



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, February 8th, 2017; 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 1-25-2017 Plan Commission meeting.**
- 4.) Certified Survey Map (CSM) Review:
 - a. **Riverside Land Surveying, agent, requests Certified Survey Map approval to combine and subdivide a portion of the properties addressed 1506 Robin Lane and 1501 Bluebird Lane. Parcel #34.412.003.001.00.00 and #34.032807.016.003.00.00. Docket #2017-02.**
- 5.) New Business:
 - a. **Royalty Homes, agent, requests Final Plat review for Royal Ridge Estates at the property legally described as the SW ¼ of the NE ¼, Section 16. Parcel #34.162807.003.000.00.00. Docket #2017-03.**
 - b. **Royalty Homes, agent, requests Final Plat review for Royal View Estates, at the property addressed 2804 South Mountain Road. Parcel #34.162807.016.000.00.00. Docket #2017-04.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 25, 2017

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

MINUTES:

Jim Hampton asked staff to review and amend the previous meetings minutes to better reflect William Bursaw's comments regarding Rib Mountain State Park access. Paul Kufahl, Building Inspector/Assistant Zoning Administrator, agreed to review the previous meetings recordings and amend the minutes to match Mr. Bursaw's statement.

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the December 14, 2016 Plan Commission, as amended. Motion carried 5-0, with Harlan Hebbe and Laura McGucken abstaining.

NEW BUSINESS:

- a. *Pre-application conference for potential rezoning and development at the properties addressed 1501 Bluebird Lane and 1506 Robin Lane. Parcel #34.412.003.001.00.00 and #34.032807.016.003.00.00 Docket #2017-01.*

Community Development Director Kunst opened the discussion by clarifying the location of the subject parcels and introducing the potential multi-family use. Mike Lewandowski, applicant representative from Riverside Land Surveying, presented the Plan Commission with two preliminary certified survey maps. The first indicated a combination of the two subject parcels and the creation of an outlot to be combined with the adjacent Lift Athletics parcel. The second showed four (4) lots being created for the development of 4 duplexes and the transfer of the previously created outlot to the adjacent property owner to create conforming side yard setbacks with the existing building.

Kunst described the potential zoning districts and the density standards that could be used for this development and noted that similar projects have used the UDD zoning district. Plan Commission members discussed the land use proposed and the density of housing units they felt comfortable with, as well as, other areas of concern. The following is a list of items discussed with Plan Commission's feedback.

- Multifamily land use is generally acceptable in this transitional area.
- Six (6) dwelling units were preferred, are were open to eight (8) dwelling units depending on their design/appearance.

- Density would dictate what Zoning District would be needed. Six (6) units may allow for MR-4 but eight (8) units would be UDD.
- Plan Commission discussed potential UDD for the six (6) units so they had some control over the design and impact on the neighbors across Dove.
- Plan Commission would like to see an example of the building designs.
- Would require shared driveways for each duplex to minimize access points onto Dove.

The applicant's representative felt comfortable with the direction of Plan Commission and asked staff to send Heath Tappe notes from the meeting.

OLD BUSINESS:

- a. Discussion on the Rib Mountain Comprehensive Plan Update Project. Docket #2016-41.*

Kunst began the discussion by noting the Town Board's approval of the work plan with the Regional Planning Commission and stated the Board wishes to hold a joint meeting with Plan Commission on February 22nd to kick-off the project.

Kunst noted the first meeting with the Regional Planning Commission and Town Board will be focused on setting the stage for future meetings and would include discussion of the mission and vision for the comprehensive plan and the presentation of initial data. Plan Commission members indicated they would like to have a joint meeting with Town Board on a yearly basis.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- a. Hall Farm - Kunst stated Town Board had approved both preliminary plats with the condition that trail connections are made from both Royal Ridge and Royal View Estates to South Mountain School. He also noted that Plan Commission will likely see the Final Plat at the February 8th meeting. Commissioner Hampton expressed concern for the stormwater management practices required and began a discussion with other members about how the Town can ensure that the proposal is successful. Kunst explained the third-party review process, while other Plan Commission members suggested Hampton review the submittal.
- b. Connections Place –Kunst noted the Town Board has signed a letter of intent to work with the Connections Group for use of the Municipal Center property for a potential development of a 55 and better active senior center. The Connections Place group is currently in the financing and design phase for the 20,000 square foot building and is looking for front end membership. The Town held a neighborhood meeting with nearby residents to address any immediate concerns.
- c. Dog Park –Kunst noted Plan Commission will be seeing the Dog Park proposal again in the near future. He also noted Supervisor Klein and staff held a neighborhood meeting with residents to address any immediate concerns. Kunst stated land acquisitions still need to be completed and the intent is to fundraise for the project.

- d. Granite Peak Expansion – Jay Wittman asked if there was any additional information regarding the ski hill expansion after reading an open editorial in the day’s newspaper. Kunst indicated a Public Informational Hearing scheduled for February 7th at Northcentral Technical College with the Wisconsin Department of Natural Resources related to the request for additional water intake from the Rib River. Commissioners had a brief discussion about the volume of water they are requesting and noted concerns from residents related to the additional runoff it may cause.
- e. 2016 Review – Building Inspector Kufahl presented the Plan Commission with a review of permit numbers and construction valuation for 2016 and noted some key business additions and reinvestments.

