



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, October 12th, 2016; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 9-28-2016 Plan Commission meeting.**
- 4.) Public Hearings:
 - a. **Dale Krenz, owner, requests conditional use approval for construction of a private residential garage resulting in more than 1,000 square feet of detached accessory building area at the property addressed 2610 Strawberry Lane, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Parcel #34.346.000.012.00.00. Docket #2016-46.**
 - b. **Lang Equipment LLC, applicant, requests conditional approval for an agricultural, construction, and turf equipment dealership at the property addressed 3300 Eagle Avenue; per RMMC Section 17.056(4)(d) – Outdoor Display and RMMC Section 17.056(4)(e) – Indoor Maintenance Service , Parcel #34.102807.008.011.00.00. Docket #2016-43.**
- 5.) New Business:
 - a. **Dan Sillars, owner, requesting Site Plan approval for a detached accessory building at the property addressed 3003 North Mountain Road, Parcel #34.042807.016.007.00.00. Docket #2016-44.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 28, 2016

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

MINUTES:

Motion by Jim Hampton, seconded by Tom Steele to approve the minutes of the September 14, 2016 Plan Commission meeting. Motion carried 7-0.

PUBLIC HEARINGS: None

- a. *Discussion and possible action on amendments to Rib Mountain Municipal Code Section 17.056(8)(x)-Detached Energy Systems, related to Solar Panels and Permanently Placed Generators. Docket #2016-25*

Community Development Director Kunst noted the proposed amendments to the Detached Energy Systems code section represent three or four meetings worth of discussion, including the most recent suggestion to add another subsection to address new technology yet to be developed.

Nykiel questioned how projected solar panels on the roof would be classified and handled. Kufahl indicated they would be classified as Roof Mounted Photovoltaics; however, because they would not be parallel to the roof surface they would be treated as a conditional use.

Commissioners Wittman and Steele questioned how Plan Commissioners wanted to handle future Conditional Uses and if they should establish a set of guidelines for making those decisions. Commissioner McGucken and Kunst noted the Conditional Use process allows for public input on applications the Plan Commission feels might cause concern in the neighborhood. Kunst stated this approach is in line with Plan Commission past practices to better understand the concerns of the public before potentially permitting the uses by right. Additionally, Nykiel noted State Statutes limit the Plan Commission's authority to condition solar panel usage and installation

Motion by Tom Steele, seconded by Laura McGucken, to recommend approval of the proposed amendments to RMMC Section 17.056(8)(x) – Detached Energy Systems, as presented. Motion carried 7-0

OLD BUSINESS:

- a. *Discussion on potential amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06.*

Kunst began conversation by recapping the interval duration concerns from previous meetings, and noted Commission members indicated they would like to hear from members of the sign industry. Kunst noted of the seven sign companies he contacted for input, only Stratford Sign submitted their opinions and Finishing Touch Signs was in attendance. Stratford Sign did not note any glaring issues with the proposed code amendment, stating they were pleased the Town was establishing guidelines to work with the sign industry.

David Guld, representing Finishing Touch Signs, noted in the 48 states they have done business, rules for electronic message signs vary significantly by municipality. He noted some municipalities allow full color animation while others require monochrome text only and interval durations vary from 0-30 seconds.

Commission Members asked Mr. Guld about effective interval durations, driver safety studies and advice he would provide to businesses using electronic message signs. Guld noted they typically like to see 2-3 messages per traveler, which would equate to a 3-4 second hold time for each message. As a general rule of thumb, Mr. Guld indicated he would recommend limiting animation and transitions because they take away from the time you have available to deliver your message. Guld also indicated he has not heard of or read about any direct links to traffic incidents caused by electronic message signs. Additionally, he recommended electronic message sign users mix business messages with community event messages, jokes, or time and temperature displays to create additional attention to the sign.

Mr. Guld stated overall he was happy to see that the Town is willing to work with electronic message signs, but did state that if the Plan Commission's intent was to be conservative, they would succeed with the proposed parameters.

Some Commission members were still concerned about the potential for distracted drivers. Mr. Guld noted that Department of Transportation uses them effectively in construction areas and driver notifications. Commissioner Hampton asked for staff to research the DOT standards for electronic message signs to see if we are missing any relevant guidelines.

The Plan Commission agreed to review the DOT standards in a future meeting before proceeding to a public hearing.

CORRESPONDENCE & QUESTIONS:

- a. Harlan Hebbe stated he spoke with Jay Wittman and Laura McGucken about assuming the role of Vice-Chairperson in his absence. They both indicated they would be willing to do so. Ms. McGucken would be the first to serve in Mr. Hebbe's absence.
- b. Mr. Kunst noted that the next Plan Commission meeting would have a site plan review for an accessory building on a commercially zoned property and Public Hearings for a detached residential garage and conditional use for Lang Equipment.
- c. Kunst also noted that Town Board has begun Budget Meetings. Ms. Nykiel asked if they could see the budget for the Building and Zoning Department.

- d. Ms. McGucken asked that staff keep Plan Commission updated on Solar Panel permits and to verify how new EMC regulations would affect businesses which currently have electronic message signs.

