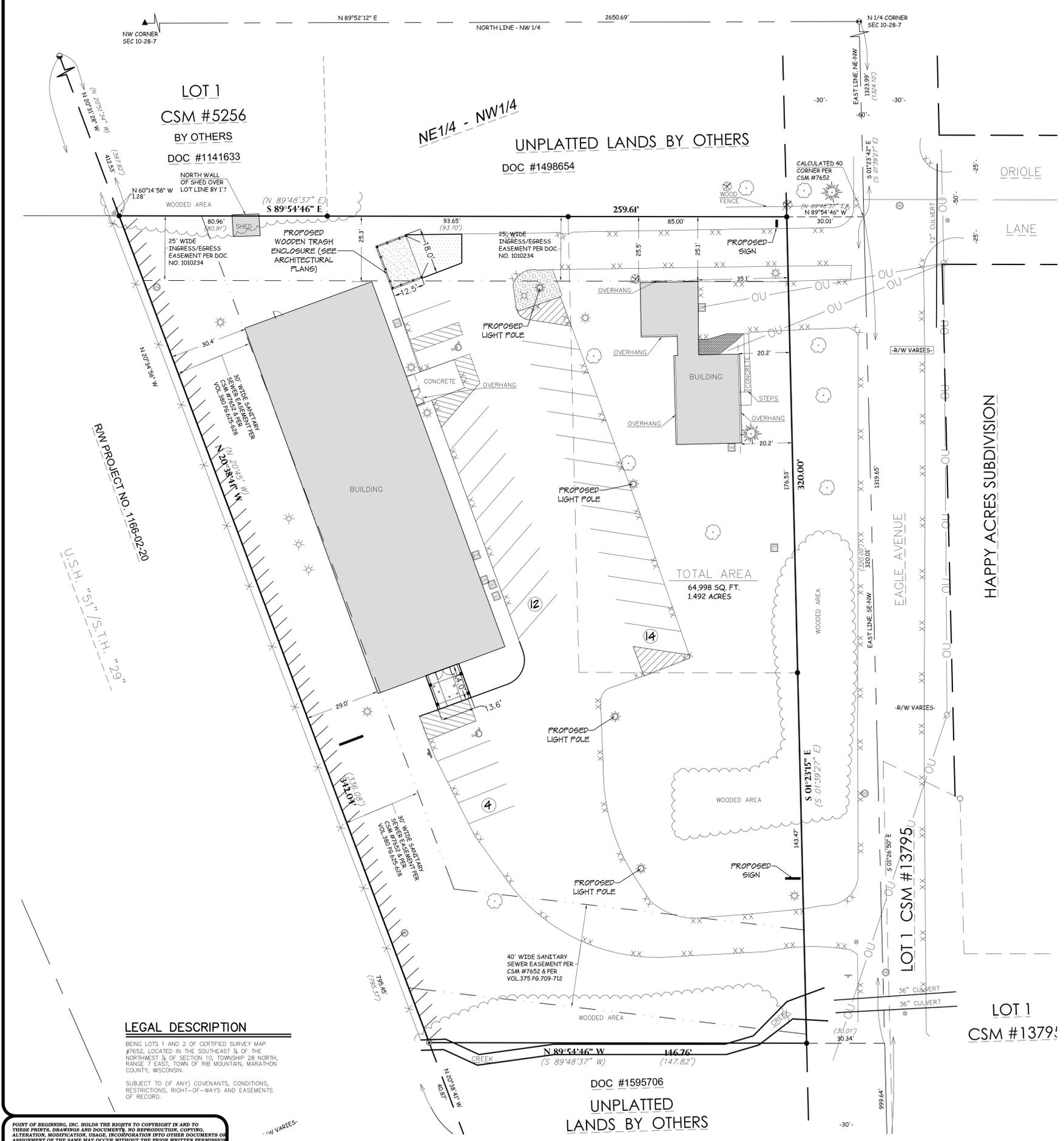
CHECKED: J.L.
DRAWN: M.K.
DATE: 7-26-18
PROJECT NO. 18.092

CONCEPTUAL LAYOUT PLAN

PRELIMINARY-NOT FOR CONSTRUCTION

J.H. FINDORFF & SON, INC.
NEW OFFICE LOCATION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (FX)