PUBLIC COMMENT: None

ADJOURN: Motion by Tom Steele, seconded by Jay Wittman to Adjourn. Motion carried 7-0. Meeting adjourned at 7:38 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: February 2, 2017
SUBJECT: Certified Survey Map Review

APPLICANT: Riverside Land Surveying, agent
PROPERTY OWNER: Farmhouse Fitness

PROPERTY ADDRESS(S): 1501 Bluebird Lane & 1506 Robin Lane
PARCEL #(S): #34.412.003.001.00.00 & #34.032807.016.003.00.00

REQUEST: Certified Survey Map (CSM) approval for the combination of two lots of record and creation of an outlot.

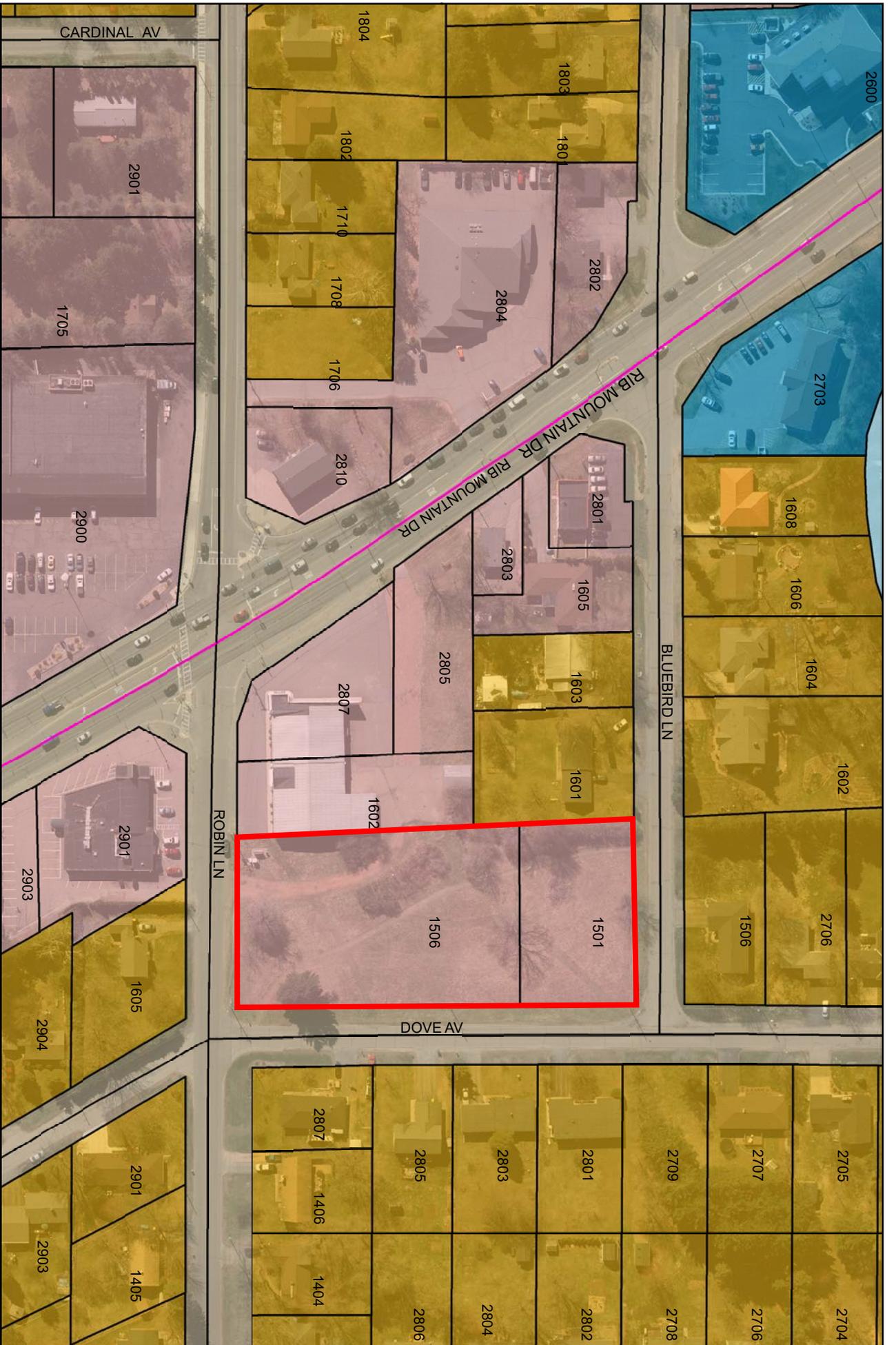
CURRENT ZONING: Suburban Commercial (SC)
FUTURE LAND USE DESIGNATION: Commercial
ADJACENT ZONING: SC (West & South), SR-3 (North, South, East & West)

NARRATIVE:

The applicant seeks Plan Commission approval of a CSM combining two existing lots of record, while also creating an outlot to be combined with the adjacent property to the west. In combining proposed “Outlot 1,” with the property to the west, a conforming lot can be created for the recently approved Lift Athletics facility. Both parcels are zoned Suburban Commercial and the proposed combined lot meets Town Zoning Ordinance standards. No right-of-way is proposed to be dedicated; however, the Town may want to require additional right-of-way along Robin Lane as part of any subsequent land division. Currently, the Town only has 17 feet of right-of-way on the north side of Robin (for a total of 50’); whereas typical Town standards require 66 feet.

