



# **TOWN OF RIB MOUNTAIN**

Where Nature, Family & Sport Come Together

[www.townofribmountain.org](http://www.townofribmountain.org)

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Wausau, Wisconsin 54401  
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## **PLAN COMMISSION**

### **OFFICIAL NOTICE & AGENDA**

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, March 23<sup>rd</sup>, 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 the minutes of the 3-9-2016 Plan Commission meeting.**
- 4.) Public Hearings:
  - a. **Ghidorzi Construction, applicant, requests General Development Plan / Precise Implementation Plan approval for construction of a new hotel at the properties addressed 2101 North Mountain Road and 2102 Robin Lane, Parcel #34.032807.012.001.00.00 and Parcel #34.032807.012.007.00.00, per Rib Mountain Municipal Code (RMMC) Section 17.233 – Unified Development District Procedures. Docket #2016-13.**
  - b. **American Asphalt, applicant, requests conditional use approval for a temporary asphalt plant at the property addressed 6703 South Mountain Road, Parcel #34.192807.002.002.00.00, per RMMC Section 17.056(9)(e) – Unclassified Uses. Docket #2016-14.**
  - c. **Allen Limberg and Barbara Bradley, owners, request conditional use approval for the installation of roof-mounted solar panels in a residential zoning district at property addressed 101 East Rib Mountain Drive, Parcel #34.032807.004.002.00.00, per RMMC Section 17.056(8)(x) - Detached Energy Systems. Docket #2016-15.**
- 5.) New Business:
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
March 9, 2016

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

MINUTES:

**Motion by Tom Steele, seconded by Harlan Hebbe to approve the minutes of the February 24, 2016 Plan Commission meeting, as presented. Motion carried 7-0.**

Public Hearings:

- a. Thomas and Connie Schuette, owners, request a Comprehensive Plan Future Land Use Map amendment from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' and a Zoning Map amendment from 'Rural Residential' to 'Suburban Residential – 2' for the property addressed 2600 Goldenrod Road, parcel #34.222807.010.000.00.00. Docket #2016-10*

Chairman Mataczynski noted this is a public hearing item and asked Community Development Director Kunst to provide a description of the application prior to opening up for public comment.

Kunst noted the public hearing is a multi-part request requiring the Plan Commission to make recommendations on a Comprehensive Plan Future Land Use amendment, which would change the subject property from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' and a Zoning Map amendment that would change the subject property from 'Rural Residential to Suburban Residential – 2'. Kunst indicated the zoning change would reduce the minimum lot size from 35 acres to 20,000 square feet. Plan Commission members were made aware of additional documentation included in their meeting packets, comprising of a zoning map indicating the subject properties location and surrounding zoning districts, as well as the official map for the Town of Rib Mountain with future planned streets shown.

Tom Radenz, REI, owner representative, expounded upon Kunst's description by displaying an aerial image of the property with the proposed Certified Survey Map overlaid and an image of the current zoning districts surrounding the property. Mr. Radenz noted that the zoning change would make the property consistent with all adjacent properties and that consideration was given to the Town's future road plan when they established the proposed Certified Survey Map.

Plan Commission members and Mr. Radenz then discussed possibilities of future parcel development. Laura McGucken questioned access from County Highway KK (KK) and Goldenrod and lot quantity potential. Jim Hampton asked if private sewer and water was an option and what impact municipal sewer and water would have. Ryan Burnett questioned the development of the future roads map.

Radenz noted that in a previous meeting, Mike Heyroth of the Rib Mountain Sanitary District indicated that municipal sewer and water would be possible, although a sewer lift station would be required due to topography. Radenz also noted he believed private systems might also be possible depending on soil conditions. Additionally, he noted the proposed parcel layout would accommodate the extensions of Buckthorn Ct and Magnolia Ave with lot development on either side of the roads or future development could be limited to the four proposed lots. Kunst verified the Town would control access to Goldenrod Rd, while Marathon County would control access points to KK, and the development of the future roads map was completed by looking at anticipated future land use activities.

Chairman Mataczynski opened the public hearing portion of the public hearing.

Mike Gilles, 6810 Bittersweet Rd, questioned the impact of municipal sewer and water on neighboring properties and believed that 20,000 square foot lots are too small for that area. He also asked how much control Plan Commission has over future development.

Plan Commission members responded by indicating they were unsure how municipal sewer and water would impact neighbors, but believed that sanitary district boundaries and function of private systems would dictate future expansion. It was also noted that all surrounding properties are currently zoned the same as the request, with 20,000 square foot minimum lots, but previous developers have chosen to create larger lots. Members also stated that they do have some control over future development due to the process required to approve future plats.

Sue Weimerskirch, 7010 Bluebell Rd, also questioned the role of Plan Commission and public input in future development proceedings, as well as, stating concerns for traffic safety from KK to and from potential future development. Ms. Weimerskirch also indicated that she would like to see the Town consider bike and pedestrian traffic as the area develops. Additionally, she voiced concern of a financial disadvantage to neighboring properties not being on municipal sewer and water.

Kunst explained the process for future development and what role the Plan Commission serves, as well as what input the public can have. Multiple members of the Commission echoed the same traffic safety and bike/pedestrian concerns as Ms. Weimerskirch. Chairman Mataczynski and Harlan Hebbe addressed potential options for neighboring properties in regards to sewer and water development.

Jackie Michael, 2609 Goldenrod Rd, questioned the ability of developers to deforest the subject property and voiced concerns over future sewer and water expansion and whether or not residents would be required to abandon their private systems, as well as, the impact on area schools.

Plan Commission members indicated the current owner could log the property if they desired, and that ability would not change with the proposed amendments. Hebbe provided a personal story of sanitary expansion and what it typical entails.

Bob Germinaro, 2501 Goldenrod Rd, sought verification of current land use and how future land use compares to the surrounding areas. He also asked how quickly development could take place and, if recommended for approval, when Town Board would act on this item.

Radenz indicated that the current property is not in the Managed Forest Law (MFL) program and that the proposed amendments would make these parcels consistent with all surrounding properties. Kunst stated development timelines can vary greatly, but even when a development is proposed the process of approvals can take a number of months, citing the Woodlawn Pines Plantation subdivision expansion as an example. Kuns also noted that if Plan Commission recommends approval, Town Board would make the final decision.

Cory Holzhauer, 6950 Bluebell Rd, indicated that a driving factor for the purchase of his home was the future land use map, which indicated 'Cropland, other Agriculture, and Forest' for the subject parcel and is disappointed in the potential amendments. He also questioned the property owner's motivation for the change and if there is an appeals process, should the amendments be approved at Town Board.

Mr. Radenz spoke to the motivations of the property owner noting that a person's interests and ambitions change over time.

Sean and Kerri Spromberg, 7102 Bluebell Rd, via written correspondence indicate concerns related to traffic safety, potential tax increases, stormwater management, and infrastructure maintenance.

Chairman Mataczynski closed the public hearing.

Plan Commission members briefly discussed public notice and Town Board procedures with the public.

**Motion by Tom Steele, seconded by Jim Hampton to recommend approval of the Comprehensive Plan Future Land Use Map from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' for the property addressed 2600 Goldenrod Road. Motion Carried 7-0**

Prior to a motion for the zoning map amendment, Ms. McGucken noted that Rib Mountain has had a history of good neighborhood development, and that she was confident this project would be also. Commissioner Burnett also requested that the public's concern about bicycle and pedestrian traffic, as well as sanitary district expansion be specifically noted for Town Boards review and for consideration during future plat reviews regarding this property.

**Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the Zoning Map amendment from 'Rural Residential' to 'Suburban Residential – 2' for the property addressed 2600 Goldenrod Road. Motion carried 7-0.**

Tom Radenz, REI, indicated that he would not be available for the March 15<sup>th</sup> Town Board meeting and requested that Town Board action be scheduled for the first meeting in April, so that he may be present to answer questions if necessary. Plan Commission was comfortable with the request and noted to the

public the Town Board would see the recommendations related to the property addressed 2600 Goldenrod Road at the Tuesday, April 5, 2016 meeting.

NEW BUSINESS:

- a. *Thomas and Connie Schuette, owners, request a Certified Survey Map review for the property addressed as 2600 Goldenrod Road, parcel #34.222807.010.000.00.00 Docket #2016-11*

Kunst noted that a recommendation of approval for this item would be contingent upon Town Board's approval of the Comprehensive Plan Future Land Use Map and Zoning Map Amendments.

Laura McGucken indicated she was happy to see that the CSM took the future road map into consideration, and that based on the potential zoning change to Suburban Residential – 2, that all parcels conformed to the necessary parcel size requirements.

**Motion by Laura McGucken, seconded by Harlan Hebbe to approve the Certified Survey Map, pending approval of the Comprehensive Plan Future Land Use Map amendment and the Zoning Map amendment from the Town Board. Motion carried 7-0.**

- b. *Pre-application discussion regarding a potential Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property addressed 6221 Dogwood Road, parcel #34.202807.002.002.00.00. Docket #2016-12.*

***Prior to discussion of New Business item b, Commissioner Ryan Burnett was recused from his seat on Plan Commission, creating a 6-member voting body, in order to act as a resident for the next discussion.***

As a resident, Ryan Burnett, initiated discussion with Commission members to get their feedback on the potential placement of mini-warehouses or self-storage facilities on a property he owns on Dogwood Road South. Mr. Burnett noted he is currently doing some high-level research and there appears to be a need for additional storage facilities within the Town.

Commissioners Steele and Hampton asked for parcel identification and size clarification. Mr. Burnett noted that the size of the parcel is 10 acres, but only 3-4 acres would be used for the storage facilities, while the additional acreage could be used as a residential property at some point.

Hampton and McGucken addressed long term concerns about the use of the surrounding mining area and its reclamation, and asked that this area be reviewed during future land use and comprehensive plan updates. McGucken also noted that she is concerned with the interaction of commercial uses in potential residential neighborhood areas and that the Town needs to consider the impact of additional commercial spaces along South Mountain Road, but understands that there is a need for self-storage facilities.

Commission members then discussed the nearby storage development on South Mountain Road near Thornapple and the process required for that development, which included a storm water management,

landscaping, rezoning to UDD and bufferyard requirements to adjacent residential property. Kunst noted that a rezoning of this property would be required, and that a UDD zoning classification would be the most efficient. McGucken agreed and stated that it would also allow for more control from Plan Commission if at some point the storage facility would no longer exist.

Chairman Mataczynski and Tom Steele summarized that Commission generally did not disapprove of the project and that, if developed correctly, storage facilities could be a possibility.

- c. Discussion on Rib Mountain Municipal Code Section 17.056(8)(x) – Detached Energy Systems related to permanently placed generators, or similar energy producing devices.*

***Upon completion of discussion of New Business item b, Ryan Burnett was reinstated to his position on Plan Commission, reestablishing a 7-member Commission.***

Tom Steele began discussion by asking what needs to be established to allow staff to approve generators and solar panels. He also asked staff if the Conditional Use process is currently required for all such systems. Kunst noted that is the current process and indicated staff is seeking clarification/direction as to the intent of the current ordinance. Specifically, whether a potential amendment to the Town's Ordinances permitting residential generators and solar panels by-right along with the creation of Performance Standards would be an option, or if Plan Commission would like to continuing seeing them as Conditional Uses.

McGucken noted that she believes a public hearing for these types of systems may be necessary, although she felt that the parameters for generators are fairly well established based on previous discussions. Chairman Mataczynski and Hebbe felt that solar panels are less intrusive than generators and that if installed correctly can produce a nice appearance. Nykiel stated that hearing from neighbors that may be affected by the placement of detached energy systems might be a good way to better understand concerns about some of the new technologies available before making ordinance changes. Hampton reiterated the thoughts of McGucken, indicating that previous approvals of generators have established a set of criteria for those systems and that he is comfortable with staff approving those with established performance standards. Hampton also felt that solar panels are a different system that needs to be better defined by Plan Commission.

**CORRESPONDENCE/QUESTIONS:**

- a. Town Board Update*

Kunst noted the Town Board had approved the fencing ordinance amendments, as recommended for approval at the last Plan Commission meeting. He also indicated they plan to approve the Electronic Message Sign ordinance amendments, pending additional language allowing the continued use of electronic signs for fuel prices at fueling stations.

**PUBLIC COMMENT:** None

ADJOURN:

**Motion by Tom Steele, seconded by Jim Hampton to Adjourn. Motion carried 7-0. Meeting adjourned at 8:10 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

**REPORT TO PLANNING COMMISSION**

**FROM:** Steve Kunst, Community Development Director

**DATE:** March 18, 2016

**SUBJECT:** General Development Plan and Precise Implementation Plan Review

**APPLICANT:** Ghidorzi Construction Company, LLC

**OWNER:** Crab Tree Ridge LLC

**PROPERTY ADDRESS(S):** 2101 North Mountain Road and 2102 Robin Lane

**PARCEL #:** 34.032807.012.001.00.00 and 34.032807.012.007.00.00

**REQUEST:** General Development Plan and Precise Implementation Plan approval for a new Hilton Garden Inn as part of the redevelopment of the former Howard Johnson and Emma Krumbree's site.

