



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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Wausau, Wisconsin 54401
(715) 842-0983
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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, August 23rd, 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 8-9-2017 Plan Commission meeting.**
- 4.) Public Hearings:
 - a. **Charles Janssen, applicant, requests conditional use approval for a nonmetallic mine (sand) at the property addressed 7408 Bittersweet Road. Parcel #34.212807.016.000.00.00. Per RMMC Section 17.056(7)(d) – Extraction Use. Docket #2017-27.**
 - b. **Keith Krejci, owner, requests General Development Plan and Precise Implementation Plan approval as part a rezoning of the property legally described as part of the SW ¼ of the SW ¼ - Lot 3 & 4, CS Volume 83, Page 43 (#17386), Document #1713140, Section 17, from Estate Residential-1 to Unified Development District to allow for a nonmetallic mine (granite). Parcel #34.172807.011.004.00.000. Per RMMC Section 17.233 – Unified Development District Procedures. Docket #2017-28.**
- 5.) Old Business
 - a. **Discussion and possible action on an amended Landscape Plan for People’s State Bank at the property addressed 2904 Rib Mountain Drive. Parcel #34.102807.002.013.00.00. Docket #2017-19.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 9, 2017

Chairperson Harlan Hebbe, called the meeting of the Plan Commission to order at 6:32 pm. Other Plan Commission members present included Ryan Burnett, Tom Steele, Laura McGucken, Jim Hampton, Jay Wittman, and Ann Lucas. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the June 14, 2017 Plan Commission meeting as presented. Motion carried 7-0.

Motion by Tom Steele, second by Ann Lucas to approve the minutes of the June 28, 2017 Plan Commission meeting as presented. Motion carried 7-0.

OLD BUSINESS:

- a. *Discussion on the Rib Mountain Comprehensive Plan Update Project, including Natural and Cultural Resources, Housing, and Utilities and Community Facilities. Docket #2017-05.*

Community Development Director Kunst noted the meeting is intended to review the chapters discussed in the initial Comprehensive Plan meeting with the Regional Planning Commission (RPC). It was noted because of the employment changes at the RPC, not all of the items from the previous meeting were updated. The Commission discussed the Natural Resources, Housing, and Utility and Community Facilities chapters under the direction of questions provided in the agenda packet. The following subsections indicate the key questions, issues and goals identified by the Planning Commission for each chapter discussed.

Natural Resources: The Commission questioned whether Granite Peak Ski Area is the only entity currently drawing water from the Rib River, so they could accurately address overall usage of the Rib River. It was also indicated statements of opinion and those which single out particular entities should be removed. It was agreed the Comprehensive Plan should stick to the statement of facts and big picture items.

Commissioners discussed the potential for future nonmetallic mines, generally agreeing a reclamation plan which has long-term development opportunities is desirable to the Town. They indicated a preference for shorter duration, small, residential pond type mining versus the large-in-area commercially driven ventures.

In discussion regarding development on Rib Mountain, Commissioners indicated statements should be of a broader view of the Mountain's usage, instead of directed at Granite Peak Ski

Area development. In general, the Commission felt concern for development on Rib Mountain and low-density development would be encouraged along with finding a balance of use types.

Plan Commission members asked for a definition of the Natural Heritage Inventory and its reasons for concern related to the identified plants and animals. Commissioners agreed to modify the language related to steep slope development so it appears more accepting of development in those areas.

Even though the Town has little influence or control over decisions related to the usage of the Rib River and Rib Mountain, it was noted the Plan Commission should represent our residents regardless of jurisdiction or influence on the final decisions.

Housing: Kunst opened the discussion by identifying the text changes to the multifamily section of the Housing chapter and introduced the concept of Accessory Dwelling Units (ADU's). Commissioners had a mixed response to multifamily and Accessory Dwelling units, ranging from concerns over maintenance of rental units and overall housing density and appearance, to interest in ADU's and multifamily dwellings for our aging population and the potential to attract and retain young professionals to our area. Commissioners had additional discussion on senior housing options and the trend of individuals wanting to stay in their homes longer.