POSSIBLE ACTION:

1. Approve the Certified Survey Map, as presented
2. Approve the Certified Survey Map, with conditions/modifications
3. Deny the Certified Survey Map



Rib Mountain:
 "Where Nature, Family, and Sport Come Together!"
 www.ribsouth.com
 Map Printed: 11/25/2017

Parcel Outline — Local
 — Private

Road Type
 — US Interstate
 — State Hwy
 — State Park
 — County Hwy
 — County Forest

Zoning Districts
 — Unzoned
 — EEO Estate Office
 — ER-1 Estate Residential
 — MR-4 Mixed Residential
 — NC Neighborhood Commercial
 — RR Rural Residential
 — SC Suburban Commercial
 — SI Suburban Industrial
 — SO Suburban Office Residential
 — SR-2 Suburban Residential
 — SR-3 Suburban Residential
 — UC Urban Commercial
 — UDD Unified Development
 — UR-8 Urban Residential

Water Feature
 — Recreation
 — RA-1 Rural Agricultural
 — RA-2 Rural Agricultural

CR-5ac Countryside Residential
RR Rural Residential
SC Suburban Commercial
SI Suburban Industrial
SO Suburban Office Residential
SR-2 Suburban Residential
SR-3 Suburban Residential
UC Urban Commercial
UDD Unified Development
UR-8 Urban Residential

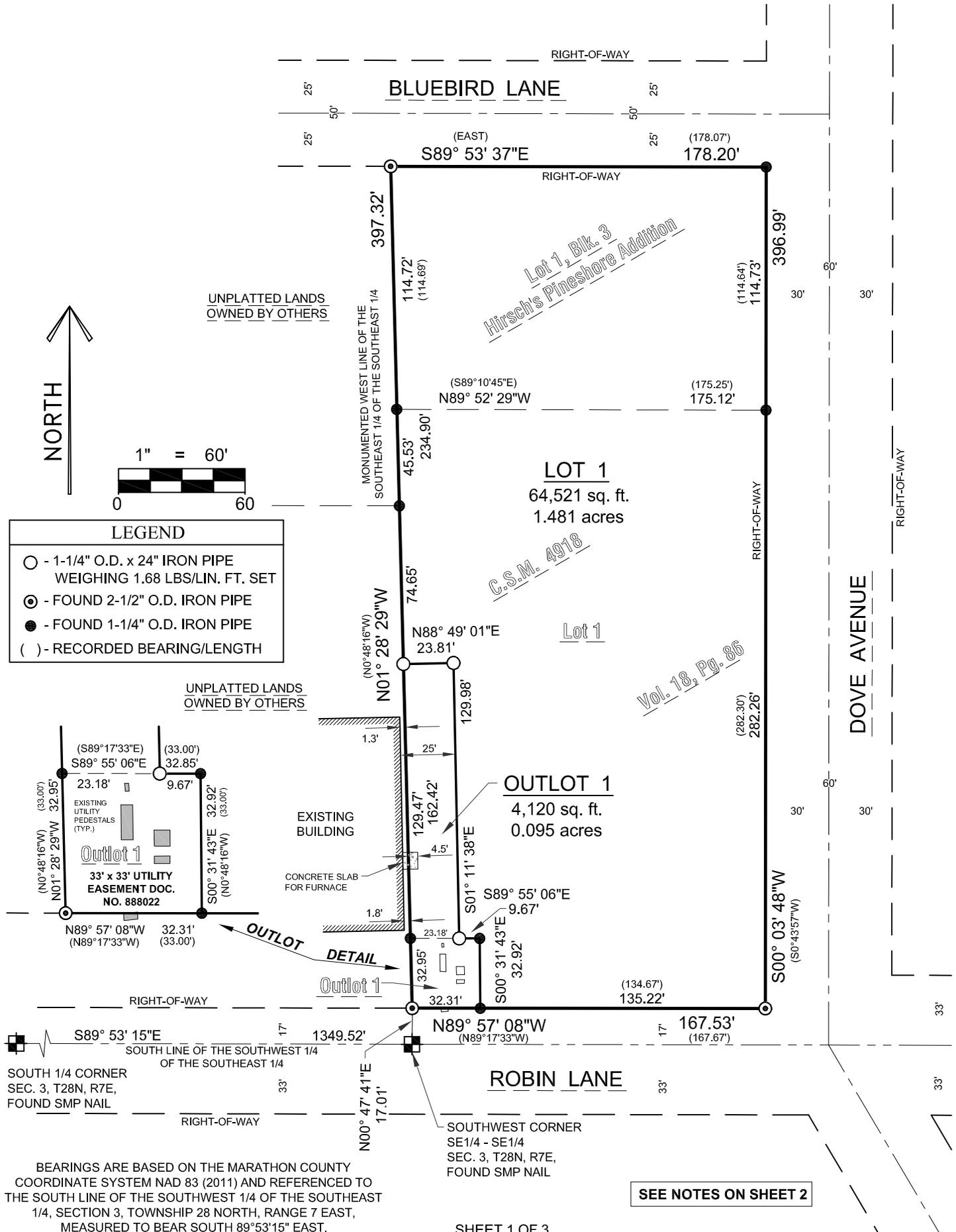
ROW
 — RR Rural Residential
 — SC Suburban Commercial
 — SI Suburban Industrial