PUBLIC COMMENT: None received

ADJOURN:

Motion by Tom Steele, seconded by Jay Wittman to Adjourn. Motion carried 7-0. Meeting adjourned at 7:42 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: October 5, 2016

SUBJECT: Conditional Use Request – Detached Garage

APPLICANT: Dale Krenz, owner

PROPERTY ADDRESS: 2610 Strawberry Lane

REQUEST: Conditional Use approval to allow the construction of a 30 ft. by 32 ft. accessory building on the property addressed 2610 Strawberry Lane., resulting in more than 1,000 square feet (1,260), but less than 1,500 square feet of total accessory building area; per RMMC Sec. 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed

ZONING: Suburban Residential - 3 (SR-3)

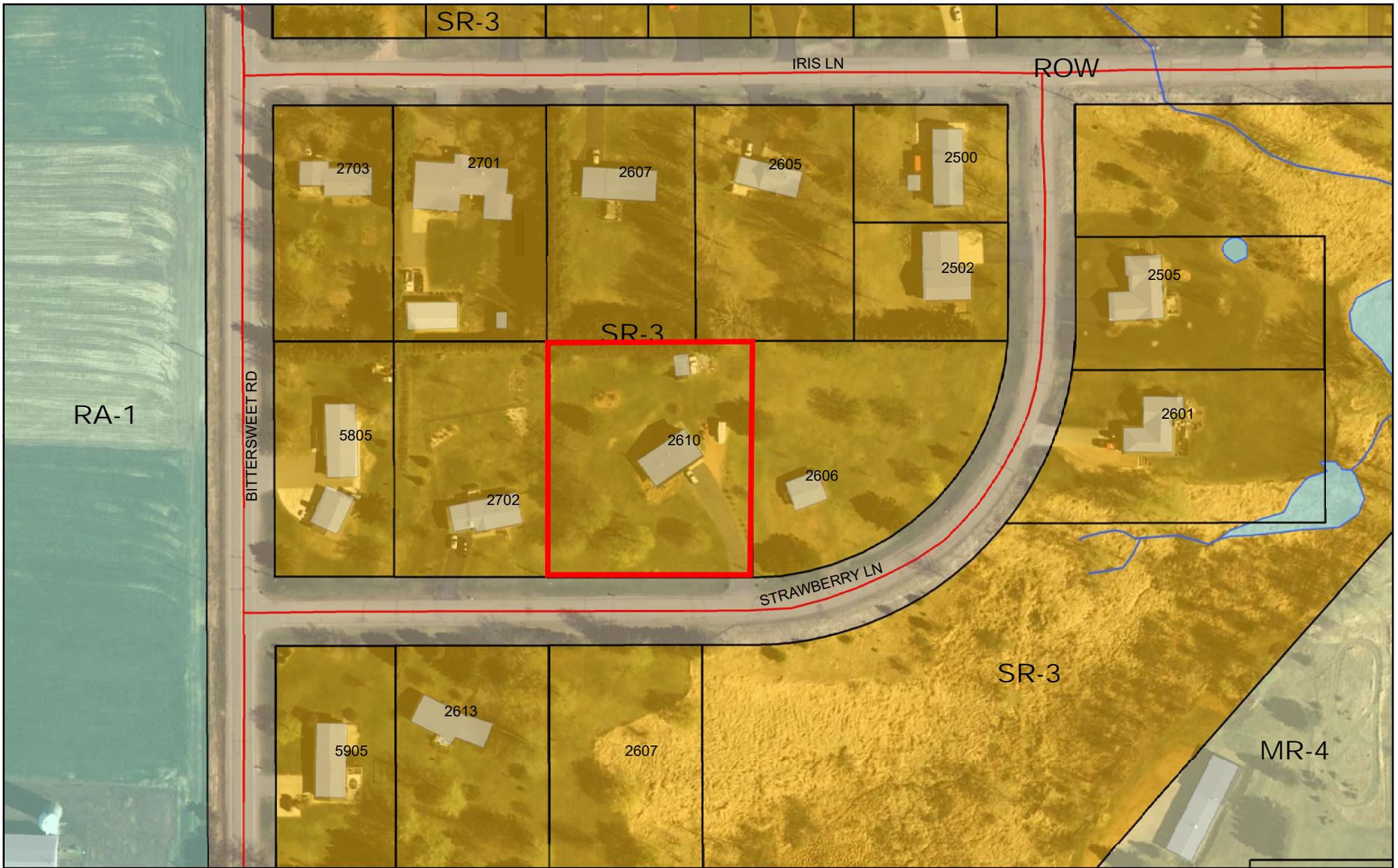
ADJACENT ZONING: SR-3 (North, South, East, and West)

NARRATIVE:

The applicant is seeking Plan Commission recommendation to allow for the construction of a 30 ft. x 32 ft. detached garage (960 ft²). A detached utility shed (300 ft²) currently exists onsite. Per RMMC Sec. 17.056 (8)(d), any one property may have greater than 1,000 square feet and up to a maximum of 1,500 square feet of accessory building area with Conditional Use Approval. Exterior materials include vinyl siding and shingles matching those of the residence. The proposed location meets the setback requirements of the Town and the applicant has received a Shoreland Zoning Permit from Marathon County.

POSSIBLE ACTION:

1. Recommend approval of the conditional use to allow construction of a detached garage resulting in more than 1,000 square feet of accessory building area at the property addressed 2610 Strawberry Lane, as presented.
2. Recommend approval of the conditional use to allow construction of a detached garage resulting in more than 1,000 square feet of accessory building area at the property addressed 2610 Strawberry Lane, with conditions/modifications.
3. Recommend denial of the conditional use to allow construction of a detached garage resulting in more than 1,000 square feet of accessory building area at the property addressed 2610 Strawberry Lane.