Utilities and Community Facilities: Kunst opened the discussion by indicating the inventory of utility providers needs to be updated and posed a question about development outside of the sanitary district boundary. Commissioners felt residential subdivision development should be encouraged on public sewer and water systems. Commissioners also indicated additional competition amongst phone, internet and cable providers is needed to increase quality of services and decrease costs. Town owned communications facilities were also discussed as an option.

The Plan Commission briefly discussed incorporation and the potential need for full-time law enforcement. It was noted increased County control over the Town would likely lead to incorporation.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- Kunst indicated there will be a public information meeting on Thursday, August 10th at 5:30pm at the Rib Mountain Municipal Center to inform residents about the appeals process related to FEMA's adoption of the new floodplain maps and will not dive into individual property specific questions.
- Kunst noted that Plan Commission will have two public hearings at the next meeting requesting the creation of ponds and nonmetallic mines.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Ann Lucas to adjourn the Plan Commission Meeting. Motion carried 7-0. Meeting concluded at 8:37 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: August 17, 2017
SUBJECT: Conditional Use Application for a Nonmetallic Mine

APPLICANT: Charles Janssen, owner

PROPERTY ADDRESS: 7408 Bittersweet Road
PARCEL #: 34.212807.016.000.00.00

REQUEST: Conditional Use approval for an ‘Extraction’ use (sand mine).

CURRENT ZONING: Rural Agricultural - 1 (AR -1)
ADJACENT ZONING: SR-2 (North, East, West; RR (South), ER-1 (East)
FUTURE LAND USE DESIGNATION: Cropland and Forest Land

NARRATIVE:

Charles Janssen requests conditional use approval for the property addressed 7408 Bittersweet Road to allow for an ‘Extraction Use’ to mine and sell sand mined from the property. The extracted area would then be reclaimed into a pond. The applicant calls for a total disturbed area of 5.45 acres with an eventual 3.6-acres pond. An estimated 130,000 cubic yards of sand are anticipated to be removed over a six-year timeline (2023).

EXTRACTION USE STANDARDS:

Description: Extraction uses include any land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.

1. Conditional Use Regulations {RA-1-35ac, RA-2-35ac}: (Am. #09-05)

- a. Shall receive approval from Marathon County prior to action by the Town of Rib Mountain, and shall comply with all County, State and Federal regulations.

This provision of the Town’s Zoning Ordinance needs to be revisited as Marathon County does not approve nonmetallic mine reclamation plans without prior Town zoning approval. The public hearing for this item was coordinated jointly with the County as they are also required to hold a hearing on the reclamation plan.

- b. Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property.

Per RMMC Section 17-VIII, a 1.00 bufferyard typically requires a six (6) foot solid fence, a 40-foot setback from the property line and 636 landscape points. The proposed pond is to be situated in an area almost completely surrounded by thick vegetation and mature trees and more than 40 feet from property lines. The only area of potential concern is the property line adjacent to the residence on the northwest corner of the property. This area appears more open.

c. All buildings, structures, and activity areas shall be located a minimum of 300 feet from all lot lines.

The proposal does not call for any buildings associated with the extraction use. The only structures onsite at this time are associated with a single-family residence. The proposed pit/pond edge appears within the 300-foot setback area on both the west and northwest portions of the property.

d. Required site plans shall include detailed site restoration plans, which shall include at minimum, detailed grading and revegetation plans, and a detailed written statement indicating the timetable for such restoration. A surety bond, in an amount equivalent to 110% of the costs determined to be associated with said restoration (as determined by a third party selected by the Town), shall be filed with the Town by the Petitioner (subject to approval by the Zoning Administrator), and shall be held by the Town for the purpose of ensuring that the site is restored to its proposed condition. (The requirement for said surety is waived for waste disposal facilities owned by public agencies.)