Scale: 0, 50, 100 Feet
North Arrow: N

DISCLAIMER: The information and opinions stated herein are for informational purposes only. Mitech specialty systems accuracy in the reproduction and advises that specific and precise accuracy is required for certified maps, surveys, plans, or other official means of conveyance.

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Block 3 of Hirsch's Pineshore Addition and of Lot 1 and Outlot 1 of Certified Survey Map Number 4918 recorded in Volume 18 of Certified Survey Maps on Page 86 located in part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.



 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE JANUARY 17, 2017
	CHECKED BY K.J.W.	PROJECT NO. 2503
	PREPARED FOR: DENYON HOMES	

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Block 3 of Hirsch's Pineshore Addition and of Lot 1 and Outlot 1 of Certified Survey Map Number 4918 recorded in Volume 18 of Certified Survey Maps on Page 86 located in part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 1 of Block 3 of Hirsch's Pineshore Addition and of Lot 1 and Outlot 1 of Certified Survey Map Number 4918 recorded in Volume 18 of Certified Survey Maps on Page 86 located in part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 3; Thence South 89°53'15" East along the South line of said Southwest 1/4 of the Southeast 1/4, 1349.52 feet to a found SMP nail at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; Thence North 00°47'41" East along the monumented West line of said Southeast 1/4 of the Southeast 1/4, 17.01 feet to the North right-of-way line of Robin Lane and the point of beginning; Thence North 01°28'29" West along said monumented West line of the Southeast 1/4 of the Southeast 1/4, 397.32 feet to the South right-of-way line of Bluebird Lane; Thence South 89°53'37" East along said South right-of-way line, 178.20 feet to the West right-of-way line of Dove Avenue; Thence South 00°03'48" West along said West right-of-way line, 396.99 feet to said North right-of-way line of Robin Lane; Thence North 89°57'08" West along said North right-of-way line, 167.53 feet to the point of beginning.

That the above described parcel of land contains 68,641 square feet or 1.576 acres, more or less;

That said Outlot 1 as shown hereon is a substandard lot and may not be improved upon without the prior approval of the appropriate governing bodies. That said Outlot 1 can be conveyed only to the owners of adjoining lands;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 33' x 33' utility easement described in Document Number 888022;

That I have made this survey, division and map thereof at the direction of Heath Tappe, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County, City of Wausau and the Town of Rib Mountain in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this _____ day of _____

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717

NOTE:

1. OUTLOT 1 AS SHOWN ON THIS MAP, DOES NOT MEET THE REQUIREMENTS OF A LOT AS SET FORTH IN CHAPTER 18 OF THE MARATHON COUNTY CODE OF ORDINANCES AND MAY NOT BE IMPROVED UPON UNTIL THE LAND CONSERVATION AND ZONING COMMITTEE WAIVES THE REQUIREMENTS OF THIS SECTION OR THE PARCEL IS LEGALLY COMBINED WITH AN ADJACENT PARCEL TO FORM ONE COMPLIANT PARCEL.

SHEET 2 OF 3

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE JANUARY 17, 2017
	CHECKED BY K.J.W.	PROJECT NO. 2503
	PREPARED FOR: DENYON HOMES	

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Block 3 of Hirsch's Pineshore Addition and of Lot 1 and Outlot 1 of Certified Survey Map Number 4918 recorded in Volume 18 of Certified Survey Maps on Page 86 located in part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

I _____ being duly appointed by the Rib Mountain Town Board do hereby certify the attached Certified Survey Map has been reviewed and there are no objections to recording this certified survey in the Register of Deeds Office. This instrument shall be recorded by _____ or the Town's approval thereof shall terminate.

Approved for recording under the terms of the Marathon Co. Land Division Regulations.

By _____

Date _____
Marathon County Department of Conservation,
Planning and Zoning
CPZ Tracking No. _____

City of Wausau Approval Certificate:

I, William Hebert, Zoning Administrator, being duly appointed by the Common Council of the City of Wausau, do hereby certify that the attached Certified Survey Map has been reviewed and there are no objection to the recording this Certified Survey Map in the Office of the Register of Deeds.