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|--|--|---|--|---|--|--------------------------|--|
| <p>Zoning Districts (July 2014)</p> <ul style="list-style-type: none"> OR Outdoor Recreation RA-1 Rural Agricultural RA-2 Rural Agricultural RR Rural Residential CR-5ac Countryside Residential SR-2 Suburban Residential | | <ul style="list-style-type: none"> SR-3 Suburban Residential UR-8 Urban Residential ER-1 Estate Residential MR-4 Mixed Residential SC Suburban Commercial NC Neighborhood Commercial UC Urban Commercial | | <ul style="list-style-type: none"> UDD Unified Development EO Estate Office SO Suburban Office SI Suburban Industrial ROW Unzoned Parcel Outline Water Feature Building (2010) | | <p>— Road Centerline</p> | |
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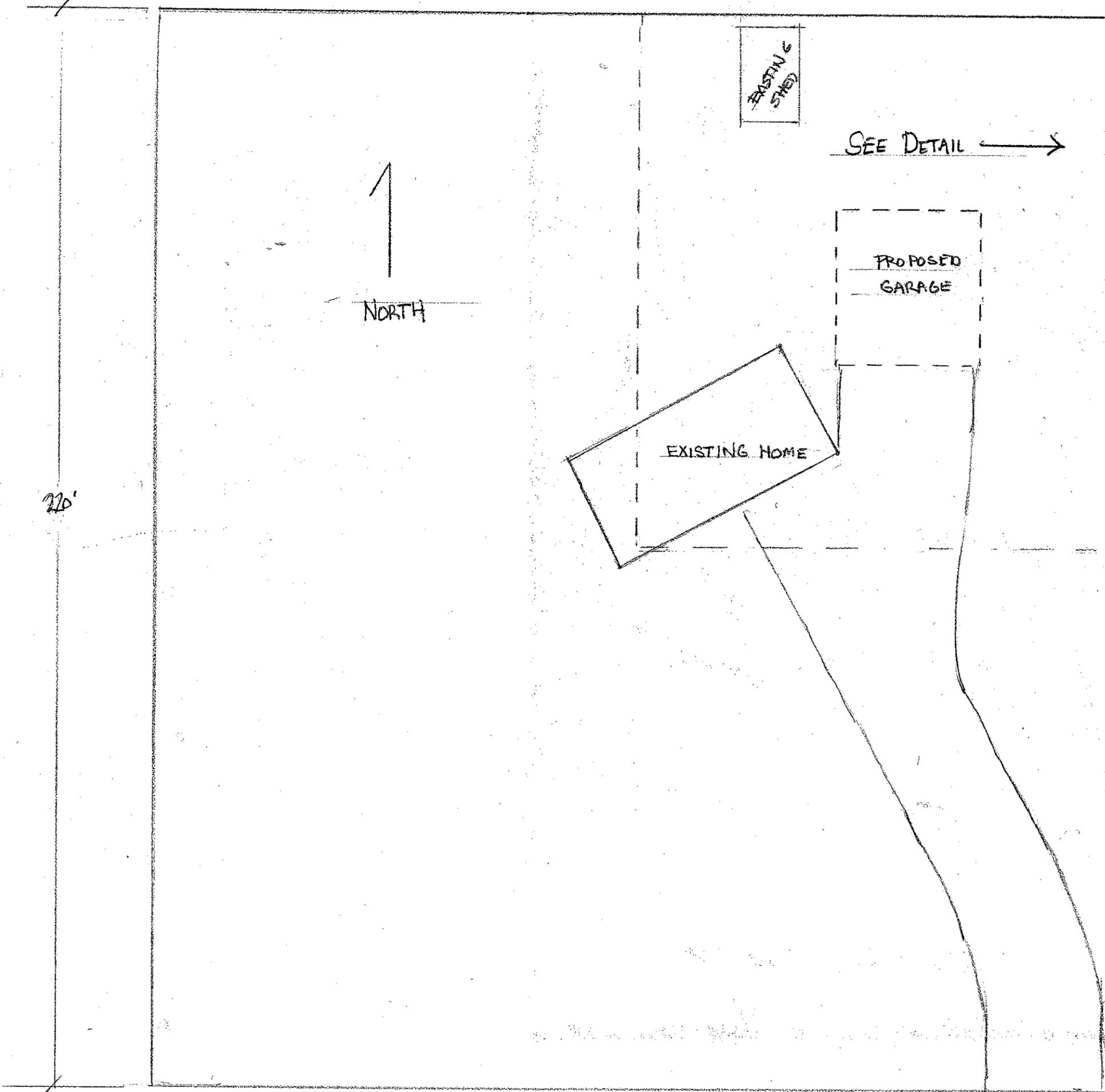
Prepared by:
CWE
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Map Printed: 10/5/2016

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SITE PLAN

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: October 7, 2016
SUBJECT: Conditional Use Application for Outdoor Display and Indoor Maintenance

APPLICANT: Lang Equipment LLC
OWNER: JS Rib Mountain LLC

PROPERTY ADDRESSE(S): 3300 Eagle Avenue

REQUEST: Conditional approval for an agricultural, construction, and turf equipment dealership at the property addressed 3300 Eagle Avenue; per RMMC Section 17.056(4)(d) – Outdoor Display and RMMC Section 17.056(4)(e) – Indoor Maintenance Service.

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, and East); and Right-of-Way (West)

FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE:

Lang Equipment LLC seeks approval for an agricultural, construction, and turf grass implement dealership near the south end of Eagle Avenue. The company currently has locations in Marshfield and the Town of Stettin in which they manufacture, sell and service attachments for tractors, excavators, and other agricultural equipment. They also sell tractors, excavators and other agricultural equipment. Uses associated with this form of business include outdoor display and indoor maintenance, both of which are conditional uses in commercial zoning districts.