A complete restoration plan is attached. Per statute, restoration plan approval authority lies with Marathon County. Again, the Town and County are holding a joint public hearing on this item with the County's hearing specifically focusing on the restoration plan. The applicant is required to file a bond with Marathon County as part of the project. As noted in the restoration plan, the applicant estimates a six-year project timeline (2023).

2. Parking Regulations: One space per each employee on the largest work shift.

The proposal anticipates an excavator, front end loader, bulldozer, and trucks as part of the development. The property is 36.78 acres and should not have an issue with employee parking.

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 does not identify issues, goals, or objectives related to quarry activities. The only mention of this form of land use is an inventory of existing facilities.

2. How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town?

The Future Land Use Map identifies this area for forest and cropland. This designation is intended to limit more intense development, such as subdivisions. The proposed wildlife pond upon restoration is consistent with the future land use designation.

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?

Typical land use conflicts associated with quarry/nonmetallic mine operations include dust, noise, and truck traffic. Generally speaking, the proposal calls for a small-scale mine (5.45 acres of disturbance), potentially limiting these concerns in comparison to larger operations. The most logical conflict point is with the existing residence adjacent to the northwest corner of the subject property.

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

The proposal also calls for a six-year timeline with final restoration resulting in a 3.6-acre pond. The reclaimed state of the property is consistent with the forest and cropland future land use designations and maintains the undeveloped nature of both the subject area and its surrounding neighborhood.

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 subject property is accessed via County Road KK (Bittersweet Rd.), which is built to withstand the vehicle weights associated with the proposed use. The residence is served by a private well and onsite wastewater treatment system.

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?

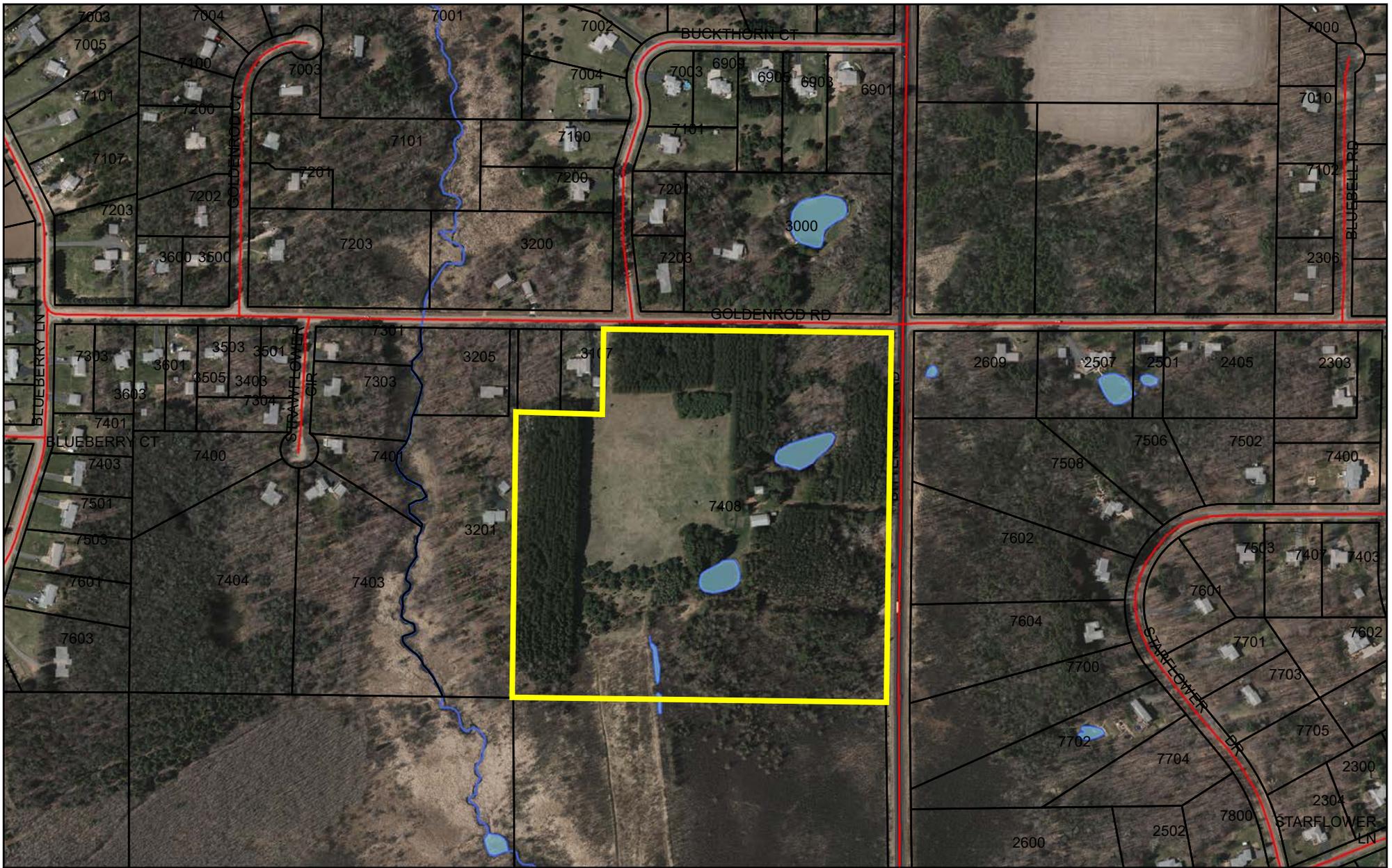
The primary public benefit of the proposal is the reclaimed pond and single-family residence. The nonmetallic mine is significantly smaller than any existing mines within the Town and the low density of residential development is consistent with the surrounding community.