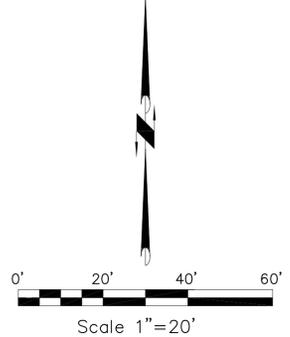
LEGAL DESCRIPTION

BEING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #7652, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- CURV-RITE LANDSCAPE EDGING OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
- FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SJ		SPIRAEA JAPONICA 'WALBURA'	MAGIC CARPET SPIREA	18"	18-24" T X 24" W	33
TM		TAXUS MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER YEW	18"	3-4" T X 4-6" W	41
TO		THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP EASTERN ARBORVITAE	3"	5-7" T X 2-3" W	18
ORNAMENTAL GRASS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SS		SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	2 GAL	3-4" T X 1.5" W	42
PERENNIALS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HE		HEMEROCALLIS X 'ROSY RETURNS'	ROSY RETURN DAYLILY	3" POT	12-15" T X 10-12" W	20

LANDSCAPE REQUIREMENTS:

BUILDING FOUNDATION REQUIREMENT: FOR EVERY 100 LINEAL FEET OF BUILDING FOUNDATION, PROVIDE 80 POINTS OF LANDSCAPING 406' / 100 = 4.06 X 80 PTS = 325 PTS REQUIRED PROPOSED: 325 PTS
DEVELOPED LOT REQUIREMENT: FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA, PROVIDE 20 POINTS OF LANDSCAPING 7,918 / 1,000 = 7.9 X 20 PTS = 158 PTS PROPOSED: MAINTAIN 158 PTS OF EXISTING VEGETATION
STREET FRONTAGE: PROPOSE TO MAINTAIN EXISTING VEGETATION (INCLUDING EVERGREEN & DECIDUOUS TREES) ON-SITE
PAVED AREAS: N/A, NO NEW PARKING AREAS ARE BEING ADDED