GENERAL INFORMATION:

- **Employees:** 6
- **Daily Customers:** 12-20
- **Required Parking:** 26
- **Existing Parking:** 26 – May need agreement/documentation for parking located on 3302 Eagle Ave.
- **Hours of Operation:** 8:00 AM – 6:00 PM M-F, and 8:00 AM – 3:00 PM Saturday
- **Eagle Ave/Oriole Ln:** Both roads are considered residential in nature and are posted for weight limits each Spring. The Street and Park Superintendent indicated no intent to change this practice.

CONDITIONS OF OUTDOOR DISPLAY USES:

- a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards. **No permanently protected green spaces exist on site. Further, no bufferyards are required by code as adjacent properties are all zoned SC.**
- b. The display of items shall not be permitted within required setback areas for the principal structure. **Proposal calls for display along the west side of the building, but the site may not have enough room to allow. Initial online measurements indicate building is at or near required 25 foot setback from west property line.**
- c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 17.174. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present. **The proposed display locations do not interfere with existing parking stalls. Existing parking stalls meet Town requirements. Staff recommends the parking lot gets re-stripped.**

- d. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area. **As noted in Condition (c), staff recommends re-striping of the parking lot to delineate the parking areas from display areas.**
- e. Signs, screenage, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts. **Any refuse and recycling containers shall be screened with a fence, landscaping, or combination thereof.**
- f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within 10 calendar days of the removal of the goods.
- g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed under the provisions of this land use.
- h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property, except per e., above (see Section 17.150). **Subject property is not adjacent to any residentially zoned property. Existing residences to the east are separated by road right-of-way. Existing vegetation on east property line provides substantial screening to residential uses across the Eagle Ave.**

CONDITIONS OF INDOOR MAINTENANCE USES:

Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) **entirely within an enclosed building.**

- a. Outside vehicle storage shall be restricted to licensed vehicles waiting to be repaired. Junk vehicles or vehicles which are being used for parts are not allowed to be stored outside.

RECOMMENDED CONDITIONS OF AN APPROVAL:

- Delivery vehicles shall adhere to Town road weight limit postings
- Hours of operation should be limited to those proposed.
- Written approval from the State Commercial Building Inspector for the change in use
- Parking lot shall be re-striped to include required parking stalls and display areas
- Provide the Town documentation indicating ability to continue using parking located on property addressed 3302 Eagle Ave
- Refuse and recycling containers shall be screened with a fence, landscaping or combination thereof
- Existing vegetation on the east side of the property shall remain. If removed, vegetation should be replaced with a fence.
- Maintenance of vehicles, including any washing shall occur within the confines of the building.
- Signage facing Eagle Ave should be considerate of the residential neighborhood to the east. It is recommended to avoid electronic message and illuminated signage on the east side of the property.

FINDINGS OF FACT

Below, please find the six questions representing the Plan Commission's findings of fact, as identified within the Zoning Ordinance, along with initial staff interpretation.

1. How is the proposed conditional use (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 Town's Comprehensive Plan discusses commercial uses generally in a number of sections. Applicable examples include: revitalizing older industrial and commercial areas within the Town, encouraging new commercial development in appropriate locations, and proactively planning for commercial uses.

2. How is the proposed conditional use (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 Future Land Use Map identifies this site as 'Commercial'. The Comprehensive Plan includes goals and objectives specifically related to redevelopment, including: identifying areas to target for redevelopment, directing more intensive future growth to areas that are contiguous to existing developed areas, and establishing commercial areas that provide goods and services in a convenient, safe, and attractive environment.

3. Is it likely that the proposed conditional use, 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?

The proposed use would introduce a new dynamic to the neighborhood, primarily the two conditional uses of indoor maintenance and outdoor display. Consideration should be made to limit the impacts on residential neighbors to the east. Further, although traffic volume may actually decrease with the change of use, the form of traffic may be different. It is safe to assume an increase in heavier vehicle traffic and vehicles pulling trailers. As noted in the staff report, both streets accessing the property (Eagle and Oriole) are posted for weight limits in the Spring.

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

The proposal falls within an area designated for commercial use on the Town's Future Land Use map, the subject property is currently zoned for commercial activity and is adjacent to the highway corridor. Overall traffic to the property is anticipated to less than the current fitness facility use; however, the type of traffic is likely to be different (larger).