POTENTIAL ITEMS OF CONSIDERATION:

- Hours of operation
 - Specific hours of operation are not mentioned in the submittal documents. Typical Town standards are 7:00 AM – 8:30 PM.
- Bufferyard/Setbacks
 - 300-foot requirement does not appear to be met on west and northwest corner
 - Any concerns with adjacent property to the northwest
 - Any additional landscaping/buffer necessary?
- Timeline
 - Ensure a six-year timeline is adequate

POSSIBLE ACTION:

1. Recommend approval of the conditional use for the property addressed 7408 Bittersweet Road, as presented.
2. Recommend approval of the conditional use for the property addressed 7408 Bittersweet Road, with conditions or modifications
3. Recommend denial of the conditional use for the property addressed 7408 Bittersweet Road.

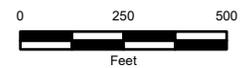


Rib Mountain:
 "Where Nature, Family, and
 Sport Come Together"

- Parcel Outline
- Parcel Address
- Building Outline
- Road Centerline
- Water Feature

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

Map Printed: 8/18/2017



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LAND MANAGEMENT SOLUTIONS, LLC

WE CAN TAKE YOUR PROJECT FROM ASSESSMENT TO COMPLETION
WITH THE ASSURANCE OF QUALITY AND REASONABLE COST

TO: Marathon County Planning and Zoning

SUBJECT: Charles and Patrice Janssen Non-metallic Mine Reclamation Permit
Application

The attached permit application has been prepared for Charles and Patrice Janssen for extracting and selling high quality sand, from their property, with the purpose of creating a resultant fish, wildlife and recreational pond.

DNR wetland and stormwater permits are currently being applied for and a DNR Endangered Resources Site Review can be viewed in the packet appendix.

The Town of Rib Mountain approved a property zoning change on August 10, 2016 from ER-1 to RA-1, which permits mining and will consider the Janssen mining proposal on August 23rd, 2017

The site is located in a visually protected and secluded portion of The Town of Rib Mountain and is designed to be internally drained, thus fully protecting adjacent wetlands, streams, and public waters.

Questions and concerns in regard to this project may be directed to Thomas Meier, the consultant for this project and from Land Management solutions, LLC , located in Mosinee Wisconsin

Permit Application Submitted by:
Land Management Solutions, LLC

LAND MANAGEMENT SOLUTIONS, LLC.
823 Oak Ridge Road, Mosinee, WI 54455
Phone. (715) 409-0969

Specializing in wetland restoration and permitting, wetland mitigation, wildlife ponds, land resource assessments, Oak Wilf management and control, erosion control, and shoreline restoration.