**ZONING:** UDD and Suburban Commercial

**ADJACENT ZONING:** UDD (North, East), SC (North, South), SR-3 (South), ROW (West)

**FUTURE LAND USE DESIGNATION:** Commercial

**NARRATIVE:** The applicant is proposing a redevelopment project of the former Howard Johnson Hotel and Emma Krumbree's Restaurant. The proposal calls for demolition of the existing structures and constructing a new Hilton Garden Inn, containing the Garden Grill & Bar. The applicant seeks to construct a 55 ft. tall structure incorporating roughly 10 rooms.

**ZONING STANDARDS NOT MET BY THE PROPOSAL:**

Rib Mountain Municipal Code (RMMC) requires the listing of zoning standards not being met by a proposed UDD request for the purpose of helping the Plan Commission by providing information necessary to determine the relative merits of the project in regard to the private vs. public benefits. Below is a list of identified code non-compliances:

Landscape Surface Ratio: The percentage of gross site area or lot area which is preserved as permanently protected landscape area. The proposal actually calls for less overall landscaped area than the existing hotel site, but more landscape points that required.

Required by Standard Zoning District: **0.35**

Existing Today: 0.237

Proposed: **0.22**

Maximum Floor Area Ratio: The ratio calculated by dividing the total floor area of all buildings on a site by the gross site area.

Required by Standard Zoning District: **0.300**

Proposed: **0.375**

Pavement Setback

Required: **10 ft.** from property line

Proposed: Encroachment on most all sides, ranging from **0.1 ft.** on the southeast near the entrance from N. Mountain Rd. to **8.2 ft.** along the south property line adjacent to residence on Robin Ln.

## Maximum Building Height

Required by Standard Zoning District: **35 ft.\***

Proposed: **55 ft.**

\*See attached email from SAFER indicating their ability to adequately service a building of this height with existing equipment. It is staff's understanding that the 35 ft. requirement within the Zoning Ordinance originated with the former fire departments equipment limitations. This may be something to address with future code revisions.

Bufferyards: Any permitted combination of distance, vegetation, fencing and berming which results in a reduction of visual and other interaction with an adjoining property.

Required by Standard Zoning District: **0.6** opacity and **20 ft.** of buffer area

Proposed: Encroachment along most easterly property line adjacent to residence along Robin Ln (roughly **8.2 ft.**)

## Signage

Typically Allowed: Roughly **500 ft<sup>2</sup>**

Proposed: **1,010 ft<sup>2</sup> (rounded)**

- **Pylon** = 497 ft<sup>2</sup>
- **Monument** = 85 ft<sup>2</sup>
- **Building** = 428 ft<sup>2</sup>

### **APPLICANT IDENTIFIED PUBIC BENEFIT OF USING UDD:**

- Redevelopment of an outdated commercial facility
- Increased hotel/motel tax revenue
- Job Creation

### **OTHER CONSIDERATIONS/QUESTIONS**

- Robin Lane should not be used for ingress/egress during construction
- Fencing
  - What materials are to be used?
  - Proposed fence height?
- Signage
  - The proposal keeps the existing, nonconforming 77 ft. tall pylon sign.
  - Highway Corridor allows for 35 ft. of pylon sign height
  - Standard Zoning District permits the nonconforming sign to be used when the use of the property does not change, as is the case here (hotel to hotel).
- Subject to final approval of stormwater management plan by Tow Engineer.

## FINDINGS OF FACT

RMMC states the PIP shall be reviewed per the requirements of a conditional use 'Findings of Fact.' Below, please find the six questions representing the Plan Commission's finding of fact 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 the hotel site as 'Commercial' and the existing residence proposed to be demolished is zoned 'Suburban Commercial.' In addition, the proposed use of the majority of the property remains the same, aside from the parking lot on the former home site. 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?

**For much of the proposal, the use and its impact on the surrounding properties does not change. The majority of the proposal has historically been a hotel and restaurant. With that, the proposal does carry some new items for consideration. First, careful consideration should be given to the residential property to the east of the proposed ingress/egress point on Robin Lane. The residence is in nonconformance to the Town's side yard setback requirements, resulting in closer interactions than normal. It is recommended that a six (6) ft. tall fence and adequate landscaping be provided to buffer the two properties as much as possible. Second,**

**considering the proximity to the bicycle and pedestrian facilities on the opposite side of Robin Lane, as well as the County HWY R multi-use path, it may be beneficial to incorporate bike racks onsite.**

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?

**As mentioned previously, the overall use of the property remains the same as it has historically. In addition, its proximity to both the I-39 and Rib Mountain State Park make this location ideal for hotel style development.**

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 Town's arterial streets. In addition, the project is able to piggy-back on existing State owned stormwater infrastructure.**

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?

**The proposal would result in the redevelopment of an outdated hotel with a new, aesthetically pleasing facility. The use fulfills a needed service within the Town and Marathon County as a whole.**

#### **ACTIONS TO BE TAKEN:**

1. Recommend approval of the GDP and PIP for the properties addressed 2101 North Mountain Road and 2102 Robin Lane, as presented.
2. Recommend approval of the GDP and PIP for the properties addressed 2101 North Mountain Road and 2102 Robin Lane, with conditions/modifications
3. Recommend denial of the GDP and PIP for the properties addressed 2101 North Mountain Road and 2102 Robin Lane.

## Steve Kunst

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**From:** Matt Savage <msavage@saferdistrict.org>  
**Sent:** Tuesday, March 15, 2016 12:41 PM  
**To:** Steve Kunst  
**Cc:** Martin Christiansen; Josh Finke  
**Subject:** RE: Hilton Garden Hotel Proposal

Steve,

I am totally comfortable with the height of the proposal. I am not sure if the code still says 33ft, but that is dated as now we have two ladder trucks. It looks like there will be adequate access for equipment all around the proposed structure.

From the Fire District stand point, I am in agreement for the building as it is proposed.

Please let me know if you need me to attend any meetings or need a formal letter.

Thanks!

Matt Savage  
Fire Chief  
South Area Fire District  
MABAS Division 130  
715-581-8940 - Cell

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**From:** Martin Christiansen [mailto:[mchristiansen@saferdistrict.org](mailto:mchristiansen@saferdistrict.org)]  
**Sent:** Monday, March 14, 2016 3:23 PM  
**To:** Matt Savage <[msavage@saferdistrict.org](mailto:msavage@saferdistrict.org)>; Josh Finke <[jfinke@saferdistrict.org](mailto:jfinke@saferdistrict.org)>  
**Subject:** FW: Hilton Garden Hotel Proposal

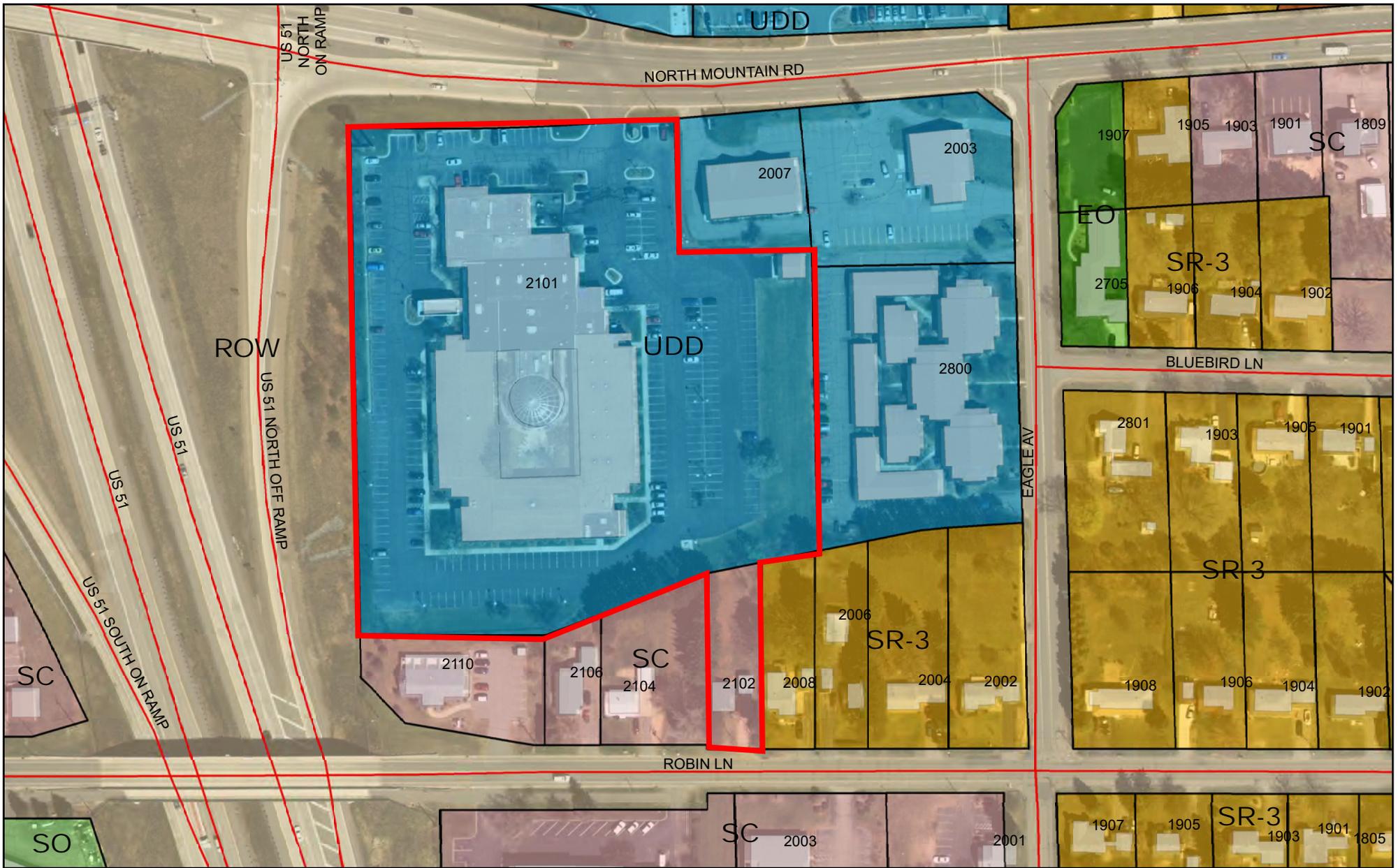
Sent from [Mail](#) for Windows 10

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**From:** [Steve Kunst](#)  
**Sent:** Monday, March 14, 2016 3:20 PM  
**To:** [Marty Christiansen \(mchristiansen@saferdistrict.org\)](#)  
**Cc:** [Paul Kufahl](#)  
**Subject:** Hilton Garden Hotel Proposal  
**Importance:** High

Marty,

Attached please find the Hilton Garden proposal for the redevelopment of the former Howard Johnson hotel. The proposal calls for a 55 ft. tall structure. Please take a look and let me know what you think. The Plan Commission will be seeing this request at their 3/23/16 meeting. With that, I will be sending my report to Plan Commissioners this Friday (3/18).



<p>Prepared by:</p> <p>cweengineers.com</p>	<p>Zoning Districts (July 2014)</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: white;"></span> OR Outdoor Recreation</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0f2f1;"></span> RA-1 Rural Agricultural</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0;"></span> RA-2 Rural Agricultural</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e8f5e9;"></span> RR Rural Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #f8bbd0;"></span> CR-5ac Countryside Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #fff9c4;"></span> SR-2 Suburban Residential</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #fff9c4;"></span> SR-3 Suburban Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #d7ccc8;"></span> UR-8 Urban Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e8f5e9;"></span> ER-1 Estate Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0;"></span> MR-4 Mixed Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #f8bbd0;"></span> SC Suburban Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #fce4ec;"></span> NC Neighborhood Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #f48fb1;"></span> UC Urban Commercial</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #bbdefb;"></span> UDD Unified Development</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #c8e6c9;"></span> EO Estate Office</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0;"></span> SO Suburban Office</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #bbdefb;"></span> SI Suburban Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0;"></span> ROW</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0;"></span> Unzoned</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Parcel Outline</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #bbdefb;"></span> Water Feature</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; background-color: #e0e0e0;"></span> Building (2010)</li> </ul>	<p>— Road Centerline</p>
	<p><i>Big Mountain: "Where Nature, Family, and Sport Come Together."</i></p>	<p>0 80 160 Feet</p> <p>Map Printed: 3/18/2016</p> <p>DISCLAIMER: The information and depictions contained herein are for informational purposes only. CWE specifically disclaims accuracy in this reproduction and advises that if specific and precise accuracy is required that certified maps, surveys, plans, or other official means be obtained.</p> <p>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.</p>		



Building Community Today  
for Tomorrow's Generation

March 7, 2016

Town of Rib Mountain  
Board & Planning Commission  
3700 North Mountain Road  
Wausau, WI 54401

Dear Board & Planning Commission Members:

We are excited to move forward with the Town of Rib Mountain in the planning process for the Hilton Garden Inn. Enclosed are the detailed preliminary plans for the project.