CHECKED:	J.L.
DRAWN:	M.K.
DATE:	7-26-18
PROJECT NO.:	18.092

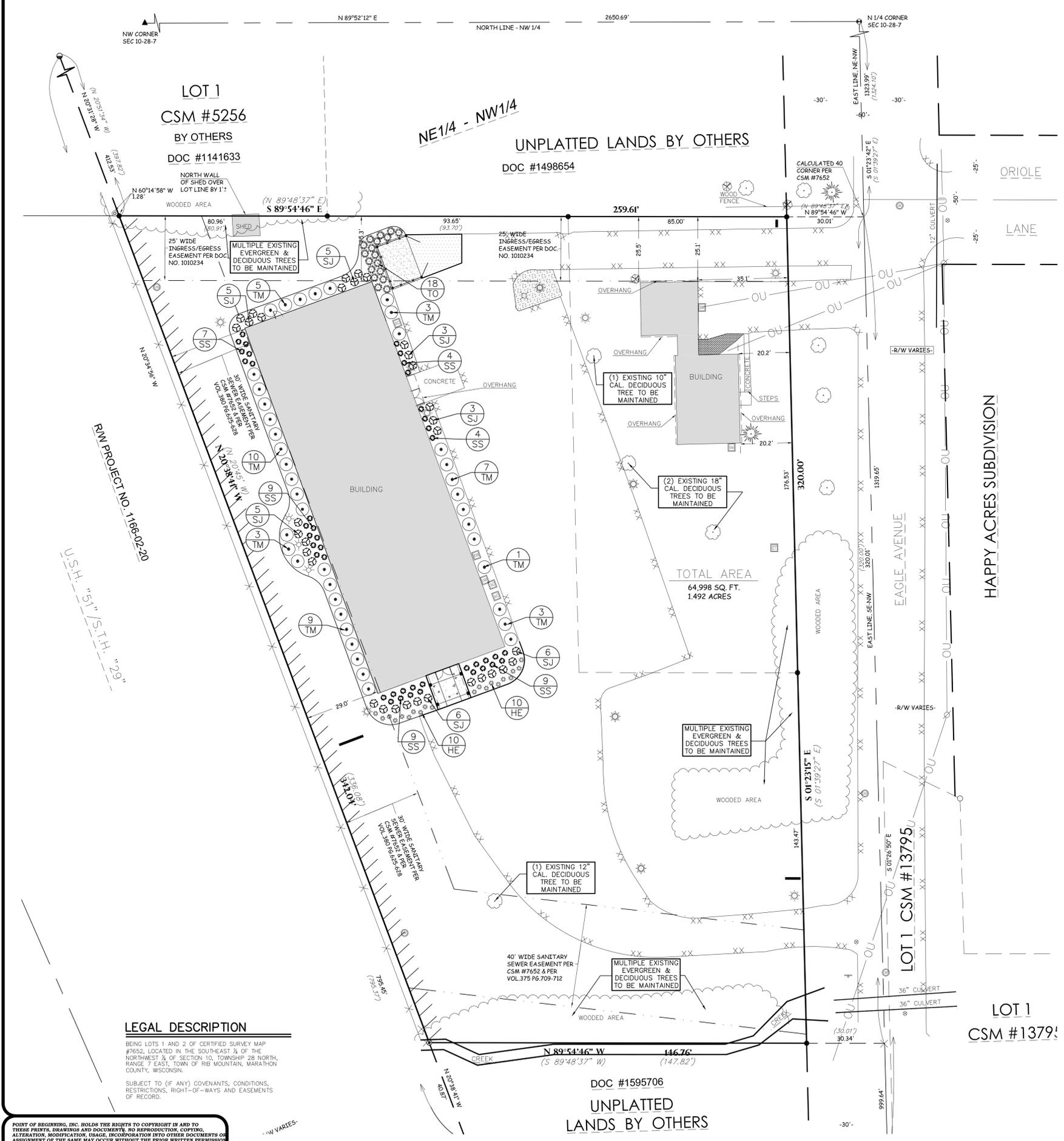
LANDSCAPE PLAN

J.H. FINDORFF & SON, INC.
NEW OFFICE LOCATION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

Civil Engineering
 Land Surveying
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (Ph) 715.344.9922 (Fx)



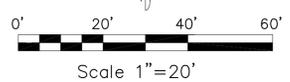
PRELIMINARY-NOT FOR CONSTRUCTION



LEGAL DESCRIPTION

BEING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #7652, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.
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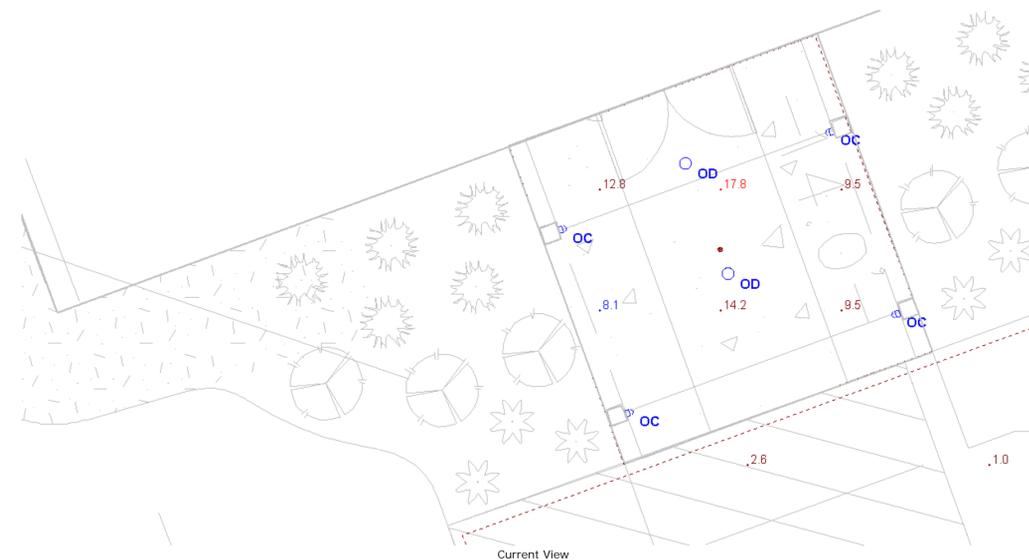