CHARLES AND PATRICIA JANSSEN
APPLICATION FOR
NON-METALLIC MINE RECLAMATION PERMIT

FOR PROPERTY LOCATED
AT
7408 BITTERSWEET ROAD
WAUSAU, WI

SUBMITTED
AUGUST 2, 2017

Parcel ID #(s):

37.068.4.2807.214.0984

Permit #:

(DEPARTMENT USE ONLY)

APPLICATION FOR A NONMETALLIC MINING RECLAMATION PERMIT

1. Land Management Solutions, :LLC

Thomas I. Meier Consultant

(Name of Applicant)

(Street Address)

823 Oak Ridge road

(City, State, Zip)

715-409-0969

(Telephone Number)

2. Charles and Patrice Janssen

(Name of Owner)

5206 Lakeshore Drive

(Street Address)

Wausau, WI 54401

(City, State, Zip)

715-571-3492

(Telephone Number)

3. Legal description of the site:

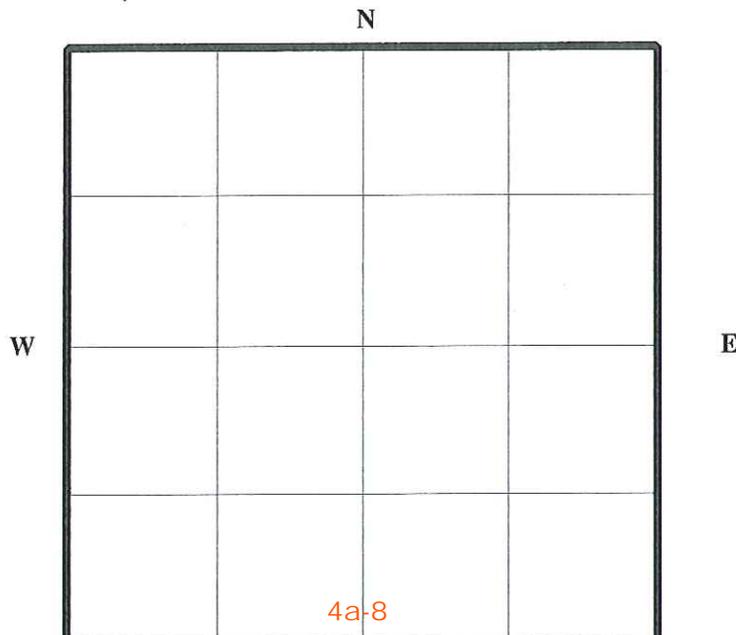
The Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of section twenty-one (21), Township twenty-eight (28) North, Range seven (7) east, in the town of Rib Mountain, Marathon County, Wisconsin: EXCEPTING therefore the East 41.25 feet, as conveyed in Volume 203 of Micro-Records on Page 226, ALSO EXCEPTING the North 33 feet, and any part thereof used for road purposes. And FURTHER EXCEPTING Certified Survey map No. 6168, recorded in volume 22 of Certified Survey Maps on Page 246.

Figure 1A provides a map perspective to the location of the Janssen property.

4. Total area to be affected by this project. Include areas for stockpiling, processing, conservation practices, and any roads to be reclaimed:

The entire project site will involve 5.45 acres; it has been delineated as shown in Figure 1B, staked, and GPS confirmed. The site is set up and designed to provide space for all sand excavating activities stockpiling of topsoil, and the establishment of all soil erosion aspects.

5. General Location Map - (Draw the location of the site on the Section Map below. Include roads and any other pertinent information).



6. Description of the **type of material(s) extracted** the areal extent and depth of the geologic deposit, the methods of extraction and processing methods to be used in the permit area.