As you review these materials, please keep in mind that this hotel was designed from the ground up to deliver on today's guest expectations for an outstanding hotel experience now and into the future. Our plans are centered on the primary guest touchpoints that influence the overall hotel experience, including the presence of the building from the highway, setting when you enter the site, look and feel of the lobby, amenities offered onsite and atmosphere of the guest rooms.

Particular emphasis was placed on wayfinding from the moment the guest enters the site to navigating the interior of the building. The building materials of stone, metal and wood grain products were thoughtfully chosen to complement the Wausau landscape. Even the landscaping and signage were designed to enhance the ambiance of the hotel.

We are eager to continue the positive momentum that is building for the Hilton Garden Inn, and we look forward to further discussing these details with you at the March 23 meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Ghidorzi". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Chris Ghidorzi

Enclosures



### **Project Narrative for 2101 North Mountain Road Redevelopment Project**

The ability to bring this redevelopment site successfully through the UDD process will transform a tired and outdated lodging facility into a premier hotel that will set the area's standard for business and leisure travelers. The new Hilton Garden Inn will be a highly visible landmark property at the gateway to the Rib Mountain community.

This community asset will feature:

- Hilton Garden Inn branded hotel
- Custom architectural design utilizing high quality building materials to complement the Rib Mountain landscape while capturing views of Granite Peak Ski Area and Rib Mountain State Park.
- Floor to ceiling windows in guest rooms, which will be larger than the industry average for the comfort of guests
- Family friendly swimming pool with a children's splash zone
- State of the art workout facility
- The Garden Grill & Bar to serve guests with made to order breakfast and dinner, cocktails and evening room service.
- Improved position of the hotel to enhance views of Rib Mountain and Lake Wausau
- Enhanced courtyard main entrance
- Full cut-off LED lighting
- Job creation
- Increased Room Tax Dollars
- 

The subject property is located at one of only two gateways to the Town of Rib Mountain's commercial district. Through the efforts of both public and private involvement, we have the opportunity to make this project a great success. We request the Town's cooperation during the UDD process with the following code considerations within the Suburban Commercial zoning district:

- 17.075 – Nonresidential Intensity Standards
  - Minimum Landscape Surface Ratio
    - Required by code - .350
    - Proposed - .222



- Existing Landscaping Ratios
  - Hotel Site - .237
  - Residential Site - .893
  - Combined - .268
- Maximum Floor Area Ratio
  - Required by code - .300
  - Proposed - .375
- 17.094 Non-Residential Bulk Standards
  - Pavement setback – 10 feet to a public street required – encroachment requested along most property lines
  - Maximum Building Height – 35-foot maximum height required – 55 feet requested
- 17.150(4)(b) – Landscape Requirements for Bufferyards
  - Minimum width per 17.056(4)(k) .60 Opacity – 20 feet adjacent to the SR-3 Zoning District
  - Encroachment requested along most of the easterly property line

Storm water management was largely addressed during the I39/CTH NN improvement project in 2005. The Wisconsin Department of Transportation (WisDOT) storm water pond that was constructed at the northeast quadrant of I39/CTH NN had additional capacity to store and treat storm water. An agreement to allow the storm water from the Howard Johnsons site (2101 North Mountain Road) through negotiations with WisDOT, the Town of Rib Mountain and Crab Tree Ridge, LLC was reached in 2005. This agreement was revisited with the subject parties in March of 2015. Storm water from 2102 Robin Lane parcel was not part of the original 2005 agreement; however, calculations performed show that this property is able to fit within the maximum peak flow.

The current project schedule anticipates the following:

- November 2015 – May 2016 regulatory review and approval
- March - May 2016 perform site demolition
- April – May 2016 import fill material
- May 2016 begin proposed construction
- December 2016 opening



**RESPONSIVE. EFFICIENT. INNOVATIVE.**

4080 N. 20th Avenue Wausau, WI 54401  
715-675-9784 [www.REIengineering.com](http://www.REIengineering.com)

c:\users\brians\appdata\local\microsoft\windows\temporary internet files\content.outlook\2mitrrzb\project narrative.doc

## LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
FOUNDATION PLANTING	40 PTS/100 L.F. BLDG FOUNDATION 1200 L.F./100= 12 12*40=480 PTS  WITHIN 10' OF BUILDING NO CLIMAX OR TALL TREES	LOW EVRGRN TREES: 4*12PT = 48 PTS LOW DECIDUOUS TREES: 4*10PT = 40 PTS MED EVRGRN/TALL DEC. SHRUB: 38*5PT = 190PTS MED DECIDUOUS SHRUB: 3*3PT = 9PTS LOW DECIDUOUS SHRUB: 48*1PT = 48PTS PERENNIALS: 251*1PT = 251PTS PROVIDED: 586 POINTS
DEVELOPED LOTS PLANTING	10 PTS/1000 S.F. GFA 100,847 S.F GFA/1000=101 101*10=1010 PTS	CLIMAX TREE: 2*75PT = 150 PTS TALL DEC. TREE: 8*30 = 240 PTS MED DEC. TREE: 3*15PT = 45 PTS LOW DEC. TREE: 3*10PT = 30 PTS MED EVRGRN/TALL DEC. SHRUB: 50*5PT = 250 PTS MED DECIDUOUS SHRUB: 28*3PT = 84 PTS LOW DECIDUOUS SHRUB: 13*1PT = 13 PTS PERENNIALS: 243*1PT = 243 PTS PROVIDED: 1055 POINTS
STREET FRONTAGE	40 PTS/100 L.F. STREET FRONTAGE 368 L.F./100= 3.7 3.7*40=148 PTS NO SHRUBS 50% PTS CLIMAX/TALL TREES (74 PTS) 30% PTS LOW/MED TREES (49 PTS)	TALL DEC. TREE: 5*30 = 150 PTS LOW DEC. TREE: 2*10PT = 20 PTS PROVIDED: 170 POINTS
PAVED SURFACE	80 PTS/10,000 S.F. PAVED SURFACE 158,675/10,000= 15.9 15.9*80= 1272 PTS 80 PTS/20 STALLS 306 STALLS/20= 15.3 15.3*80= 1224 PTS	TALL DEC. TREE: 4*30 PT= 120 PTS LOW EVRGRN TREE: 6*12PT= 72 PTS LOW DEC. TREE: 6*10PT= 60 PTS MED EVRGRN/TALL DEC. SHRUB: 42*5PT = 210 PTS MED DECIDUOUS SHRUB: 16*3PT = 48 PTS LOW DECIDUOUS SHRUB: 46*1PT = 46 PTS PERENNIALS: 721*1PT = 721 PTS PROVIDED: 1277 POINTS
BUFFERYARD	0.20 OPACITY (UDD TO SC)  VINYL FENCE 1260 L.F. OF PERIMETER PROPERTY 1260 L.F./2=252 PTS	CLIMAX TREE: 2*75PT = 150 PTS TALL DEC. TREE: 3*30PT = 90 LOW DEC. SHRUB: 10*1= 10 PTS PERENNIAL: 20*1 PT= 20 PTS PROVIDED: 270 POINTS



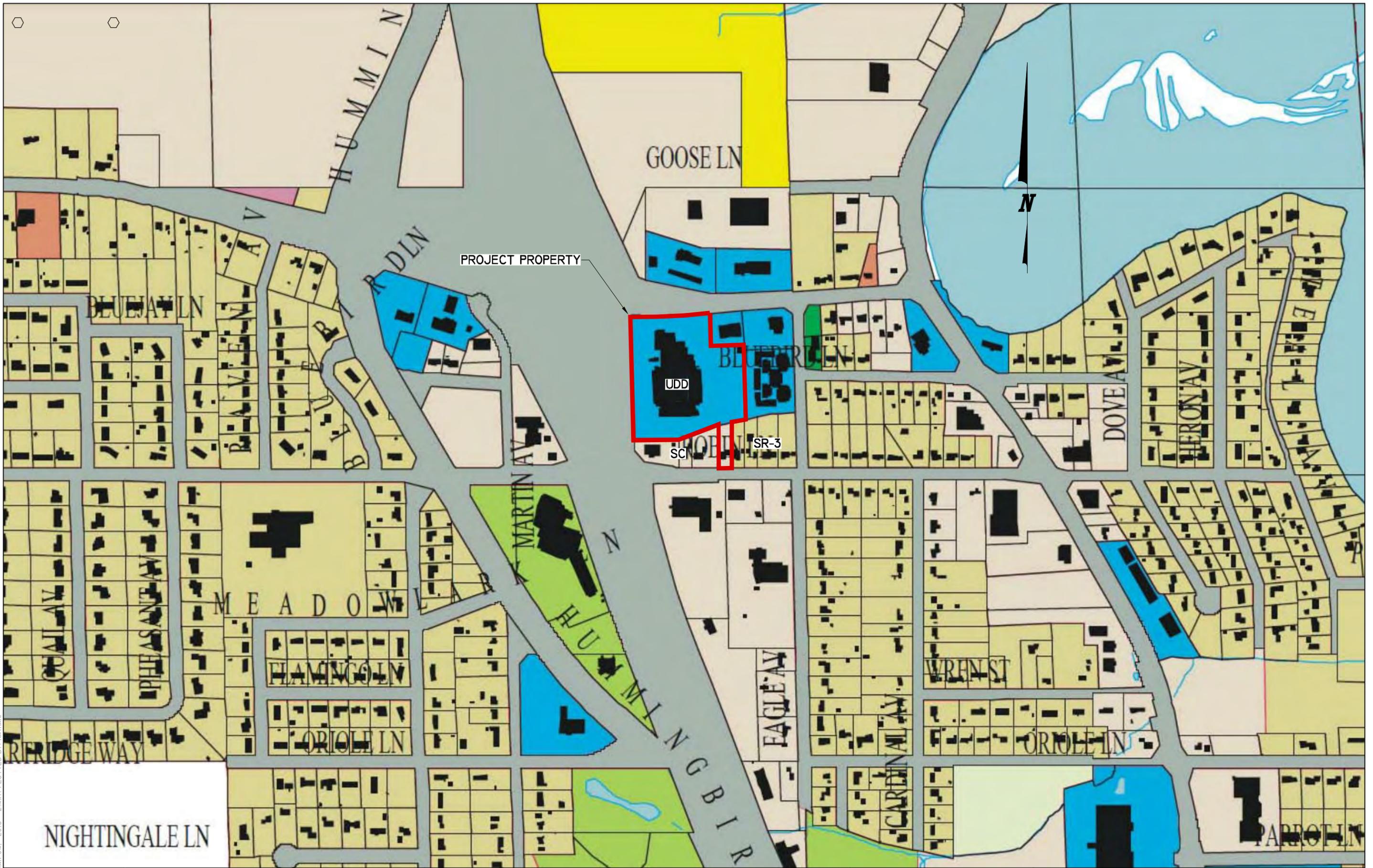
**HILTON GARDEN INN | RIB MOUNTAIN, WI**  
**PERSPECTIVE RENDER | ENTRANCE**





HILTON GARDEN INN | RIB MOUNTAIN, WI  
**PERSPECTIVE RENDER | VIEW FROM NN**





DRAWING FILE: P:\3900-3999\3906A\_GHIDORZI\DWG\EXHIBITS\3906A-LOCATION MAP.DWG LAYOUT: LM  
 PLOTTED: MAR 04, 2016 - 2:41PM PLOTTED BY: NATHAN

**REI Engineering, Inc.**  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784 FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



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DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: DRD/AJB	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 03/07/16

LOCATION MAP  
 HILTON GARDEN INN  
 2101 NORTH MOUNTAIN DRIVE  
 WAUSAU, WISCONSIN 54401

**REI**  
 REI No. 3906A  
 SHEET LM

# REVIEW PLANS FOR:

# HILTON GARDEN INN

## TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

### INDEX OF SHEETS

SHEET NO. T1	TITLE SHEET
SHEET NO. CO	EXISTING CONDITIONS
SHEET NO. DO	DEMO PLAN
SHEET NO. C1	SITE PLAN
SHEET NO. CIA	LAYOUT PLAN
SHEET NO. C1.1	SITE & HANDICAP DETAILS
SHEET NO. C2	GRADING & EROSION CONTROL PLAN
SHEET NO. C2.1	EROSION CONTROL DETAILS
SHEET NO. C3	UTILITY PLAN
SHEET NO. C3.1	UTILITY DETAILS
SHEET NO. SP	SITE SPECIFICATIONS