Plan View
Scale - 1" = 20'

5a-6

Schedule					
Symbol	Label	Image	QTY	Catalog Number	Wattage
	OA		1	KAD LED 40C 1000 40K R3 MVOLT HS. 20' POLE, BASE 2' ABOVE GRADE	141
	OB		3	KAD LED 40C 1000 40K R4 MVOLT HS. 20' POLE, BASE 2' ABOVE GRADE	141
	OC		4	OLLWU	14.3
	OD		2	REAL6 D6MW ESL 1000L 40K .60SC VOLT LP6LN ISH	11

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY WAY	+	12.0 fc	17.8 fc	8.1 fc	2.2:1	1.5:1
PARKING LOT	+	1.9 fc	3.7 fc	0.2 fc	18.5:1	9.5:1





KAD LED LED Area Luminaire

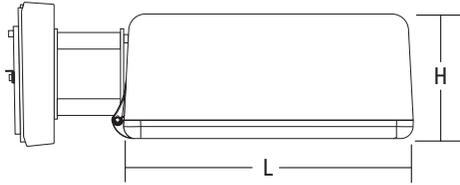


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ³
KAD LED	20C ¹	20 LEDs	530 530 mA ¹	30K 3000 K	R2 Type II	MVOLT ² 277 ³	Shipped included SPUMBAK__ Square pole universal mounting adaptor ⁵ RPUMBAK__ Round pole universal mounting adaptor ⁵ SPD__ Square pole RPD__ Round pole WBD__ Wall bracket WWD__ Wood pole or wall Shipped separately 04 4" arm DAD12P Degree arm (pole) 06 6" arm DAD12WB Degree arm (wall) 09 9" arm ⁴ KMA Mast arm external fitter 12 12" arm ⁵
	30C ¹	30 LEDs	700 700 mA	40K 4000 K	R3 Type III	120 ³ 347 ^{1,2}	
	40C	40 LEDs	1000 1000 mA	50K 5000 K	R4 Type IV	208 ^{2,3} 480 ^{1,2}	
	60C	60 LEDs			R5 Type V	240 ^{2,3}	

Options	Finish (required)
Shipped installed PER5 NEMA twist-lock five-wire receptacle only (no controls) ^{6,7,8} PER7 Seven-wire receptacle only (no controls) ^{6,7,8} SF Single fuse (120, 277, 347V) ³ DF Double fuse (208, 240, 480V) ³ PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{2,9,10,11,12} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{2,9,10,11,12}	Shipped separately ¹⁶ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{2,9,10,11,12} PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{2,9,10,11,12} BL30 Bi-level switched dimming, 30% ^{2,8,9,10} BL50 Bi-level switched dimming, 50% ^{2,8,9,10} PNMTDD3 Part night, dim till dawn ^{2,10,15} PNMT5D3 Part night, dim 5 hrs ^{2,10,15} PNMT6D3 Part night, dim 6 hrs ^{2,10,15} PNMT7D3 Part night, dim 7 hrs ^{2,10,15} HS Houseside shield ¹⁶ DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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KAD-LED
Rev. 07/18/18

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 3, 2018
SUBJECT: Updates to the Town's Official Map

APPLICANT: Town of Rib Mountain

REQUEST: Plan Commission input on the updates to the Town of Rib Mountain Official Map to reflect new information.