A readily available and high quality deposit of sand exists within the project area. The deposit is, at a minimum, 45 feet deep. Extraction will be undertaken with a large back-hoe to a depth maximum depth of 40 ft. De-watering may be necessary, but will be determined as the project approach is refined and demand for product determined. Excavation depths will vary to accomplish the end product of a viable fish pond environment. Material will be excavated piled to dry and hauled, with no additional processing. The project is phased and topsoil will initially be removed from phase 1 and eventually from Phase 2 as Phase 1 is completed (Figure 6). Topsoil will be and stockpiled for erosion control and reclamation.

7. Water Quality

Ground Water: Ground water was **estimated**. Estimated elevation 95.56 from adjacent natural pond.

:

Permanent Benchmark: Nail in Red Pine as shown in Figure 3: 100.00

Provide a narrative of how reclamation of the site will insure that the reclaimed site does not cause any of the following: A permanent lowering of the water table that would result in an adverse impact on surface waters. A significant reduction in the groundwater reasonably available to future users of groundwater. A change in ground water quality that exceeds the standards of NR 140 at the point of standards application.

All sand material will be directly excavated from the project site with no inlet or out let created. Therefore, a lowering of the water table from excavation and removal activity will not occur. Ground water elevations will fluctuate normally due to annual hydrological variations. Ground water will be available to other users in the area due to the method of extraction and resultant closed system approach. No land use modifications or processing methods will be employed that will reduce water quality of the site. The site will be internally drained, from a storm water standpoint, resulting in no impact on adjacent surface water resources.

Surface Water

Describe how reclamation will be completed in a manner that assures compliance with DNR water quality standards for surface waters and wetlands as outlined in NR 102 to NR 105

Excavation will not occur within surface waters of the state or within wetland areas. No outlet from the excavation area will be created that will enter or alter these areas. During operation of the site, all erodible areas resultant from excavation of materials (i.e. Stockpile areas, loading areas, roads) will be managed with silt fence (Figure 4) until an earthen berm, as shown in Figure 6, is constructed, seeded, and stabilized.

8. Information available to the operator on the **biological resources, plant communities, and wildlife** use at and adjacent to the site.

The site is primarily upland consisting of an open field area that was once farmed. Vegetation consists of cool season grasses and sporadic milkweed. Spotted knap weed has invaded the southern portion of the field and is under management to consideration. The southern portion of the site consists of white pine that has seeded in naturally. It is very dense with little understory. Wetlands occur along the southern edge of the site and have been delineated and the delineation approved by the Corps of Engineers. No wetlands will be disturbed or entered into during the life of the project. Deer, turkey, sandhill cranes, fox, coyote, fisher, bear, fox snakes, and various avian species are found on the property. Buckthorn has invaded the adjacent woodland areas and is also under management consideration.

9. **Estimated timetable** for beginning and ending operations on the site including any phases or stages:

Preparation of the site through the initial upgrading of the current main access drive off County Highway KK, the installation of silt fence, and the removal and stockpiling of top soil will begin as soon as all permits for the site have been obtained, currently this portion of the project is planned to begin in mid to late September, 2017. Phase 1 will involve the excavation of sand from the southern portion of the project site in accordance with the attached staging plan (Figure 6.) The timetable for completing phase 1 excavation will depend on sand demand in the area, but it is hoped that this phase will be completed within 3 years. Excavation within Phase 2 will take place as Phase 1 is closed out. Cessation of work is planned for approximately 2023, but will be sooner if demand becomes high.

10. Describe the **method of salvaging and storing topsoil** and other overburden that will be used in reclamation. Include information on conservation practices to protect the material from erosion. If topsoil substitute or off site material is to be used in reclamation, list the source and time table for acquiring it.

On-site top-soil and overburden is approximately 1 foot in depth and will be stripped with dozers and bermed along strategic sections of the site to be used for later reclamation and storm water management with the approach of maintaining the site as internally drained (Figure 6). Top soil will, at a minimum, be placed and stored in locations where slope contours (Figure 3) predict the downhill movement of runoff. In addition, topsoil and associated overburden will be seeded with perennial rye to enhance and assure stabilization of these areas from wind and water erosion.