TOTAL SHEETS = 11

### LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

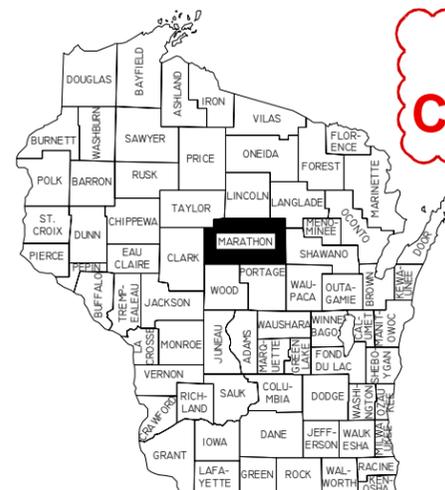


SEC. 3, T28N, R7E      — NOT TO SCALE —

BENCHMARKS				
BM#	DESC.	N=	E=	ELEV.=
1	TOP SE. TAG BOLT ON HYDRANT	192209.7	273028.6	1193.80

TITLE WORK REQUIRED  
TITLE WORK FOR THE PROJECT SITE  
WAS NOT PROVIDED TO REI FOR  
REVIEW, THEREFORE REI WAS  
UNABLE TO VERIFY THE EXISTENCE  
OF EASEMENTS OR USE  
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



NOT FOR  
CONSTRUCTION

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HEARING IMPAIRED: TDD (800)542-2289  
EMERGENCY ONLY: (877) 500-9592  
WWW.DIGGERSHOTLINE.COM

#### UTILITY CONTACTS:

**FRONTIER: (TELEPHONE)**  
521 FOURTH STREET  
WAUSAU, WI 54403-4869  
(231) 727-1327  
ATTN: STEVE ACKERSON

**WISCONSIN PUBLIC SERVICE CORPORATION: (GAS & ELECTRIC)**  
700 NORTH ADAMS STREET  
PO BOX 19001  
GREEN BAY, WI 54307-9001  
(920) 433-1703  
ATTN: MS. LORI BUTRY

#### FIELD CONTACTS

**(GAS)**  
MIKE BOSI  
(715) 848-7471

**(ELECTRIC)**  
KEITH MARKSTROM  
(715) 848-7314

#### CHARTER COMMUNICATIONS: (CABLE TV)

853 MCINTOSH STREET  
PO BOX 1818  
WAUSAU, WI 54403-1818  
(715) 845-4223  
ATTN: JEFF KULAF

**DNR WAUSAU SERVICE CENTER**  
5301 RIB MOUNTAIN DRIVE  
WAUSAU, WISCONSIN 54401  
(715) 359-2872  
ATTN: MR. BRADLEY JOHNSON

**TOWN OF RIB MOUNTAIN BUILDING AND ZONING DEPARTMENT**  
3700 NORTH MOUNTAIN ROAD  
WAUSAU, WISCONSIN 54401  
(715) 842-0983  
ATTN: MR. STEVE KUNST

**RIB MOUNTAIN SANITARY DISTRICT**  
5703 LILAC AVENUE  
WAUSAU, WISCONSIN 54401  
(715) 359-6177  
ATTN: MR. MICHAEL HEYROTH

**OWNER: CRABTREE RIDGE, LLC**

**SURVEYOR: REI ENGINEERING, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WI 54401  
(715) 675-9784

**ENGINEER: REI ENGINEERING, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WI 54401  
(715) 675-9784  
PROJECT MANAGER  
JIM J. BORYSENKO, P.E.

**APPROVING AUTHORITIES:**  
WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES  
TOWN OF RIB MOUNTAIN  
WDNR

LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

DRAWING FILE: P:\3900-3999\3906A\_GHIDORZI\DWG\PLANS\3906A-TITLE.DWG LAYOUT: TITLE  
PLOTTED: MAR 04, 2016 - 11:49PM PLOTTED BY: NATHANP

**REI Engineering, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784 FAX: 715.675.6060  
EMAIL: MAIL@REIENGINEERING.COM



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					DRAWN BY: NAP	DATE: 03/07/16

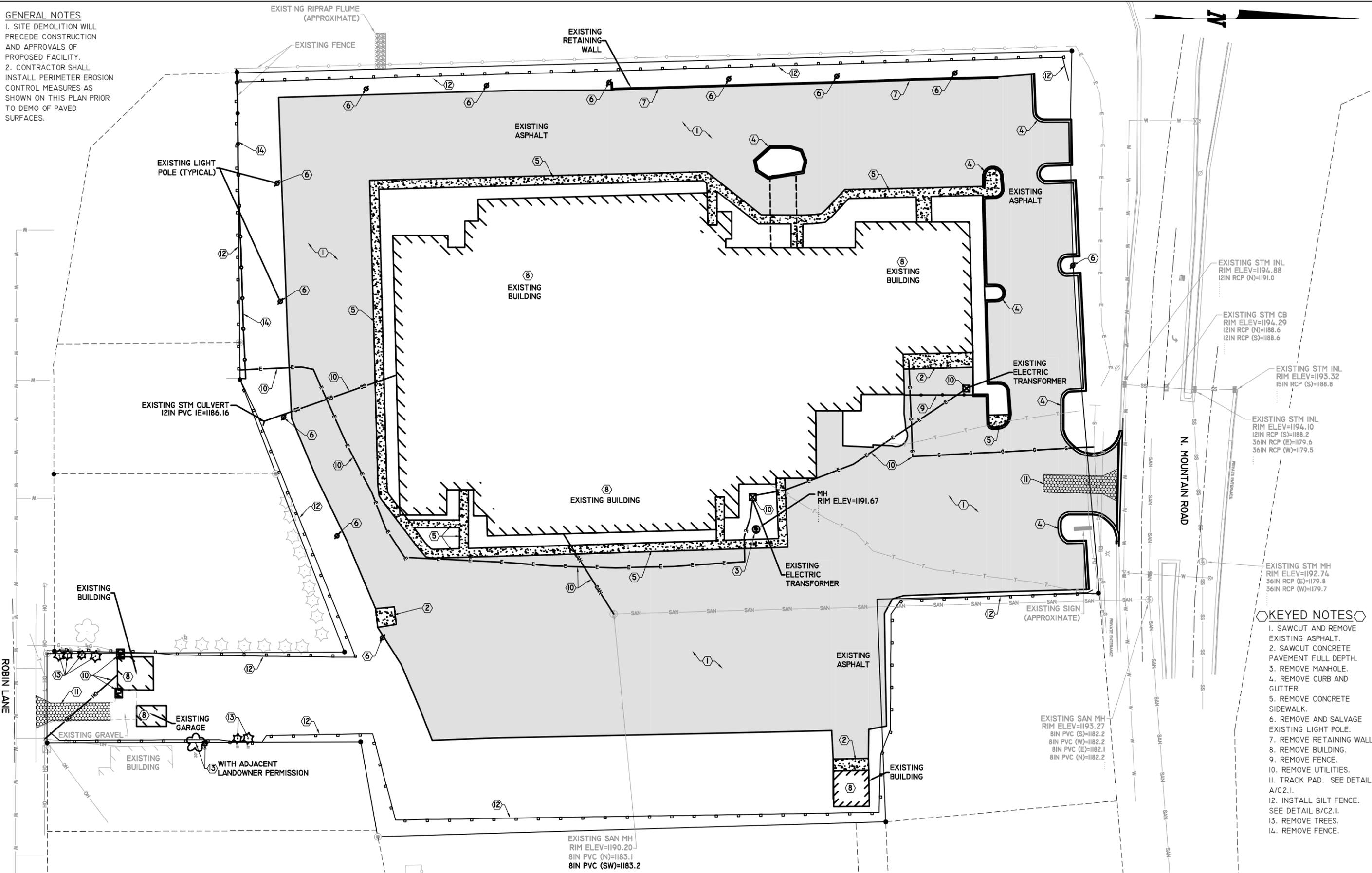
**TITLE SHEET**  
HILTON GARDEN INN  
2101 NORTH MOUNTAIN DRIVE  
WAUSAU, WISCONSIN 54401

**REI**  
REI No. 3906A  
SHEET TI



**GENERAL NOTES**

1. SITE DEMOLITION WILL PRECEDE CONSTRUCTION AND APPROVALS OF PROPOSED FACILITY.
2. CONTRACTOR SHALL INSTALL PERIMETER EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN PRIOR TO DEMO OF PAVED SURFACES.



**KEYED NOTES**

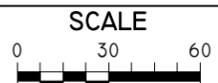
1. SAWCUT AND REMOVE EXISTING ASPHALT.
2. SAWCUT CONCRETE PAVEMENT FULL DEPTH.
3. REMOVE MANHOLE.
4. REMOVE CURB AND GUTTER.
5. REMOVE CONCRETE SIDEWALK.
6. REMOVE AND SALVAGE EXISTING LIGHT POLE.
7. REMOVE RETAINING WALL.
8. REMOVE BUILDING.
9. REMOVE FENCE.
10. REMOVE UTILITIES.
11. TRACK PAD. SEE DETAIL A/C2.1.
12. INSTALL SILT FENCE. SEE DETAIL B/C2.1.
13. REMOVE TREES.
14. REMOVE FENCE.

DRAWING FILE: P:\3900-3999\3906A\_GHIBORZ\DWG\PLANS\3906A-DO-DEMO\_LAYOUT.DWG LAYOUT: DO PLOTTED: MAR 04, 2016 - 11:50PM PLOTTED BY: NATHANP

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4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784 FAX: 715.675.4060  
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SURVEYED BY: DRD/AJB	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 03/07/16

**DEMO & EROSION CONTROL PLAN**  
HILTON GARDEN INN  
2101 NORTH MOUNTAIN DRIVE  
WAUSAU, WISCONSIN 54401

**REI**  
REI No. 3906A  
SHEET DO

**KEYED NOTES**

1. ASPHALT PAVEMENT. SEE DETAIL A/C.I.I.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C.I.I.
3. 24" CURB AND GUTTER. SEE DETAIL C/C.I.I.
4. 24" REJECT CURB AND GUTTER. SEE DETAIL C/C.I.I.
5. 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL D/C.I.I.
6. 24" REJECT MOUNTABLE CURB AND GUTTER. SEE DETAIL D/C.I.I.
7. CURB TYPE CHANGE. PROVIDE CLEAN TRANSITION.
8. TRANSITION CURB & GUTTER. SEE DETAIL F/C.I.I.
9. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL E/C.I.I.
10. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL G/C.I.I.
- 11A. VAN ACCESSIBLE HANDICAP SIGN. SEE DETAIL H/C.I.I.
- 11B. HANDICAP ACCESSIBLE SIGN WITH DOUBLE ARROW. SEE DETAIL H/C.I.I.
- 12A. TYPE 2 HANDICAP RAMP. SEE DETAIL I/C.I.I.
- 12B. TYPE 4 HANDICAP RAMP. SEE DETAIL I/C.I.I.
- 12C. TYPE 1 HANDICAP RAMP. SEE DETAIL I/C.I.I.
13. DECORATIVE PAVING WITH PERMEABLE PAVERS.
14. CONCRETE PAVEMENT. SEE DETAIL J/C.I.I.
15. SIGNS BY OTHERS.
16. PAINTED STRIPING, WHITE. (TYPICAL)
17. RETAINING WALL. PROVIDE PEDESTRIAN GUARD TO MEET THE REQUIREMENTS OF IBC SECTION 1013.
18. 60' X 25' REFUSE AREA- 6" CONCRETE PAD WITH 6"x6" WELDED WIRE MESH. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
19. SCREENING FENCE.

EXISTING RIPRAP FLUME (APPROXIMATE)

EXISTING FENCE

PROPOSED DRY POND

PROPOSED BUILDING  
100,566 S.F.  
FFE = 1196.0

EXISTING SIGN (APPROXIMATE)

NOTE:  
REFER TO LANDSCAPE  
AND LIGHTING PLAN  
FOR ADDITIONAL  
DETAIL.