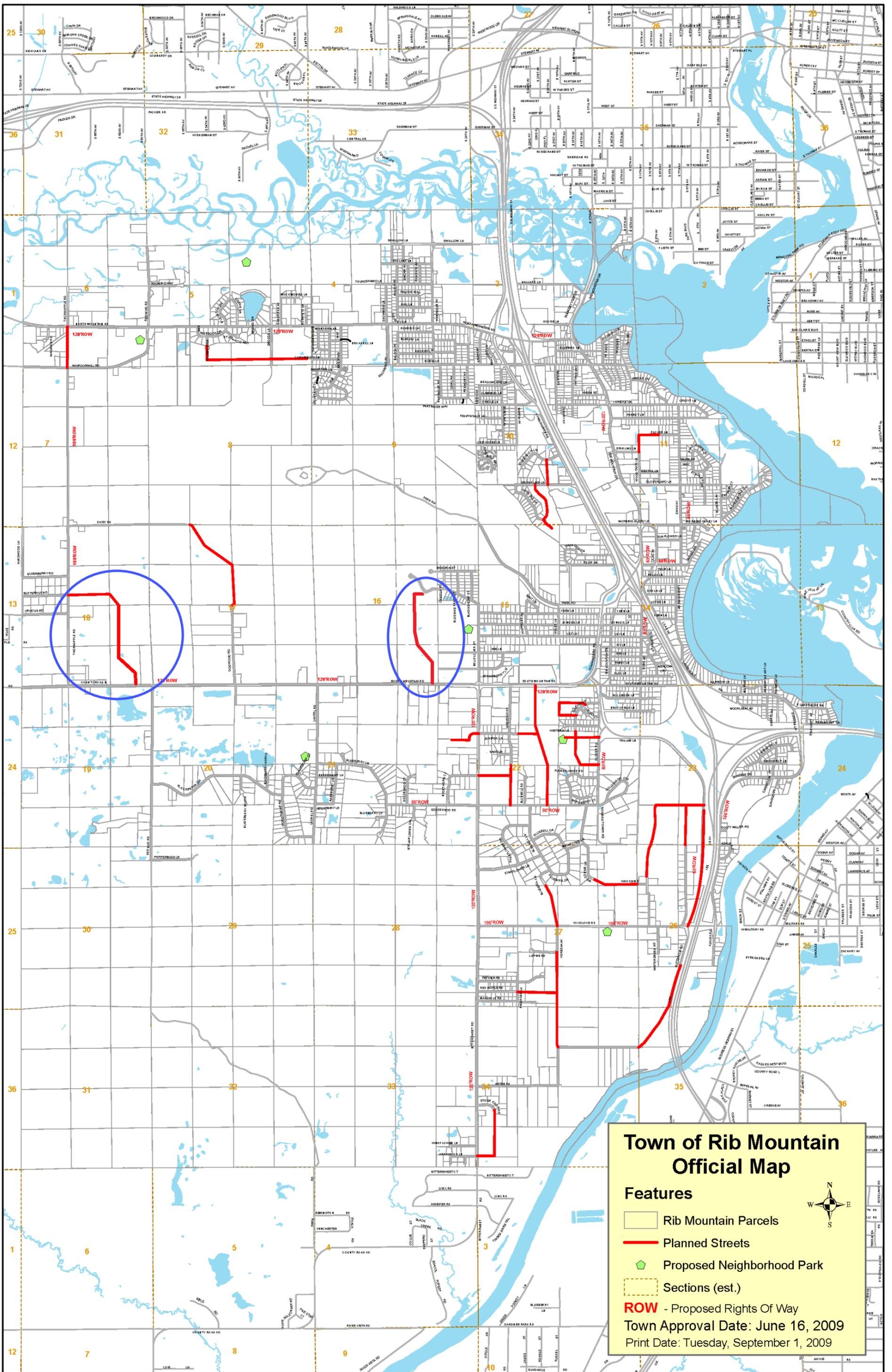
NARRATIVE:

The Town of Rib Mountain Official Map identifies concepts for future roads and is used by Building and Zoning staff in reviewing development proposals. The Official Map was adopted in 2009 and is currently in need of updating to represent existing conditions as well as new planning documents. Included in the packet is the Official Map with proposed amendments to areas including Royal Ridge, Royal View, and Stone Horizon subdivisions.

POSSIBLE ACTION:

1. Recommend approval of updates to the Town of Rib Mountain Official Map, as presented.
2. Recommend approval of updates to the Town of Rib Mountain Official Map, with conditions / modifications.
3. Recommend denial of updates to the Town of Rib Mountain Official Map.