5. Is the proposed conditional use 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?

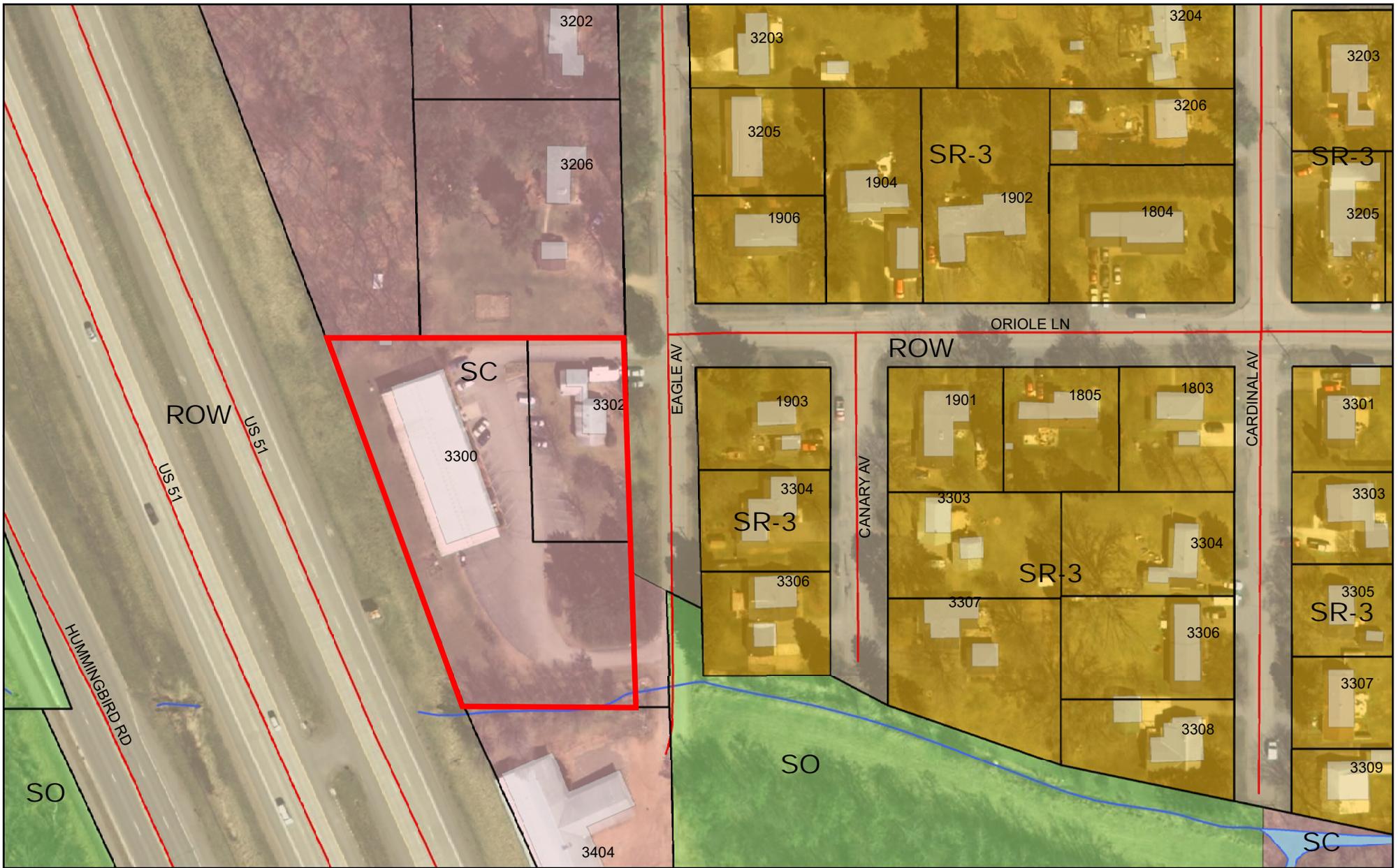
The project area is adequately served by sewer and water and is located along one of the I-39/US 51/STH 29 Corridor. The applicant needs to be aware and comply with the Spring weight limits on the local streets.

6. Do the potential public benefits of the proposed conditional use 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?

Benefits of the proposal include reusing a commercial building and the likelihood of an overall decrease in traffic volume to the property. Consideration should be made to limit the impacts of the use on the residential neighborhood to the east; including but not limited to signage, screening, and delivery times.

POSSIBLE ACTION:

1. Recommend approval of the condition uses for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue, as presented.
2. Recommend approval of the condition uses for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue, with conditions/modifications.
3. Recommend denial of the condition uses for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue



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Prepared by:

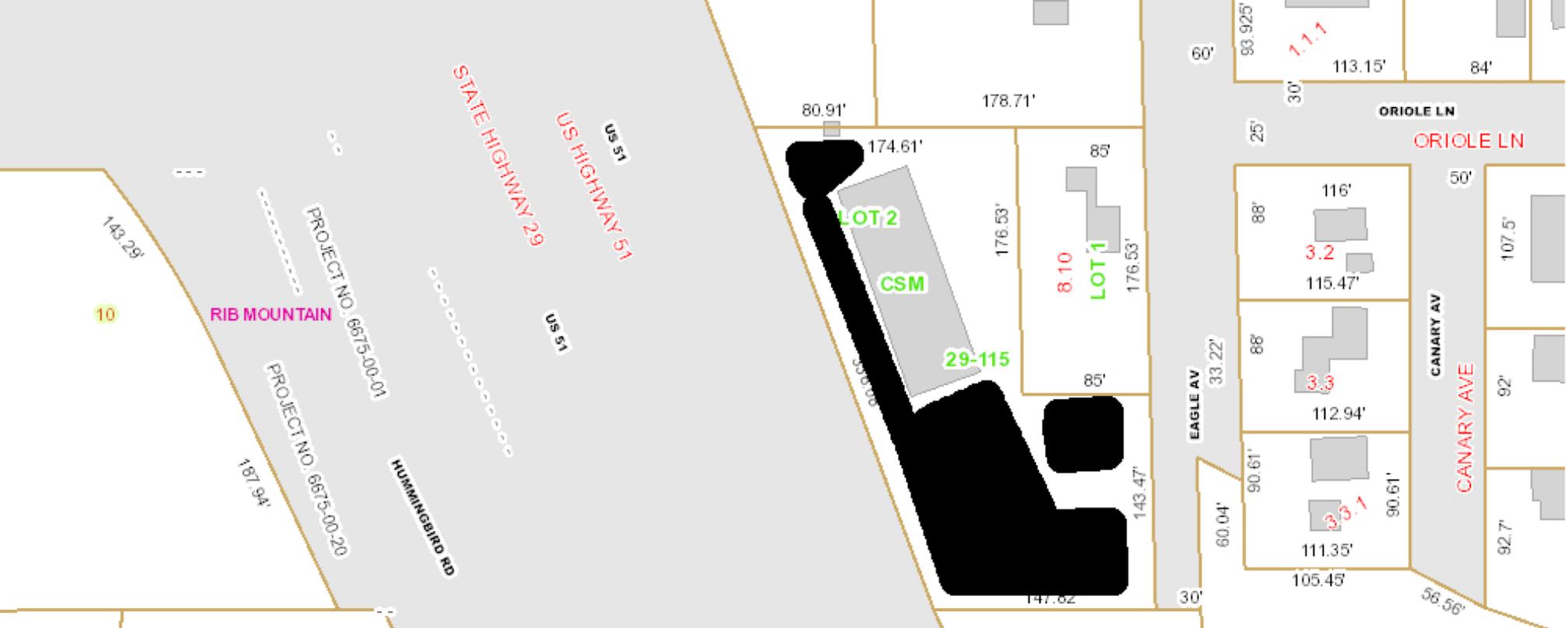
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Map Printed: 10/7/2016