11. Describe proposed **earthwork necessary for site reclamation** including final slope angles, high wall reduction, benching, terracing, and other slope stabilization measures.

Reclamation will require an excavator, high flotation dozer, front end loader and, if needed, dump trucks. Stripping of top soil, as described in item #10 above, is designed to reduce the need for extensive moving of material and use of equipment. Minimum slopes will be 3:1; although terracing is an option on longer slopes, it is not expected to be necessary. The 3:1 slope will be extended a minimum of 6 feet into the submerged portions of the final pond footprint. Shallow shore areas will be created and planted with native emergent vegetation in select locations to serve as fish and wildlife habitat. These areas will be at an elevation that creates a 1 to 1 1/2 foot water depth within the selected sites.

Reclamation will be undertaken on an annual basis in areas where sand excavation has been completed.

11. Describe how the **long term safety** of the reclaimed mining site will be addressed. Include any site specific measures that will be necessary to address public safety with regard to adjacent land uses.

All slopes will be reclaimed on an annual basis and during excavation, no vertical slopes will be created. All slopes during excavation and reclamation will be constructed at a minimum 3:1 slope eliminating present and future safety issues. The site will be gated when not in operation with caution signs posted regarding the excavation of materials. Continual reclamation during the life of the project will ensure a final recreational pond site that has vegetated and stabilized slopes that pose no private or public safety issues.

12. Describe any **conservation practices** to be used during reclamation. The location of all conservation practices are to be shown on the reclamation plan. Include information on any steps that will be taken before disturbing topsoil on the site to divert runoff from surrounding lands from the mining site and measures that will be taken to prevent runoff from the reclaimed site from adversely impacting surface waters.

Silt fence will be placed along and outside all soil activity locations where slopes will or currently have the potential to carry runoff from the project. This practice will be maintained until protective berms, created from top soil stripping, are seeded and stabilized (Figure 6) as well as during the reclamation process. The placement of soil berms, with a minimum 4 ft. top elevation above existing ground elevations, will ensure that the site will be internally drained. This approach will eliminate potential runoff concerns from the project site entering adjacent wetlands or waterways.

The main access entering the site (Figure 6) will be graveled from outside the protective berms and into the project area a minimum of 40 feet. The drive will slope from the associated berm into

the project area to ensure that all sand fines and associated soils, deposited as trucks and equipment leave the site, are washed into the internally drained site.

13. Description of **anticipated topography, water impoundments, artificial lakes, created wetlands** and other site features.

Topography surrounding the excavated area will not be altered. Excavation of sand from this site will result in a self contained pond with internal and external slope topography as shown in the typical cross-section of **Figure 11**. Within the excavated area, topography will slope into the created pond with 3:1 or greater slopes. This slope aspect will be carried a minimum of 6 feet into submerged areas.

Topography above and below the water table will vary to create a more natural appearance to the altered landscape. Sub surface topography, in select locations, will be designed for the potential development of submergent and emergent vegetation that will maintain water quality and provide fish and wildlife habitat. It is the intent of the property owner that the pond will be designed during excavation for future fish and wildlife use and benefits.

14. Description of the **proposed post mine land use**.

The post mine site will be used for Wildlife, fish, and recreational values

15. Description of plans for **disposition of manmade features** that are not part of the post mine land use after completion of mining.

Not applicable: no structures exist within the site area.

16. Describe or attach a **copy of a seeding plan** which shall include methods of seed bed preparation, seed mix seeding rates, mulching, netting, and/or other techniques needed to accomplish soil and slope stabilization.

ATTACHMENT 1

15. Description of the **quantifiable standard** that will be used to determine successful establishment of vegetation on reclaimed areas.

The site will be considered reclaimed after all exposed soil slopes have been seeded and associated grass vegetation has become fully established. If any erosion areas develop during this period, full stabilization efforts through the use of erosion control techniques must be employed and successfully remedy the situation. All haul roads, not graveled and considered permanent will be seeded and considered reclaimed when fully vegetated.