Recommended Updates



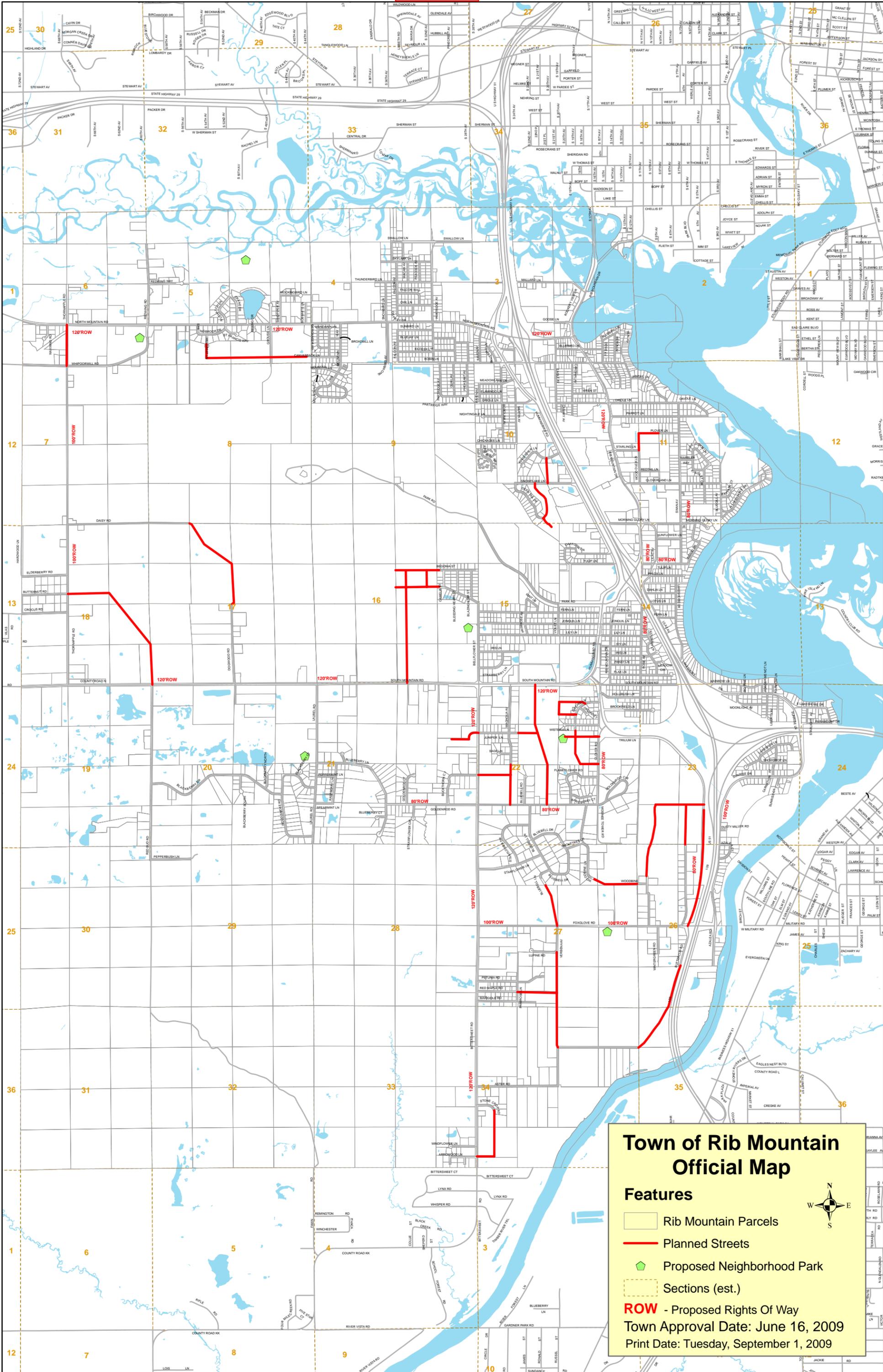
**Town of Rib Mountain
Official Map**

Features

- ▭ Rib Mountain Parcels
- Planned Streets
- ◆ Proposed Neighborhood Park
- ▭ Sections (est.)

ROW - Proposed Rights Of Way

Town Approval Date: June 16, 2009
Print Date: Tuesday, September 1, 2009



**Town of Rib Mountain
Official Map**

Features

- Rib Mountain Parcels
- Planned Streets
- Proposed Neighborhood Park
- Sections (est.)

ROW - Proposed Rights Of Way

Town Approval Date: June 16, 2009
Print Date: Tuesday, September 1, 2009