EXISTING SAN MH  
RIM ELEV=1193.27  
8IN PVC (S)=1182.2  
8IN PVC (W)=1182.2  
8IN PVC (E)=1182.1  
8IN PVC (N)=1182.2

EXISTING SAN MH  
RIM ELEV=1190.20  
8IN PVC (N)=1183.1

EXISTING STM INL  
RIM ELEV=1194.88  
12IN RCP (N)=1191.0

EXISTING STM CB  
RIM ELEV=1194.29  
12IN RCP (N)=1188.6  
12IN RCP (S)=1188.6

EXISTING STM  
RIM ELEV=1193.5  
15IN RCP (S)=1188.8

EXISTING STM INL  
RIM ELEV=1194.10  
12IN RCP (S)=1188.2  
36IN RCP (E)=1179.6  
36IN RCP (W)=1179.5

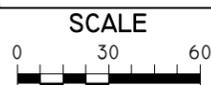
EXISTING STM MH  
RIM ELEV=1192.74  
36IN RCP (E)=1179.8  
36IN RCP (W)=1179.7

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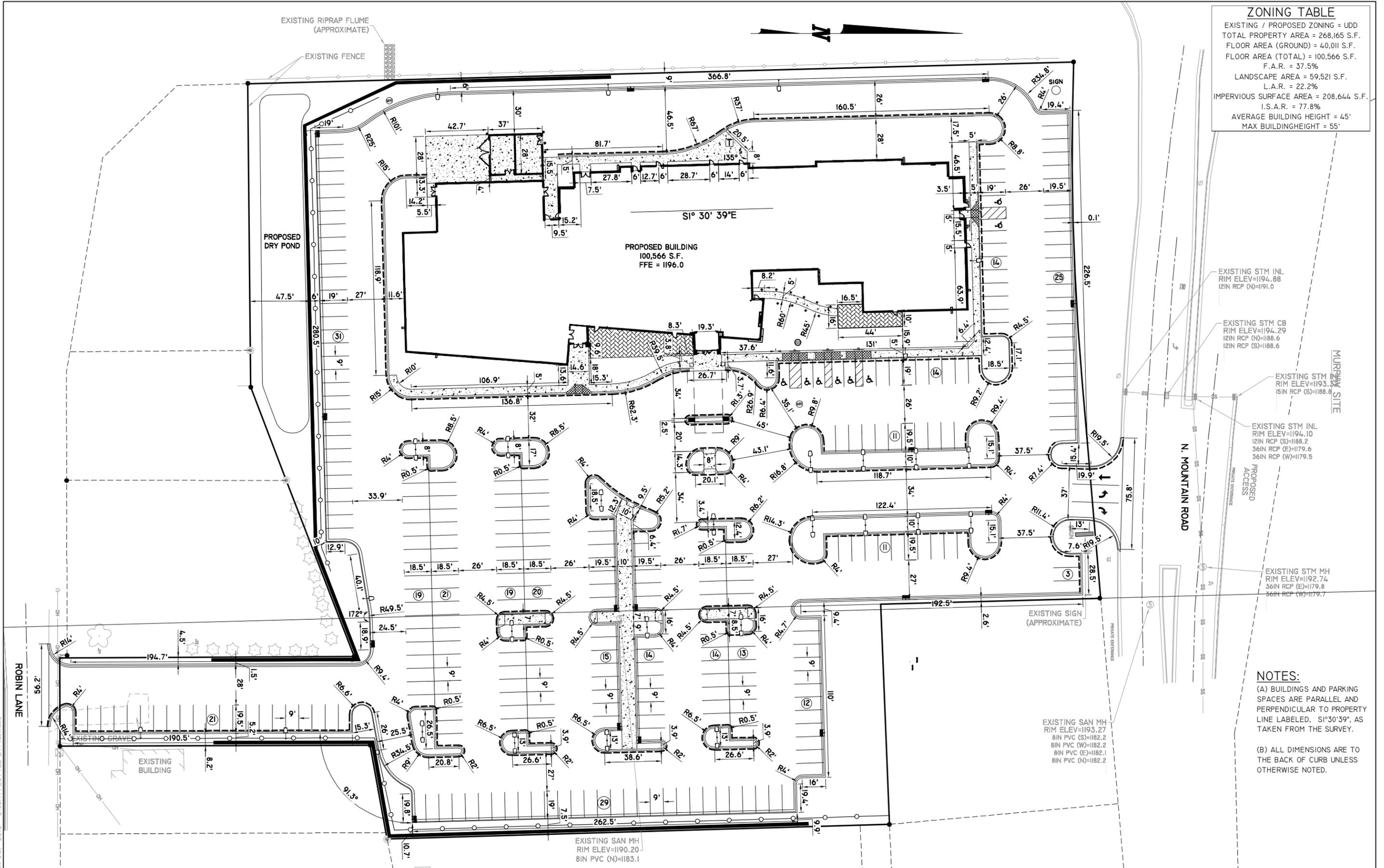
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SURVEYED BY: DRD/AJB	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 03/07/16

**SITE PLAN**  
HILTON GARDEN INN  
2101 NORTH MOUNTAIN DRIVE  
WAUSAU, WISCONSIN 54401

**REI**  
REI No. 3906A  
SHEET CI

**ZONING TABLE**

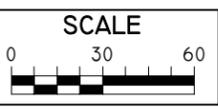
EXISTING / PROPOSED ZONING = UDD  
 TOTAL PROPERTY AREA = 268,165 S.F.  
 FLOOR AREA (GROUND) = 40,011 S.F.  
 FLOOR AREA (TOTAL) = 100,566 S.F.  
 F.A.R. = 37.5%  
 LANDSCAPE AREA = 59,521 S.F.  
 L.A.R. = 22.2%  
 IMPERVIOUS SURFACE AREA = 208,644 S.F.  
 I.S.A.R. = 77.8%  
 AVERAGE BUILDING HEIGHT = 45'  
 MAX BUILDING HEIGHT = 55'



**NOTES:**  
 (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, S1°30'39", AS TAKEN FROM THE SURVEY.  
 (B) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

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 PHONE: 715.675.9784 FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



DATE	REVISION	BY	CHK'D	DESIGNED BY: GSW	CHECKED BY: JJB
				SURVEYED BY: DRD/AJB	APPROVED BY: JJB
				DRAWN BY: NAP	DATE: 03/07/16

**LAYOUT PLAN**  
 HILTON GARDEN INN  
 2101 NORTH MOUNTAIN DRIVE  
 WAUSAU, WISCONSIN 54401

**REI**  
 REI No. 3906A  
 SHEET CIA

**NOTES:**

(A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.

(C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

(D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.

(E) INSTALL EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER.

(F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.

(G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.

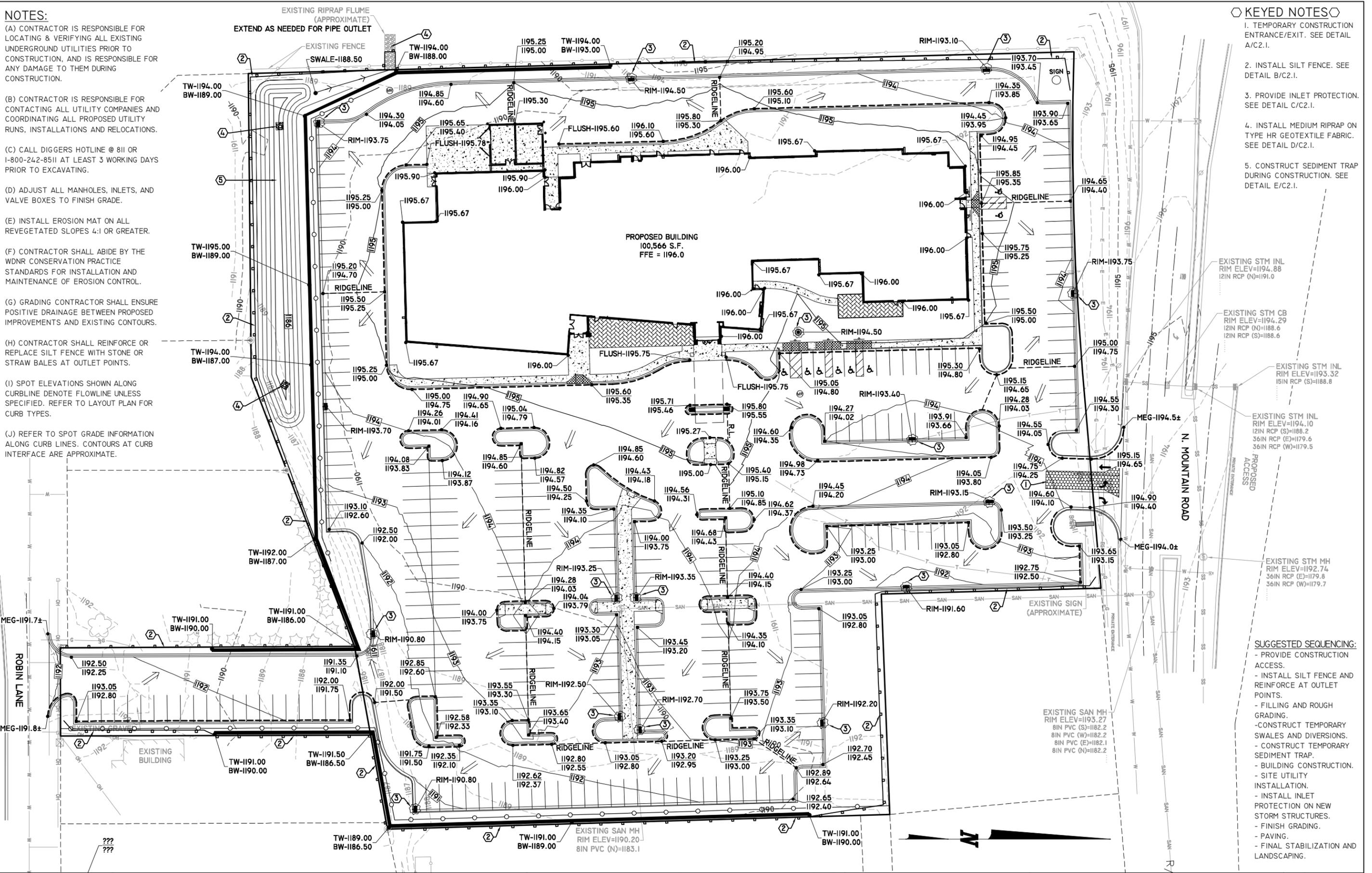
(H) CONTRACTOR SHALL REINFORCE OR REPLACE SILT FENCE WITH STONE OR STRAW BALES AT OUTLET POINTS.

(I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.

(J) REFER TO SPOT GRADE INFORMATION ALONG CURB LINES. CONTOURS AT CURB INTERFACE ARE APPROXIMATE.

**KEYED NOTES**

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C.1.
2. INSTALL SILT FENCE. SEE DETAIL B/C.1.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/C.1.
4. INSTALL MEDIUM RIPRAP ON TYPE HR GEOTEXTILE FABRIC. SEE DETAIL D/C.1.
5. CONSTRUCT SEDIMENT TRAP DURING CONSTRUCTION. SEE DETAIL E/C.1.



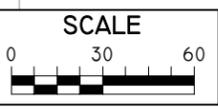
- SUGGESTED SEQUENCING:**
- PROVIDE CONSTRUCTION ACCESS.
  - INSTALL SILT FENCE AND REINFORCE AT OUTLET POINTS.
  - FILLING AND ROUGH GRADING.
  - CONSTRUCT TEMPORARY SWALES AND DIVERSIONS.
  - CONSTRUCT TEMPORARY SEDIMENT TRAP.
  - BUILDING CONSTRUCTION.
  - SITE UTILITY INSTALLATION.
  - INSTALL INLET PROTECTION ON NEW STORM STRUCTURES.
  - FINISH GRADING.
  - PAVING.
  - FINAL STABILIZATION AND LANDSCAPING.

DRAWING FILE: P:\3900-3999\3906A\_GHIDORZI\DWG\PLANS\3906A-C2-GRADING-EC.DWG LAYOUT: C2 PLOTTED: MAR 04, 2016 - 11:53PM PLOTTED BY: NATHANP

**REI Engineering, INC.**  
4080 N. 20TH AVENUE  
WAUSAU, WISCONSIN 54401  
PHONE: 715.675.9784 FAX: 715.675.4060  
EMAIL: MAIL@REIENGINEERING.COM



**REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: DRD/AJB	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 03/07/16