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Black shaded area is the proposed area for outdoor display. This is equipment that is New or used and in operating condition, this is not old farm machinery it will meet the criteria set out in the outdoor display zoning. All setbacks will be met that apply to the zoning ordinance.

The screening on the areas facing the residential areas will be attractive in nature and meet all zoning ordinances.

Loading will be done primarily on the south side of the building where there is an existing overhead door.

(Attachment B)



Lang Equipment sign to be put on the West side of building, 1-2 manufacturers signs to go on south side of building depending upon approval.



REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: October 7, 2016

SUBJECT: Site Plan Review for Storage Building

APPLICANT: Dan Sillars, aka Beck Properties (owner)

PROPERTY ADDRESS: 3003 North Mountain Road

PARCEL #: 34.042807.016.007.00.00

REQUEST: Site plan review for a proposed storage building at the property addressed 3003 North Mountain Road.

ZONING: Neighborhood Commercial (NC)

ADJACENT ZONING: SR-3 (North, South, East, and West); ROW (North)

FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:

The owner of the property addressed 3003 North Mountain Road seeks approval to construct a new detached storage building (30 x 48) near the southwest property corner. The existing building is currently leased by an auto repair company. The proposed building does not alter the use of the property as the owner has historically used the property for storing personal items. The property itself has a number on nonconformities (see below) with current code requirements, as the commercial building was constructed over 30 years ago.

- Current Land Use:** Indoor Maintenance (via conditional use approval)
- Proposed Land Use:** No change, the request solely deals with a new storage building
- Proposed Site Visitors:** No change
- Hours of Operation:** No change
- Ingress/Egress Access:** No change
- Parking:** No Change

EXISTING SITE NONCONFORMITIES:

Landscaping and Bufferyard Requirements

Presently, the property has foundation landscaping along the street facing side of the building; however, current code requires new developments to meet this requirement on all sides. Landscape point requirements for ‘developed area,’ ‘street frontages,’ and ‘paved areas’ are not currently addressed. The Town also requires properties zoned Neighborhood Commercial to have a 0.40 bufferyard along any adjacent Suburban Residential – 3 zoned properties (see below table for bufferyard requirements). This requirement is not currently met.

| | # Points/100 ft. | Width | Required Structure |
|-----|------------------|-------|----------------------|
| 0.4 | 53 | 10'+ | Min. 6' solid fence |
| | 330 | 20'+ | Min 44" picket fence |
| | 440 | 25'+ | Min 44" picket fence |

Exterior Storage

Aerial photographs of the property identify the storage of materials (soil piles) and equipment behind the building. The zoning ordinance notes the storage of materials and equipment in commercial and office districts is required to occur within the confines of a building.