Dated this _____ day of _____

William Hebert

SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE JANUARY 17, 2017
	CHECKED BY K.J.W.	PROJECT NO. 2503
	PREPARED FOR: DENYON HOMES	

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: February 2, 2017

SUBJECT: Final Plat Review; Royal Ridge Estates. PC Docket #2017-03

APPLICANT: Royalty Homes, agent

OWNER: Harold & Marian Hall

LEGAL DESCRIPTION: SW ¼ of the NE ¼, Section 16,

PARCEL #: 34.162807.003.000.00.00

REQUEST: Final Plat Review for Royal Ridge Estates

ZONING: Estate Residential - 1 (ER-1)

ADJACENT ZONING: Outdoor Recreation (OR) - North, Suburban Residential-3 (SR-3) - East, RA-1 – South, Estate Residential-1 (ER-1) - South

NARRATIVE:

The request is for Final Plat approval for Royal Ridge Estates. The Plan Commission recommended approval of the Preliminary Plat on December 14, 2016 and the Town Board subsequently approved the preliminary on December 20th. The final calls for eight (8) single family residential parcels, all meeting the minimum lot requirements of the Rib Mountain Zoning and Subdivision ordinances. The total number of proposed lots matches that of the preliminary plat; however, a few alterations are included as part of the Final Plat submittal.

- Proposed ‘Outlot 1’ is larger on the Final Plat to accommodate the necessary stormwater facilities
 - Preliminary plat identified two separate outlots for stormwater facilities with proposed ‘Lot 7’ having access to both Begonia St. and the newly created extension of Bellflower St.
- As a result of the larger ‘Outlot 1,’ proposed ‘Lot 7’ no longer includes frontage along the new Bellflower extension.
 - Lot changes from a 1.62-acre parcel to 1.49 acres
- An additional 20’ stormwater easement was added between proposed ‘Lot 7’ and ‘Lot 8’

ITEMS TO BE FINALIZED / RECOMMENDED CONDITIONS OF AN APPROVAL:

- Finalized Stormwater Management Plan and/or agreement approved by Town Engineer
 - Received and currently under review
- A signed developer’s agreement covering all public improvements (street, utilities, etc.) and financial sureties
 - Including the multiuse path from the corner of Bellflower and Bittersweet roads to connect with South Mountain Elementary School, as required by the Town Board approval of the Preliminary Plat.
- Finalized Street Plans approved by the Town Engineer
 - Received and currently under review
- Up to date subdivision covenants containing primary contact for any homeowner’s association
- Conditional Use approval for a permanent subdivision sign
 - Also, may need a maintenance agreement as it is proposed to be located on an Outlot to be dedicated to the Town.

POSSIBLE ACTION:

1. Approval of the Final Plat for Royal Ridge Estates, as presented
2. Approval of the Final Plat for Royal Ridge Estates, with conditions/modifications
3. Denial of the Final Plat for Royal Ridge Estates

REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9788, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING



SCALE

DATE

REVISION

BY

CHK'D

DESIGNED BY: TAE

CHECKED BY: JUB

GRADING & EROSION CONTROL PLAN

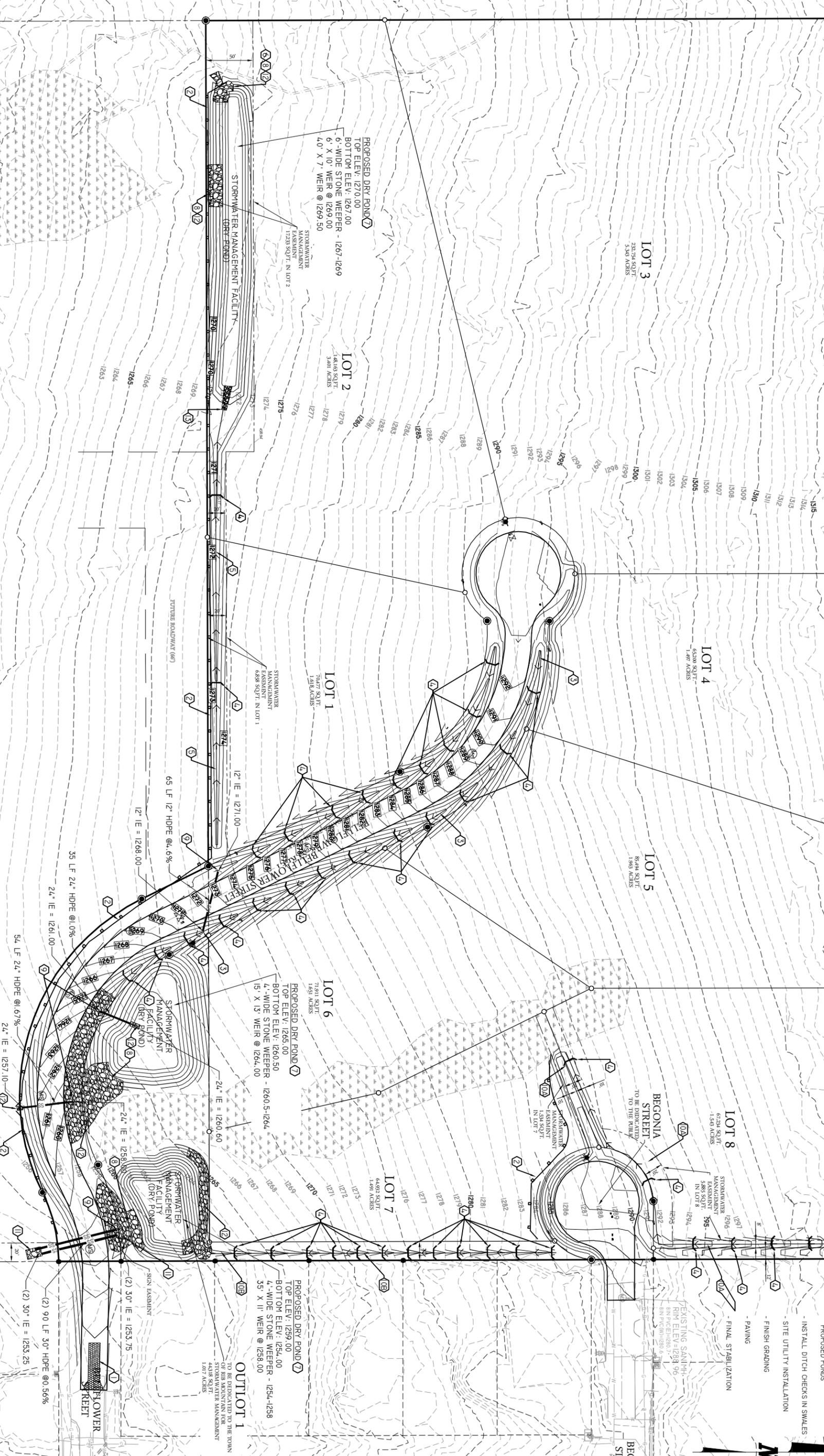
ROYAL RIDGE ESTATES
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WISCONSIN

REI No.

7071A

SHEET

- KEYED NOTES**
1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT: SEE DETAIL G/C11.
 2. INSTALL SILT FENCE: SEE DETAIL H/C11.
 3. ARMOR SWALE BOTTOM TO 12" DEPTH WITH LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC: SEE DETAIL B/C12.
 4. INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2FT 9. CULVERT PROTECTION: SEE DETAIL E/C11 OF DRAWING.
 5. WATER QUALITY SWALE: SEE DETAIL K/C11.
 6. INSTALL STONE WEEPER: SEE DETAIL F/C11.
 7. INSTALL SEDIMENT TRAP: SEE DETAIL C/A2.
 8. CONSTRUCT OVERFLOW WEIR: SEE DETAIL M/C11.
 9. CULVERT PROTECTION: SEE DETAIL E/C11.
 - 10A. DIVERSION DITCH: SEE DETAIL L/C11.
 - 10B. DIVERSION DITCH: SEE DETAIL M/C11.
 - 10C. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC: SEE DETAIL B/C12.
 - 10D. INSTALL HEAVY RIPRAP ON TYPE HR GEOTEXTILE FABRIC: SEE DETAIL B/C12.
 - 10E. INSTALL MEDIUM RIPRAP ON TYPE MR GEOTEXTILE FABRIC: SEE DETAIL B/C12.
 - 10F. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC: SEE DETAIL B/C12.
 - 10G. DIVERSION DITCH: SEE DETAIL M/C11.
 - 10H. DIVERSION DITCH: SEE DETAIL M/C12.
 - 10I. CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8311 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
 - 10J. ALL CULVERTS SHALL BE INSTALLED WITH GALVANIZED METAL ENDWALLS AT PIPE ENDS.
 - 10K. INSTALL EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN WATER QUALITY SWALE BOTTOM.
 - 10L. CONTRACTOR SHALL ENSURE PROPER CONSTRUCTION STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
 - 10M. GRADING CONTRACTOR SHALL ENSURE PROPER IMPROVEMENTS AND EXISTING CONTOURS.
 - 10N. WETLAND DELINEATION COMPLETED BY CME IN 2014. NO WETLAND DISTURBANCE IS INTENDED WITH THIS PROJECT.
- 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 1-800-242-8311 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
 - (D) ALL CULVERTS SHALL BE INSTALLED WITH GALVANIZED METAL ENDWALLS AT PIPE ENDS.
 - (E) INSTALL EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN WATER QUALITY SWALE BOTTOM.
 - (F) CONTRACTOR SHALL ENSURE PROPER CONSTRUCTION STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
 - (G) GRADING CONTRACTOR SHALL ENSURE PROPER IMPROVEMENTS AND EXISTING CONTOURS.
 - (H) WETLAND DELINEATION COMPLETED BY CME IN 2014. NO WETLAND DISTURBANCE IS INTENDED WITH THIS PROJECT.
- SUGGESTED SEQUENCING:**
- PROVIDE CONSTRUCTION ACCESS.
 - INSTALL SILT FENCE
 - STRIP AND STOCKPILE TOPSOIL
 - ROUGH GRADING
 - CONSTRUCT SEDIMENT TRAPS IN PROPOSED PONDS
 - INSTALL DITCH CHECKS IN SWALES
 - SITE UTILITY INSTALLATION
 - FINISH GRADING
 - PAVING
 - FINAL STABILIZATION
 - EXISTING SANDHILL RIM ELEV=1288.96 8IN PVC @ 1280.7 8IN PVC @ 1280.6



REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: February 2, 2017

SUBJECT: Final Plat Review; Royal View Estates. PC Docket #2017-04

APPLICANT: Royalty Homes, agent

OWNER: Harold & Marian Hall

LEGAL DESCRIPTION: SW ¼ of the NE ¼, Section 16,

PARCEL #: 34.162807.016.000.00.00

REQUEST: Final Plat Review for Royal View Estates

ZONING: Suburban Residential - 2 (SR-2)

ADJACENT ZONING: Suburban Residential-3 (SR-3) – North & East, RA-1 – West, Estate Residential – 1 (ER-1) - South

NARRATIVE:

The request is for Final Plat approval for Royal View Estates. The Plan Commission recommended approval of the Preliminary Plat on December 14, 2016 and the Town Board subsequently approved the preliminary on December 20th. The final calls for 31 single family residential parcels and one 13-acre parcel zoned MR-4, all meeting the minimum lot requirements of the Rib Mountain Zoning and Subdivision ordinances. The total number of proposed lots is one less than approved as part of the preliminary plat.

- Proposed ‘Outlot 2’ is larger on the Final Plat to accommodate the necessary stormwater facilities
- As a result of the larger ‘Outlot 2,’ proposed ‘Lot 10’ on the Preliminary Plat was eliminated
 - Outlot changes from a 0.25 acres to 0.532 acres
 - Proposed ‘Lots 1-9’ all increased slightly in area
- Proposed ‘Outlot 2’ increased from 0.386 acres to 0.426 acres

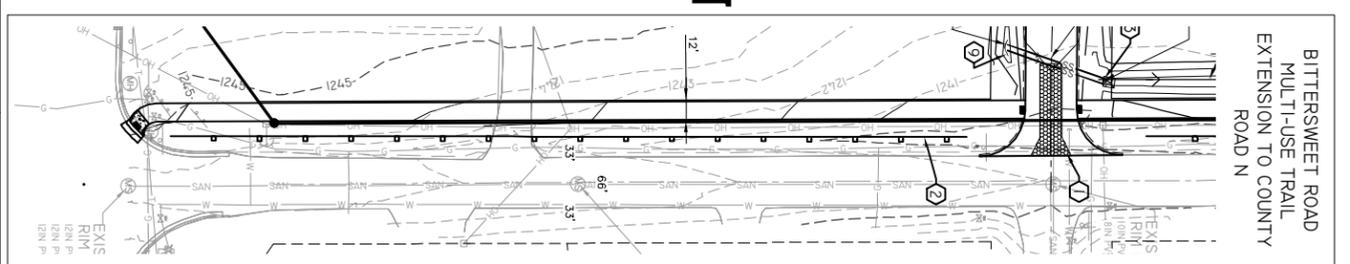
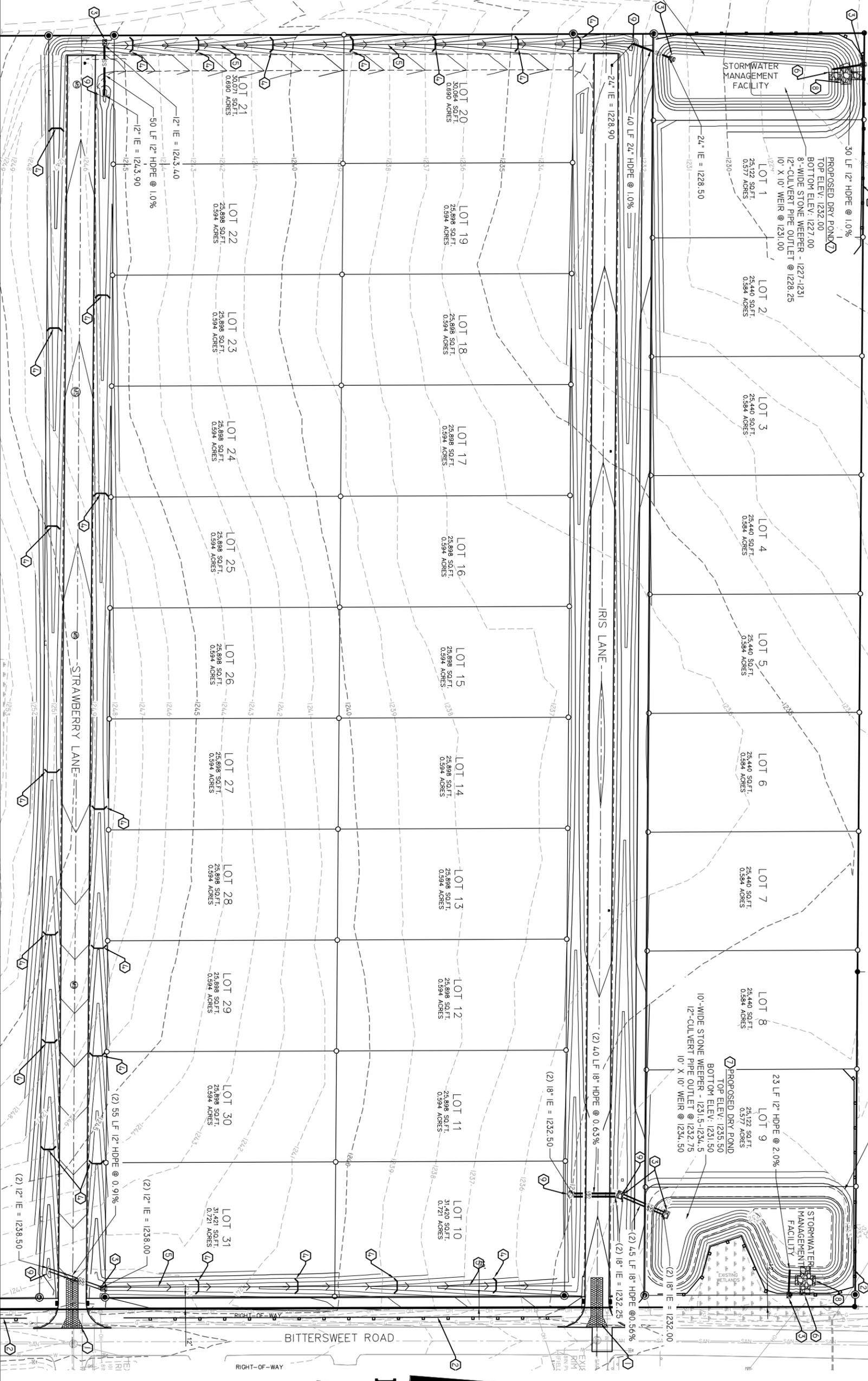
ITEMS TO BE FINALIZED / RECOMMENDED CONDITIONS OF AN APPROVAL:

- Finalized Stormwater Management Plan and/or agreement approved by Town Engineer
 - Received and currently under review
- A signed developer’s agreement covering all public improvements (street, utilities, etc.) and financial sureties
 - Including the multiuse path from the northeast corner of the platted areas to South Mountain Elementary School, as required by the Town Board approval of the Preliminary Plat.
- Finalized Street Plans approved by the Town Engineer
 - Received and currently under review
- Up to date subdivision covenants containing primary contact for any homeowner’s association
- Conditional Use approval for a permanent subdivision sign(s)
 - Location(s) likely need to move onto private property, rather than right-of-way as proposed.

POSSIBLE ACTION:

1. Approval of the Final Plat for Royal View Estates, as presented
2. Approval of the Final Plat for Royal View Estates, with conditions/modifications
3. Denial of the Final Plat for Royal View Estates

- KEYED NOTES**
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL G/C1.1.
 - INSTALL SILT FENCE. SEE DETAIL H/C1.1.
 - INSTALL LIGHT BRUSH ON TYRE R GEOTEXTILE FABRIC. SEE DETAIL B/C1.2.
 - INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF PROPOSED.
 - WATER QUALITY SWALE. SEE DETAIL K/C1.1.
 - INSTALL STONE WEEDER. SEE DETAIL F/C1.1.
 - INSTALL SEDIMENT TRAP. SEE DETAIL C1.2.
 - INSTALL SILT FENCE. SEE DETAIL H/C1.1.
 - CONSTRUCT OVERFLOW WEIR. SEE DETAIL W/C1.1.
 - CULVERT PROTECTION. SEE DETAIL E/C1.1.
- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
 - ALL CULVERTS SHALL BE INSTALLED WITH GALVANIZED METAL ENDWALLS AT PIPE ENDS.
 - CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
 - INSTALL EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN WATER QUALITY SWALE BOTTOM.
 - CONTRACTOR SHALL ABIDE BY THE WDRR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
 - GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
 - WETLAND DELINEATION COMPLETED BY CME IN 2014. NO WETLAND DISTURBANCE IS INTENDED WITH THIS PROJECT.



REI Engineering, Inc.
 4000 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54481
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE: 0, 50, 100

DATE	REVISION	BY	CHK'D

DESIGNED BY: TAE	CHECKED BY: JUB
SURVEYED BY: AUB/JLR	APPROVED BY: JUB
DRAWN BY: NAP	DATE: 01/25/17

GRADING & EROSION CONTROL PLAN
 ROYAL VIEW ESTATES
 TOWN OF RIB MOUNTAIN
 MARATHON COUNTY, WISCONSIN

REI No. 7071A
 SHEET C2