**GRADING & EROSION CONTROL PLAN**  
HILTON GARDEN INN  
2101 NORTH MOUNTAIN DRIVE  
WAUSAU, WISCONSIN 54401

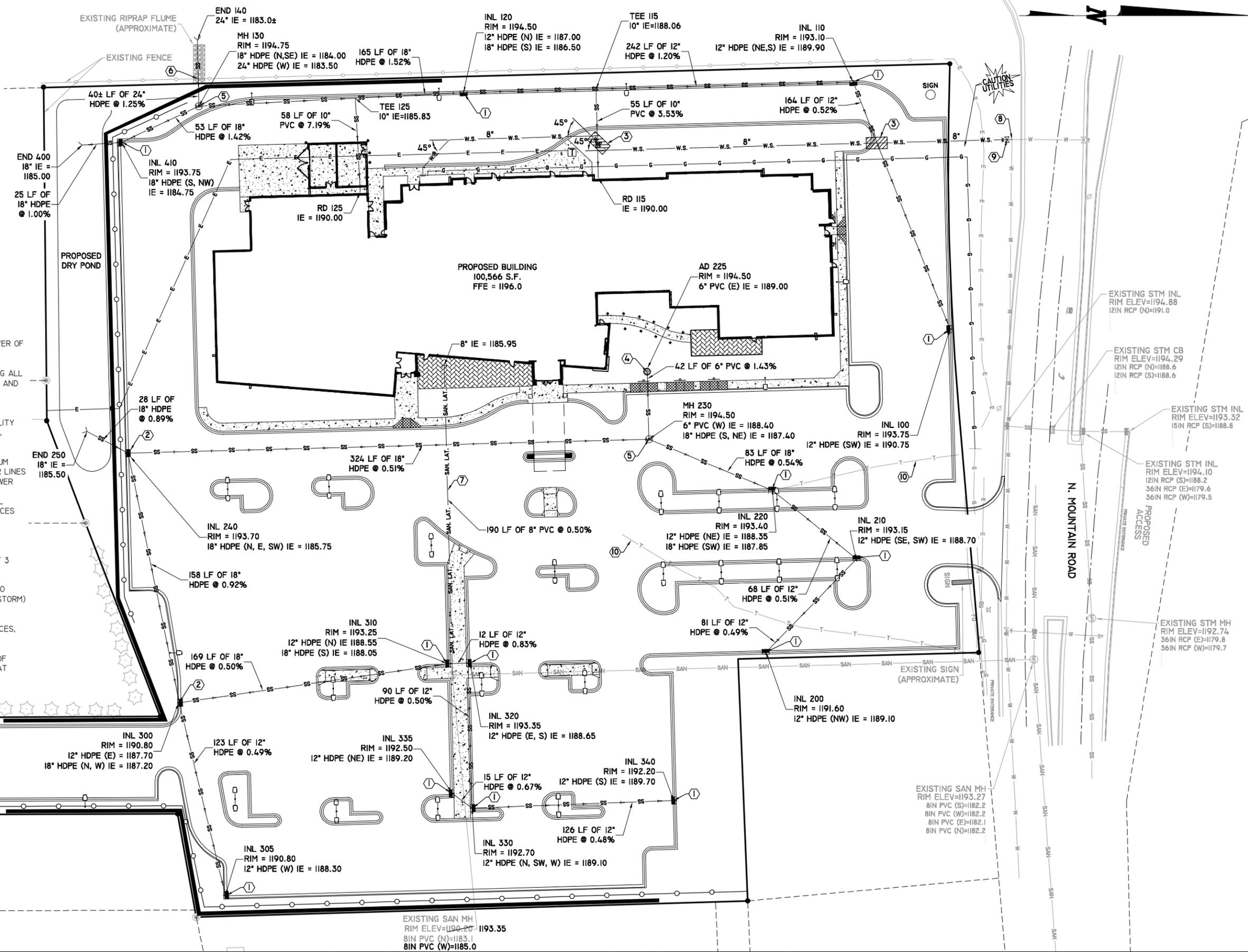
**REI**  
REI No. 3906A  
SHEET C2

**KEYED NOTES**

1. INSTALL STORM INLET & GRATE. SEE DETAIL A/C3.1.
2. INSTALL STORM SEWER CATCH BASIN. SEE DETAIL B/C3.1.
3. INSTALL INSULATION OVER WATER PIPE AT CROSSING. SEE DETAIL C/C3.1.
4. INSTALL STORM AREA DRAIN. SEE DETAIL E/C3.1.
5. INSTALL STORM SEWER MANHOLE. SEE DETAIL B/C3.1.
6. REMOVE AND REPLACE FENCE AND RIPRAP TO FACILITATE STORM SEWER INSTALL.
7. INSTALL 8" SANITARY SERVICE LATERAL.
8. TAP AND CONNECT PROPOSED 8" WATER TO EXISTING MAIN. PROVIDE VALVE AT CONNECTION. 252+13+88+24+5=382 LF TOTAL.
9. 8" WATER VALVE AND BOX. SEE DETAIL G/C3.1.
10. EXISTING COMMUNICATION LINES. ABANDON OR EXTEND AS REQUIRED TO SERVICE BUILDING.
11. INSTALL 6" SANITARY CLEANOUT. SEE DETAIL H/C3.1.

**NOTES:**

- (A) CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 7.5' GRADE OVER PROPOSED WATER LINE.
- (B) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (C) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (D) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM HORIZONTAL CLEARANCE OF 8' BETWEEN SEWER AND WATER LINES MEASURED CENTER TO CENTER. WATER CROSSING OVER SEWER SHALL HAVE 12" MINIMUM VERTICAL CLEARANCE AND WATER CROSSING BENEATH SEWER SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18". SEE DETAIL F/C3.1. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER.
- (E) SEE DETAIL D/C3.1 FOR PIPE BEDDING.
- (F) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (G) CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MEANS TO LOCATE NON-METALLIC WATER AND SEWER (SANITARY AND STORM) PER SPS 382.
- (H) PRIOR TO INSTALLATION OF SANITARY AND WATER SERVICES, CONFIRM SIZE AND LOCATION WITH GENERAL CONTRACTOR.
- (I) THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF SITE UTILITIES SHALL PROVIDE A TEMPORARY CAP OR PLUG AT BUILDING TERMINATION. REFER TO PLUMBING PLANS FOR CONTINUATION OF WORK INSIDE THE BUILDING.

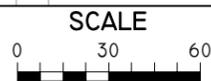


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 PLOTTED: MAR 04, 2016 - 11:54 AM PLOTTED BY: NATHAN

**REI Engineering, INC.**  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784 FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



**REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D	DESIGNED BY: GSW	CHECKED BY: JJB
				SURVEYED BY: DRD/AJB	APPROVED BY: JJB
				DRAWN BY: NAP	DATE: 03/07/16

**UTILITY PLAN**  
 HILTON GARDEN INN  
 2101 NORTH MOUNTAIN DRIVE  
 WAUSAU, WISCONSIN 54401

**REI**  
 REI No. 3906A  
 SHEET C3

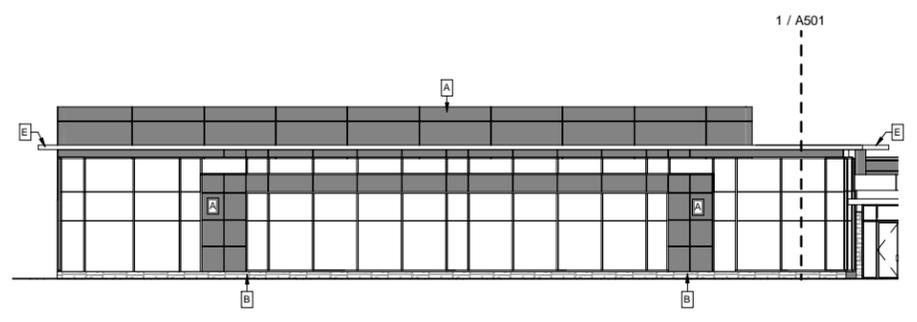
EXTERIOR FINISH SCHEDULE	
FINISH MARK	FINISH DESCRIPTION
A	CONCRETE PANEL
B	STONE VENEER
C	METAL PANEL
D	1" LOW-E TINTED GLAZING
E	WOOD GRAIN METAL PANEL

**GHIDORZI**  
 DESIGN | BUILD | DEVELOP  
 2100 STEWART AVENUE WAUSAU, WI 54401  
 PHONE: (715)845-7282 FAX: (715)845-8896

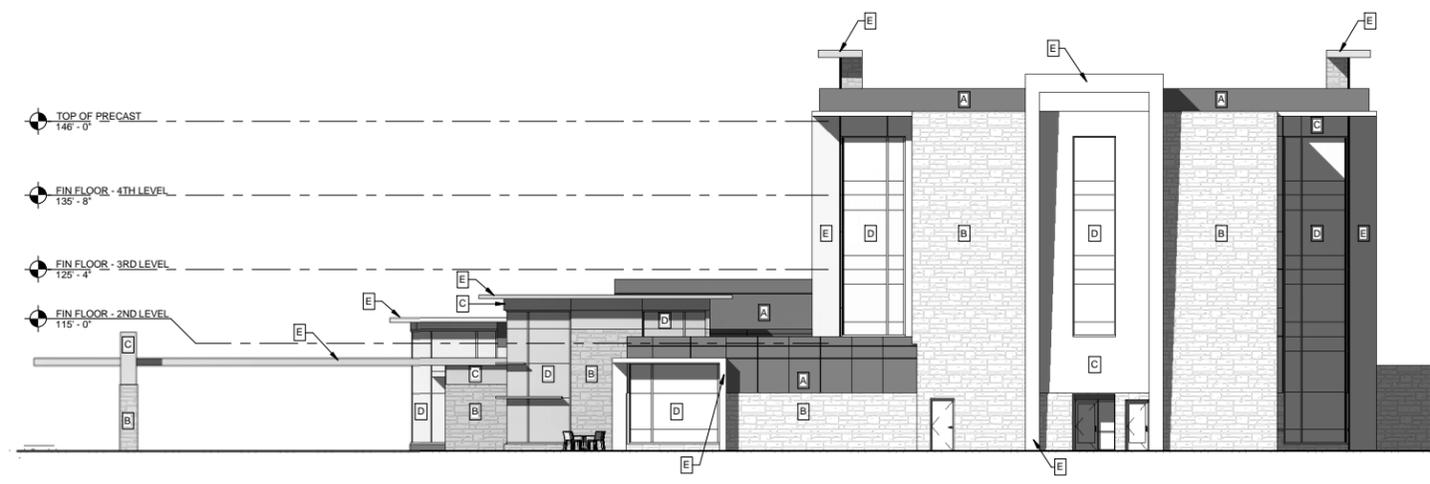
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1 EAST ELEVATION  
 A501 3/32" = 1'-0"



2 EAST ELEVATION - BANQUET HALL  
 A501 3/32" = 1'-0"



3 NORTH ELEVATION  
 A501 3/32" = 1'-0"

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

**HILTON GARDEN INN**  
 2101 N. MOUNTAIN RD.

ARCHITECT OF RECORD: Designer  
 REGISTRATION NO.: Approver  
 ADDRESS:  
 PHONE:  
 DRAWING SCALE: 3/32" = 1'-0"  
 DRAWN BY: Author  
 ORIGINAL DATE: 01/15/2016  
 PROJECT NUMBER: 13-0044

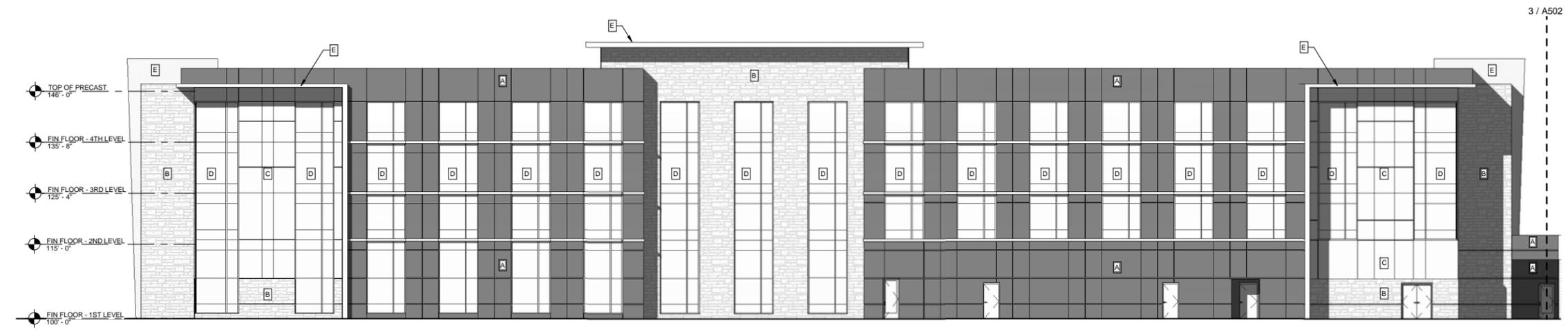
**EXTERIOR ELEVATIONS**

**A501**

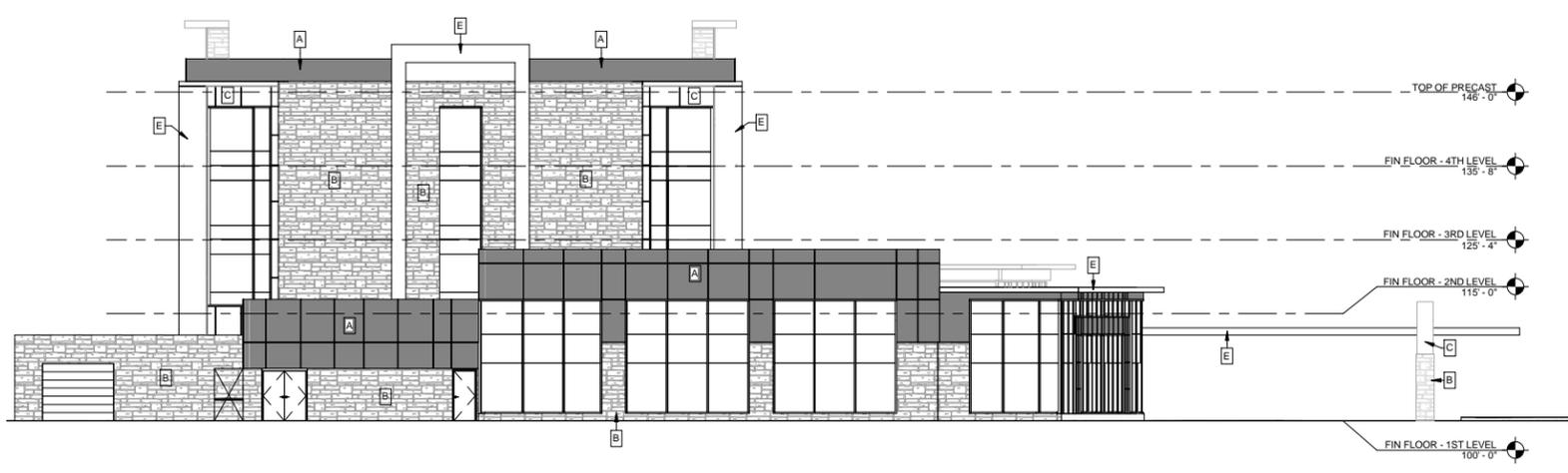
EXTERIOR FINISH SCHEDULE	
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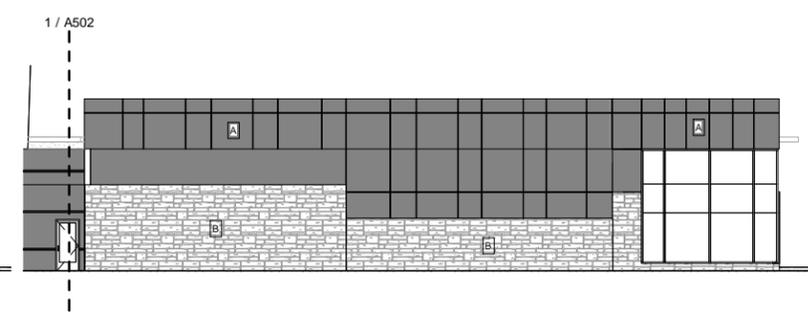
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1 WEST ELEVATION  
 A502 3/32" = 1'-0"