Side Yard Setback

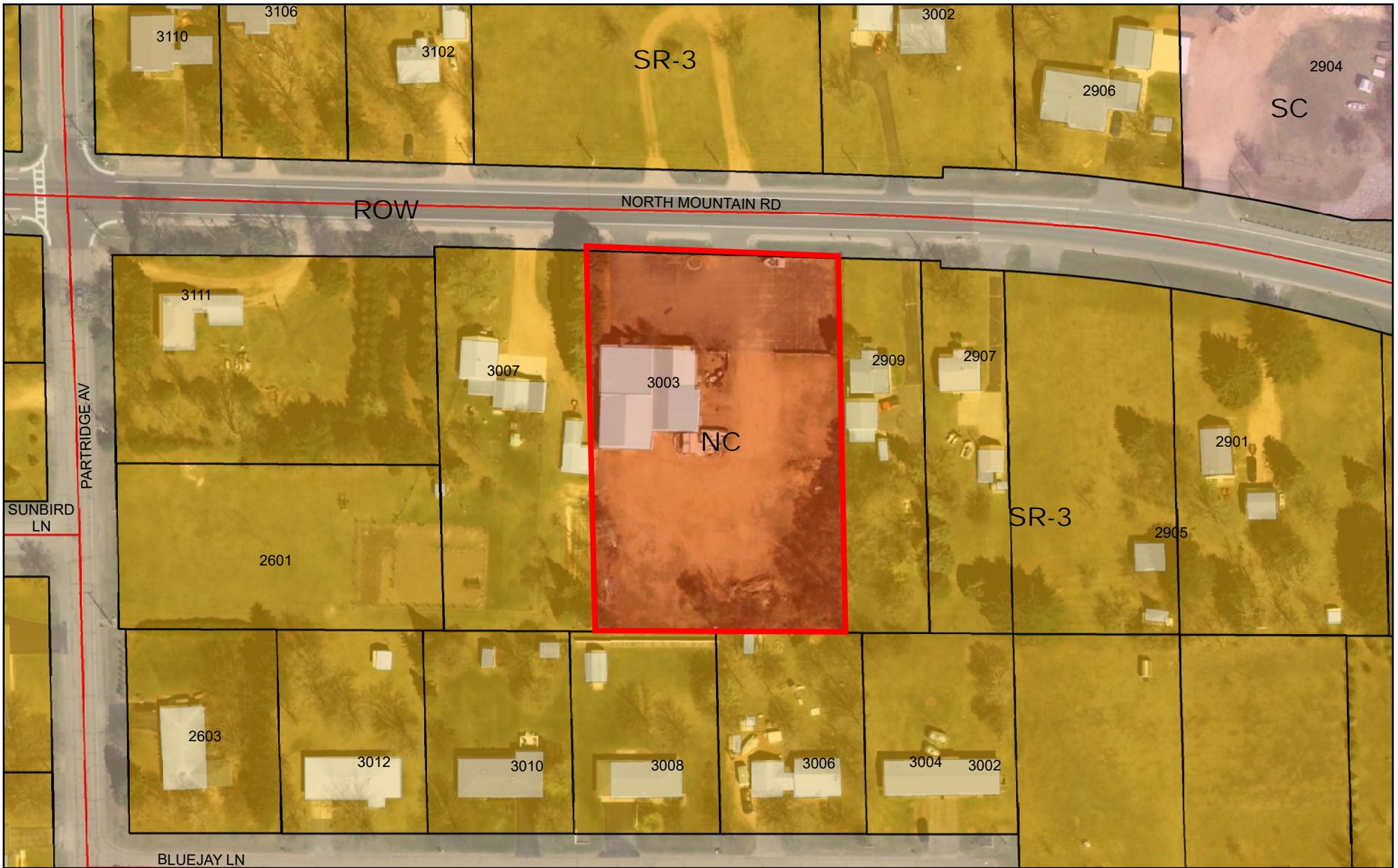
The existing building appears to encroach on the required 10-foot side yard setback requirement (west). However, the age of the structure renders it legally nonconforming.

RECOMMENDED CONDITIONS OF AN APPROVAL

- Existing soil piles shall be removed or leveled out
- Storage of materials and/or equipment shall only occur within the building (not including permitted vehicle storage for the auto repair business)

ACTIONS TO BE TAKEN:

1. Approval of the Site Plan application for a storage building at the property addressed 3003 North Mountain Road, as presented.
2. Approval of the Site Plan application for a storage building at the property addressed 3003 North Mountain Road, with conditions/modifications.
3. Denial of the Site Plan application for a storage building at the property addressed 3003 North Mountain Road
4. Refer the item back to staff for additional consideration.



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| Zoning Districts (July 2014) OR Outdoor Recreation RA-1 Rural Agricultural RA-2 Rural Agricultural RR Rural Residential CR-5ac Countryside Residential SR-2 Suburban Residential SR-3 Suburban Residential UR-8 Urban Residential ER-1 Estate Residential MR-4 Mixed Residential SC Suburban Commercial NC Neighborhood Commercial UC Urban Commercial | | UDD Unified Development EO Estate Office SO Suburban Office SI Suburban Industrial ROW Unzoned Parcel Outline Water Feature Building (2010) | | Road Centerline |
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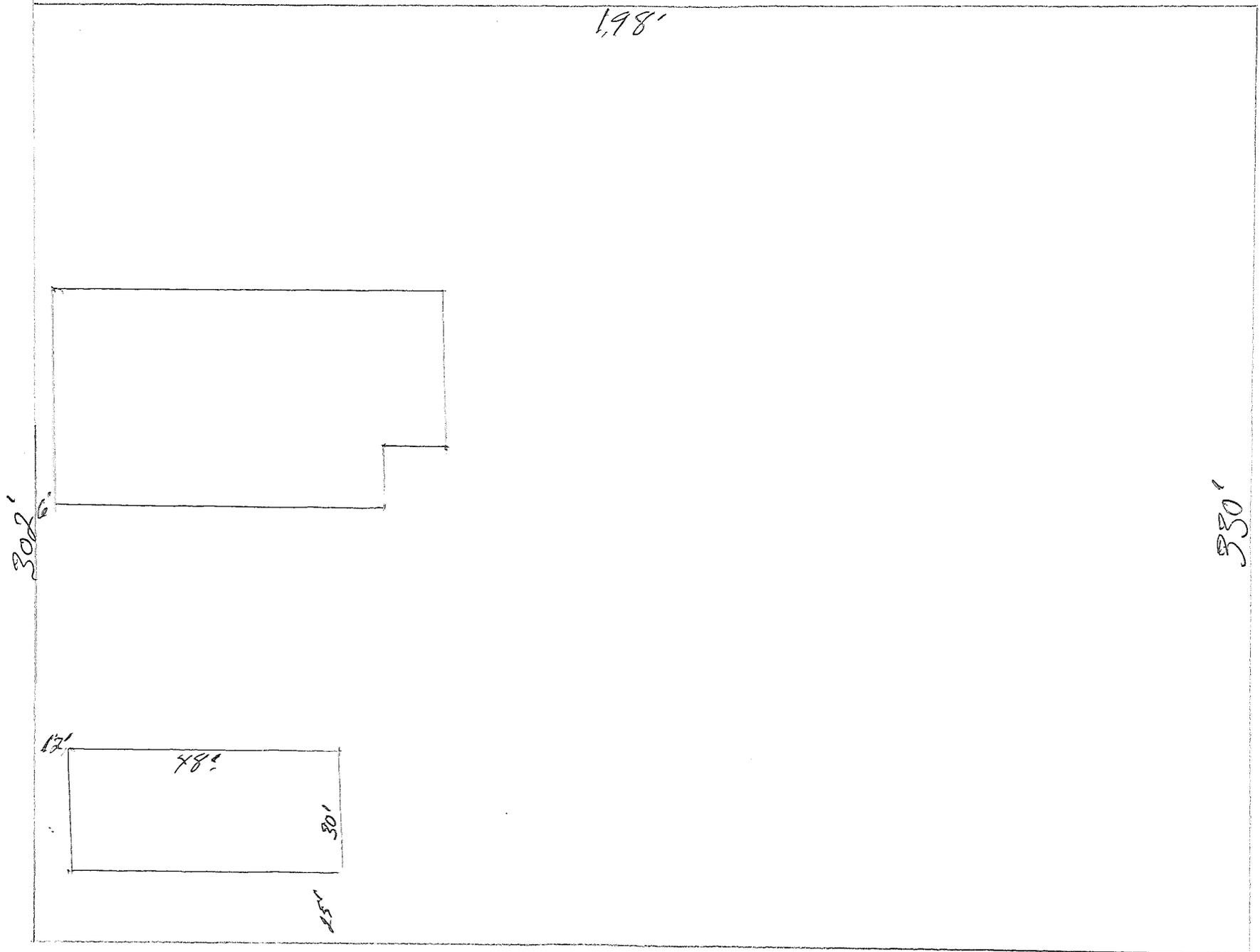
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 Prepared by: **CWE** engineers.com
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Map Printed: 10/7/2016