2 SOUTH ELEVATION  
 A502 3/32" = 1'-0"



3 WEST ELEVATION - BANQUET HALL  
 A502 3/32" = 1'-0"

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

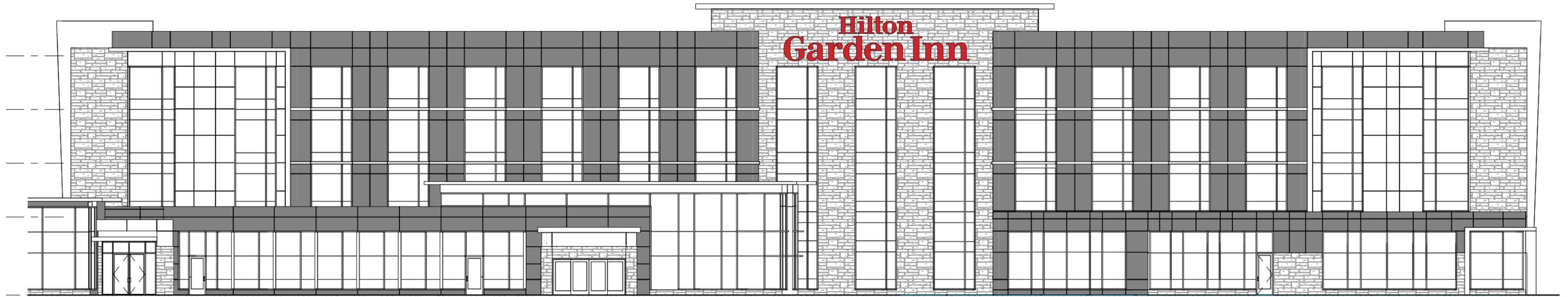
**HILTON GARDEN INN**  
 2101 N. MOUNTAIN RD.

ARCHITECT OF RECORD: Designer  
 REGISTRATION NO.: Approver  
 ADDRESS:  
 PHONE:

DRAWING SCALE: 3/32" = 1'-0"  
 DRAWN BY: Author  
 ORIGINAL DATE: 01/15/2016  
 PROJECT NUMBER: 13-0044

**EXTERIOR ELEVATIONS**

**A502**



EAST



WEST



**DIMENSIONS**  
EAST / WEST SAME SIZE

## Proposed Pylon Signage

77'7" height



## Pylon Face Dimensions



## Monument Signage



Daytime Appearance



Nighttime Appearance



HILTON GARDEN INN | RIB MOUNTAIN, WI  
**SITE SIGNAGE**



CALCULATION SUMMARY						
GRID HEIGHT	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
At Grade	<+> MISC	0.31	5.58	0.00	N/A	N/A
	<+> PARKING/DRIVE	1.41	4.69	0.40	11.61	3.50
	<+> TOO LOW	0.25	0.41	0.09	4.59	2.75

Hilton Garden Inn LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING	LUF	QTY
OA	McGraw-Edison Galeon (1) GLEON-AE-03-LED-E1-5WQ-BZ	157w LED	16497	24' POLE 2' BASE	0.95	9
OB	McGraw-Edison Galeon (1) GLEON-AE-01-LED-E1-5WQ-BZ	56w LED	5658	15' POLE 2' BASE	0.95	8
OC	McGraw-Edison Galeon (1) GLEON-AE-03-LED-E1-SL3-BZ	157w LED	16854	24' POLE 2' BASE	0.95	6
OD	McGraw-Edison Galeon (1) GLEON-AE-03-LED-E1-SL4-BZ	157w LED	15601	24' POLE 2' BASE	0.95	1



# HILTON GARDEN INN | RIB MOUNTAIN, WI

## SITE LIGHTING PLAN





**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** March 17, 2016  
**SUBJECT:** Conditional Use request for a Temporary Asphalt Plant

**APPLICANT:** American Asphalt of Wisconsin  
**OWNER:** Mathy Construction Co.

**PROPERTY ADDRESS:** 6703 South Mountain Rd.  
**PARCEL #:** 34.192807.002.002.00.00

**REQUEST:** Conditional Use approval for a temporary asphalt batch plant; per RMMC Section 17.056(9)(e) – Unclassified Uses

**ZONING:** Rural Agriculture -2

**FUTURE LAND USE DESIGNATION:** Quarry

**ADJACENT ZONING:** RA-2 (South, East, and West); SI, UDD, and RR (North)

**NARRATIVE:**

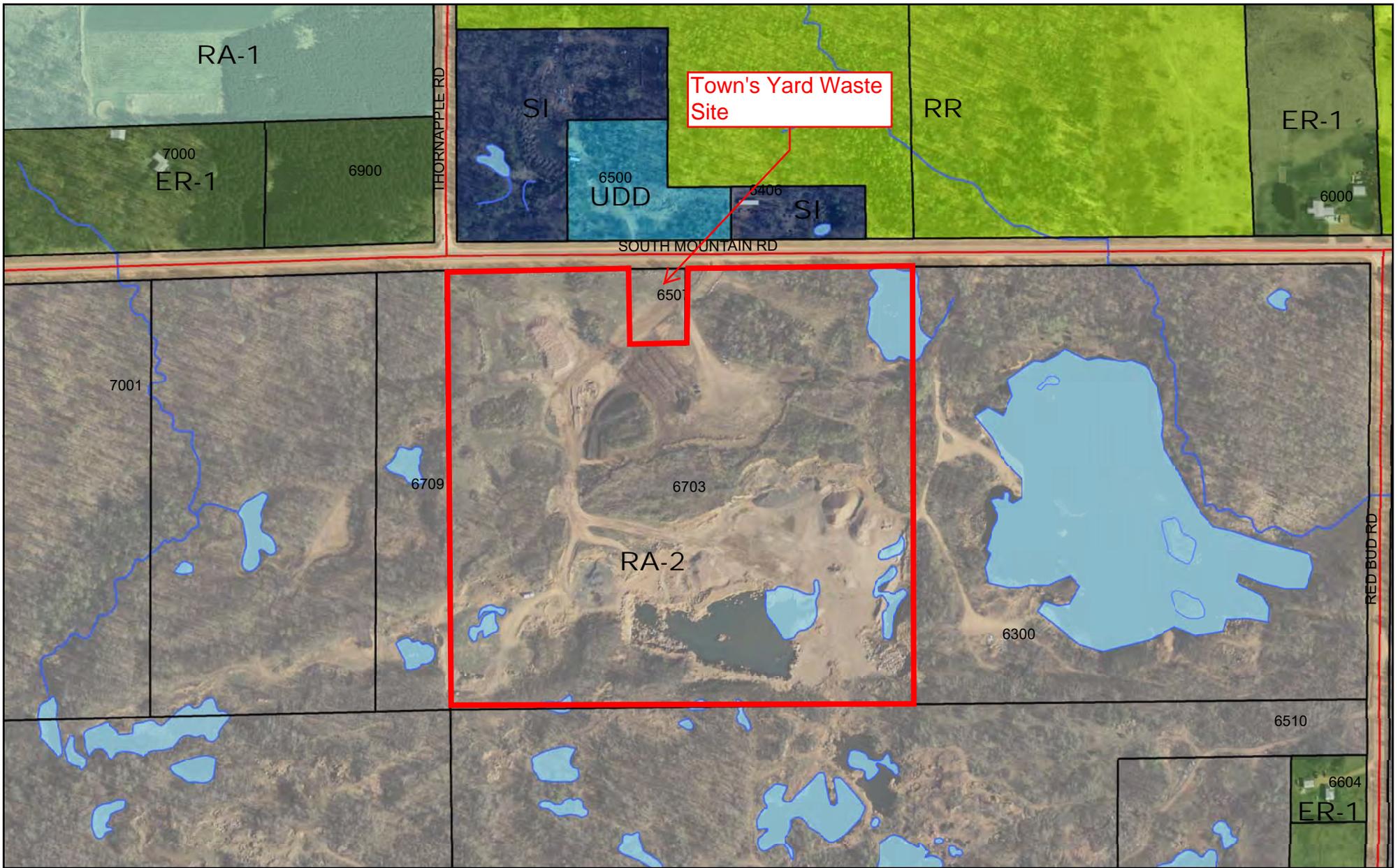
American Asphalt seeks to operate a temporary asphalt plant at the existing Mathy Construction Co. Quarry, adjacent to the Town’s Yard Waste Site on South Mountain Road. The proposal calls for asphalt mix production, Monday through Saturday, between April 1, 2016 and November 1, 2016. The plant would encompass roughly four (4) acres on the southeast portion of the property (see attached maps). A similar request was granted for this property in 2008.

**ADDITIONAL CONSIDERATIONS:**

- Hours of operations should be limited to those proposed (6:00 AM – 7:00 PM)
- Approval should be only for the asphalt season of the 2016 calendar year
- Trucking shall occur on County Trunk Highways, when possible, in lieu of Town Roads.
- Materials (mud, spilled asphalt, etc.) tracked onto roadways shall be cleaned by the end of the working day.

**POSSIBLE ACTION:**

1. Recommend approval of the Conditional Use request for a temporary asphalt plant at the property addressed 6703 South Mountain Road, as presented.
2. Recommend approval of the Conditional Use request for a temporary asphalt plant at the property addressed 6703 South Mountain Road with conditions/modifications.
3. Recommend denial of the Conditional Use request for a temporary asphalt plant at the property addressed 6703 South Mountain Road



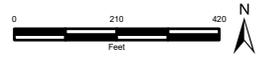
Town's Yard Waste Site

Zoning Districts (July 2014)

- |                                |                            |                         |                 |
|--------------------------------|----------------------------|-------------------------|-----------------|
| OR Outdoor Recreation          | SR-3 Suburban Residential  | UDD Unified Development | Road Centerline |
| RA-1 Rural Agricultural        | UR-8 Urban Residential     | EO Estate Office        |                 |
| RA-2 Rural Agricultural        | ER-1 Estate Residential    | SO Suburban Office      |                 |
| RR Rural Residential           | SI Suburban Industrial     | ROW                     |                 |
| CR-5ac Countryside Residential | MR-4 Mixed Residential     | Unzoned                 |                 |
| SR-2 Suburban Residential      | SC Suburban Commercial     | Parcel Outline          |                 |
| SR-2 Suburban Residential      | NC Neighborhood Commercial | Water Feature           |                 |
| SR-2 Suburban Residential      | UC Urban Commercial        | Building (2010)         |                 |

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

Prepared by:  
**CWE**  
cweengineers.com



Map Printed: 3/17/2016

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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.



DIVISION OF MATHY CONSTRUCTION CO.

P.O. Box 98

Mosinee, WI 54455-0098

Phone: 715-693-5200

Fax: 715-693-5220

March 1, 2016

Steve Kunst  
Town of Rib Mountain  
3700 North Mountain Road  
Wausau, WI 54401

Re: Request for Temporary Asphalt Plant

Dear Steve:

Please find attached an application by American Asphalt of Wisconsin for a Permit for a temporary asphalt plant at the CTH N Quarry. We plan to do asphalt mix production at the pit for Marathon County Highway Department and other projects in the area. We would like a permit for operation between April 1, 2016 and November 1, 2016.

A portable drum mix asphalt plant will be used to provide hot mix asphalt for the projects. The normal plant operating hours are 6:00 AM to 7:00 PM, Monday through Saturday depending on scheduling and weather conditions.

I am attaching a map and a plant layout diagram for your review. The plant layout would encompass approximately 4 acres, including aggregate stockpiles.

American Asphalt provides portable sanitary facilities and dumpsters for solid waste disposal at each location. Both are serviced as needed for the duration of the project.

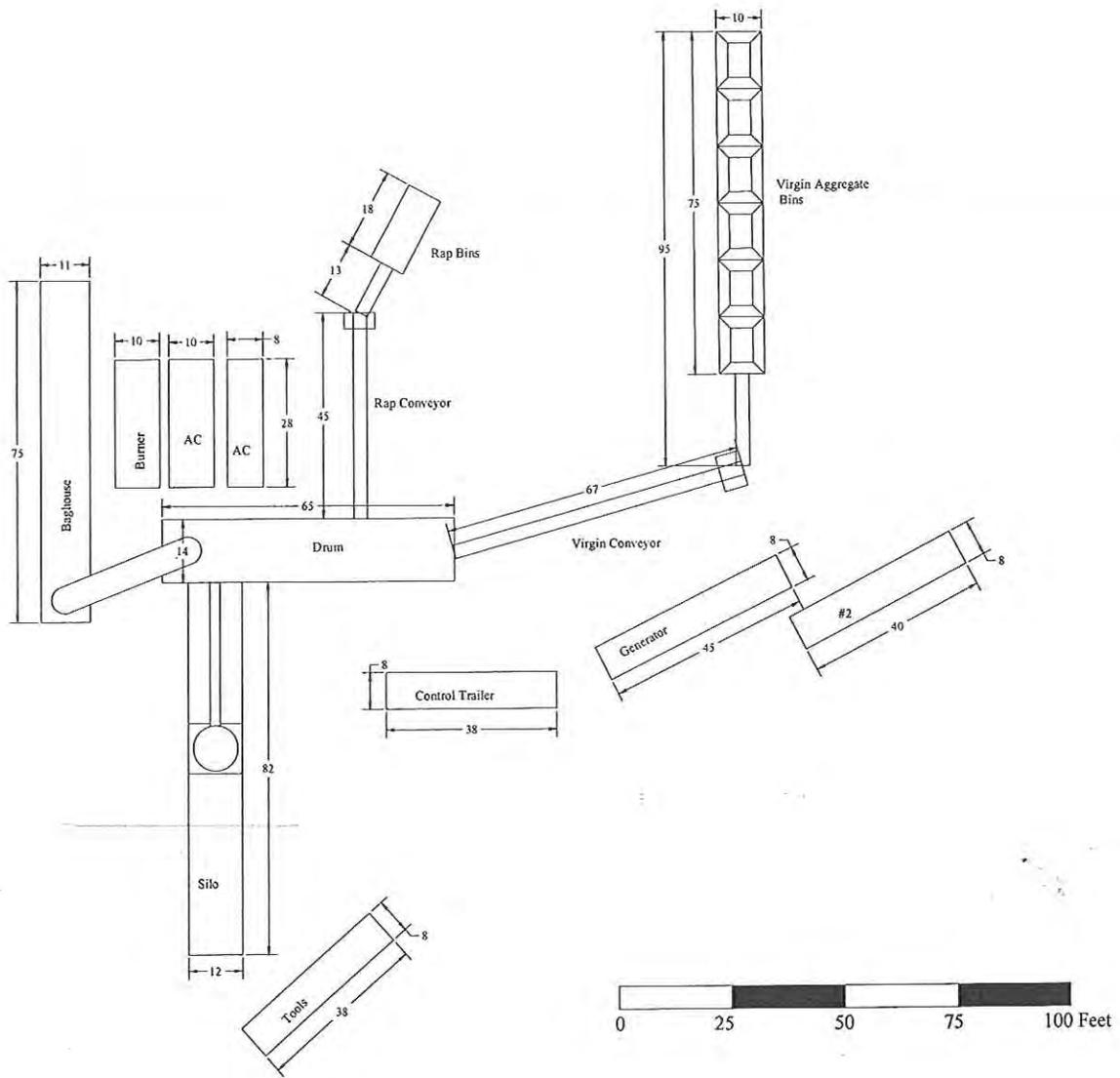
All company asphalt plants are tested for air quality compliance biannually and meet all requirements of the Wisconsin Department of Natural Resources. In a program sponsored by the Wisconsin Department of Natural Resources and the Wisconsin Asphalt Paving Association, American Asphalt is a recipient of the Hot Mix Asphalt Environmental Leadership Award for demonstrating environmental excellence in their asphalt plant operations.

If you have any questions, please contact me.

Sincerely,

American Asphalt of Wisconsin

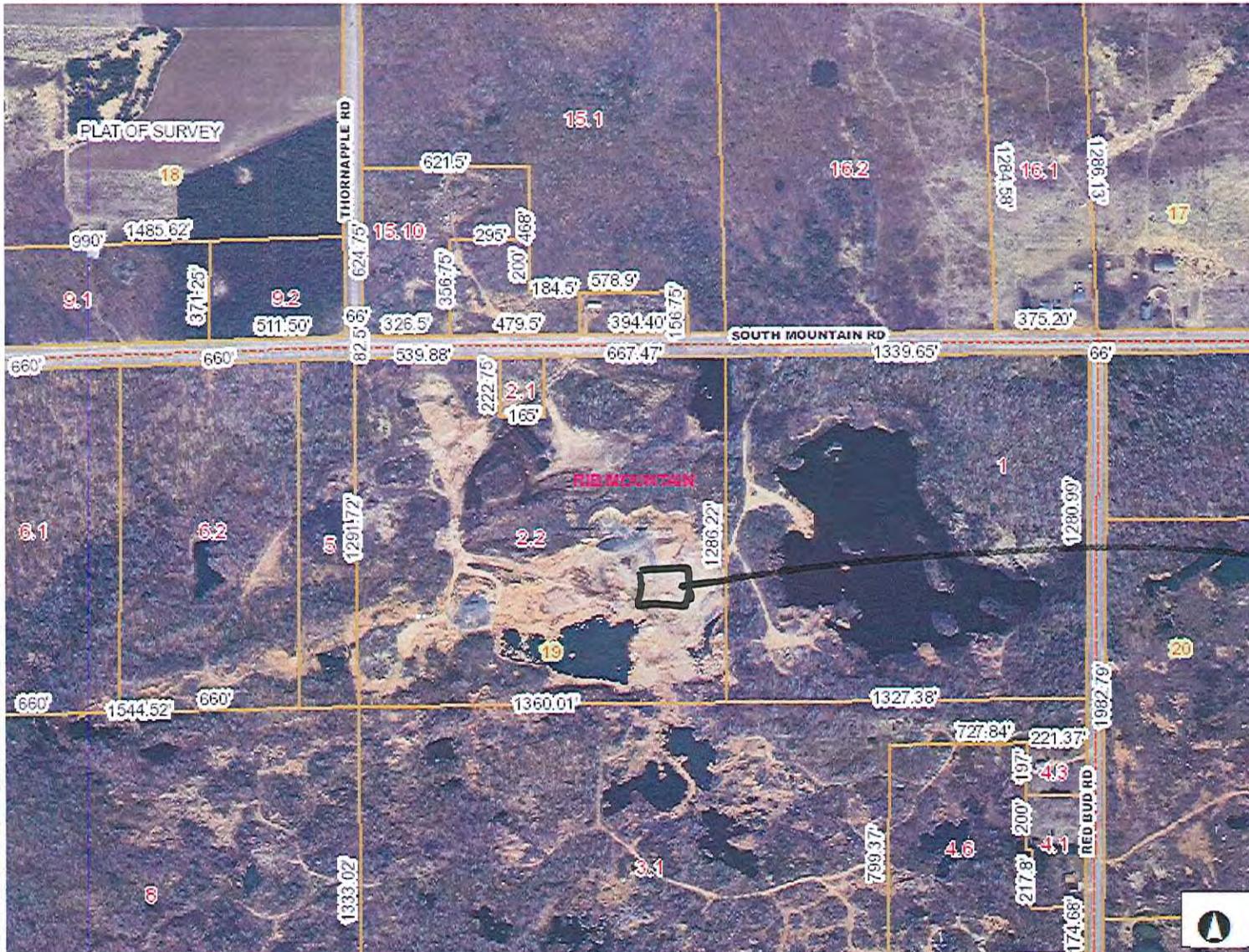
Thomas S Burch  
Vice-President





# Land Information Mapping System

HALSEY BERLIN  
 BERN IMARINE TEXASHEWITT  
 HOLTON STETIN EASTON  
 HULL WIENCASPER RINGLE  
 BRIGHTON METZ REID  
 DAY MUSTINE BEVENT  
 SPENCER BERGEN FRANZEN



- Legend**
- Parcels
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Road Names
  - Named Places
  - Municipalities
  - 2010 Orthos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

PLANT SITE

277.17 0 277.17 Feet



User\_Defined\_Lambert\_Conformal\_Conic

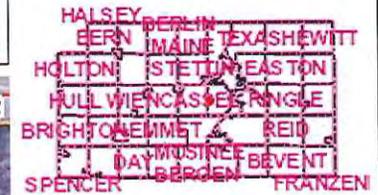
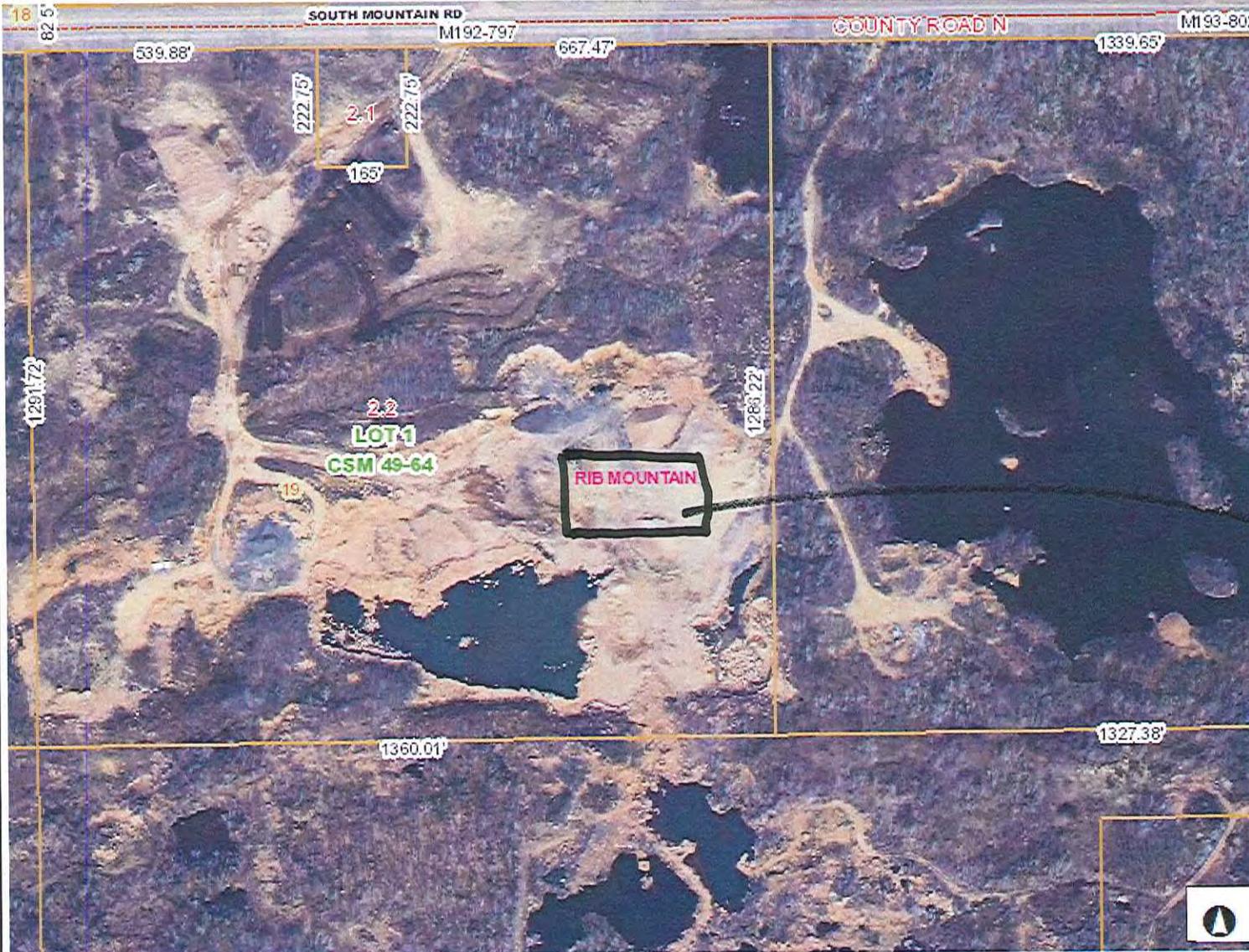
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



# Land Information Mapping System



## Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities
- 2010 Orthos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

PIANT SITE

138.58 0 138.58 Feet



User\_Defined\_Lambert\_Conformal\_Conic

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## Notes