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DAN SILLARS
3003 N. MT. RD.

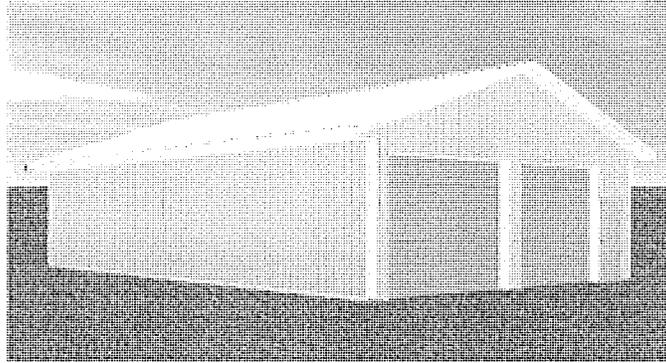


Estimate #: 247004
Design #: 1
Store: Wausau
Guest: Dan Sillars

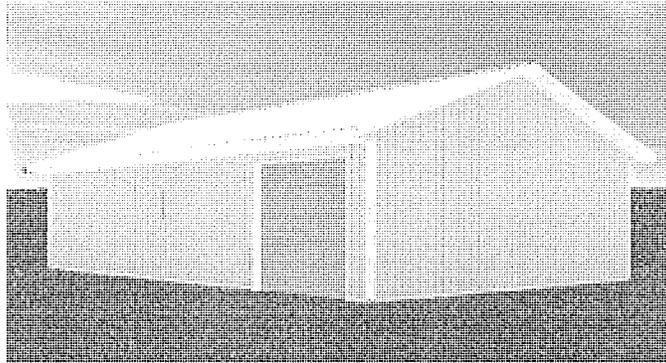


Post Frame Building Estimate
Project Name: Post Frame
Section: 3D Perspectives
Date: 09-14-2016 01:57 PM

Front View



Back View



Color shows approximate tone. Color of actual product may vary from what is pictured due to differences in printing and resolution. Please visit your Menards store to view a steel color sample or request a color sample from Midwest Manufacturing at steel@midwestmanufacturing.com

Estimate #: 247004
Design #: 1
Store: Wausau
Guest: Dan Sillars



Post Frame Building Estimate
Project Name: Post Frame
Section: Building Specifications
Date: 09-14-2016 01:57 PM

Building Specifications

| | | | |
|-------------------------|-----------------|-------------|---------------------|
| Dimensions (W x L x H): | 30' x 48' x 10' | Post Type: | Post - 4' Embedment |
| Floor Type: | Dirt / Gravel | Trim Color: | Brite White |
| Girt Type: | Flat | | |

Roof Specifications

| | | | |
|-----------------|---------------------|--------------------|---------------------|
| Pitch: | 4.0 / 12 | Soffit Panel: | Vented Soffit Panel |
| Rafter Spacing: | 8' O.C. | Soffit Color: | Brite White |
| Heel Height: | 7 7/8" | 1-A, 1-B Overhang: | 24.0" |
| Roof Covering: | ProRib | 1-C, 1-D Overhang: | 12.0" |
| Roof Color: | Brite White | Fascia Board: | 6.0" |
| Ridge Covering: | Universal Ridge Cap | | |

Wall Specifications

| | | | |
|------------------------|--------|-------------|-------|
| Sidewall Post Spacing: | 8' | Wall Color: | Ivory |
| Wall Covering: | ProRib | | |

Building Accessories

| | | | |
|-----------------------|---------------------------|------------------------|------------------------|
| Bottom Trim: | Included | Outside Closure Strip: | Economy Vented Closure |
| Inside Closure Strip: | S.o. Inside Closure Strip | | |

Windows and Doors

| | | | |
|----------------------------|----------------|----------------------------|--------------|
| Ag Door No Glass White: | 1 - 3' x 6' 8" | 10x9 Wht Noninsl Rib Tors: | 2 - 10' x 9' |
| 12x9 Wht Noninsl Rib Tors: | 1 - 12' x 9' | | |