In addition, the following drawings or documents must be attached to this application. All maps must be drawn at a scale of no less than one (1) inch equals two hundred (200) feet:

- A. A copy of the lease or proof of ownership. **SEE APPENDIX**
- B. Copies of local and state permits or approvals including a statement from the local zoning or planning authority that the proposed post mine land use is consistent with the current zoning or land use plan unless a change to the zoning or the plan is proposed.

SEE APPENDIX

- C. An estimate of the cost of site reclamation and the methodology used to calculate the estimate.

ATTACHMENT 2

- D. Four copies of a map(s) of the site as it presently exists. The map(s) shall include:
 - 1) Property boundaries and location of all man-made features on or within 300 feet of the site and, to the best of the applicant's knowledge, the purpose for which each man made feature and the adjoining land is used. **FIGURE 2**
 - 2) Contours of the affected land at intervals no larger than ten (10) feet. **FIGURE 3**
 - 3) The location and names of all streams, other water features and the existing drainage patterns on or within three hundred (300) feet of the site. **FIGURE 5**
 - 4) Boundaries of previous excavations on the site, and the location and description of boundary stakes

for the proposed site. The stakes shall be referenced to a permanent reference point. The area staked shall include all stockpiling and storage areas. **FIGURE 8**

- 5) The areal extent of the mineral deposits which will be mined on the site. **FIGURE 7**
- 6) Distribution, thickness and type of topsoil. (A copy the NRCS Soil Survey map of the area can be used to provide this information) **FIGURE 10**

E. If the site is to be mined in phases or stages, four copies of a plan which shall include the following:

- 1) A plan view and description of sequential phases of mining including haulage ways, storage areas and processing areas. **FIGURE 6**
- 2) If necessary, a plan showing temporary erosion control measures to be employed during reclamation.

F. Four copies of a reclaimed site plan which shall include the following:

- 1) A plan view showing final slope angles, high wall reduction, benching, terracing, other stabilization measures and water impoundments at contour intervals of no larger than ten (10) feet. **FIGURE 9**
- 2) Cross-sectional drawings of any water impoundments, high wall reductions, benching or terracing, or other conservation practices. **FIGURE 11**

3) The erosion control measures to be employed during reclamation

Fee enclosed \$ _____ See Section 21.12 of the Nonmetallic Mining Reclamation Code for the current fee schedule or contact the Conservation, Planning, and Zoning Department

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are **true and accurate**.

I certify that the areas identified within the permit that are impacted by mining activities will be **reclaimed as specified in the approved permit** for the site.

I understand that submitting this application **authorizes the department administrator or his/her designee to enter onto the property** for the purposes outlined in the Nonmetallic Mining Reclamation Ordinance

Applicant's signature

Date

Land Owner Certification if land owner is different than applicant:

I certify that I concur with the reclamation plan authorized by this permit and will allow it to be implemented.

Land Owner's Signature

Date

Pursuant to §21.10(3)(j) of the Nonmetallic Mining Reclamation Ordinance, the Department may require the submittal of such other information as may be necessary to determine the feasibility of the nonmetallic mining reclamation.

Permit decisions shall be made by the Department no sooner than thirty (30) days nor later than sixty (60) days of receipt of a complete application, unless a public hearing is required under 21.10(6) of the Nonmetallic Mining Reclamation Ordinance, in which case a permit decision shall be made no later than 30 days following the hearing. An accelerated procedure for application review is available by appointment and shall be accompanied with a double fee. Bonds will be set at the time of permit issuance.

Failure of the applicant to notify the Department within five (5) workdays of the receipt of a permit granted

by the Department will constitute an acceptance of the permit and all conditions and amendments to the application and plans.

Permit decisions or administration decisions may be appealed pursuant to 21.10(7) of the Nonmetallic Mine Reclamation Code.

**JANSSEN PROJECT SITE:
ACREAGE AND
DELINEATED WETLANDS**

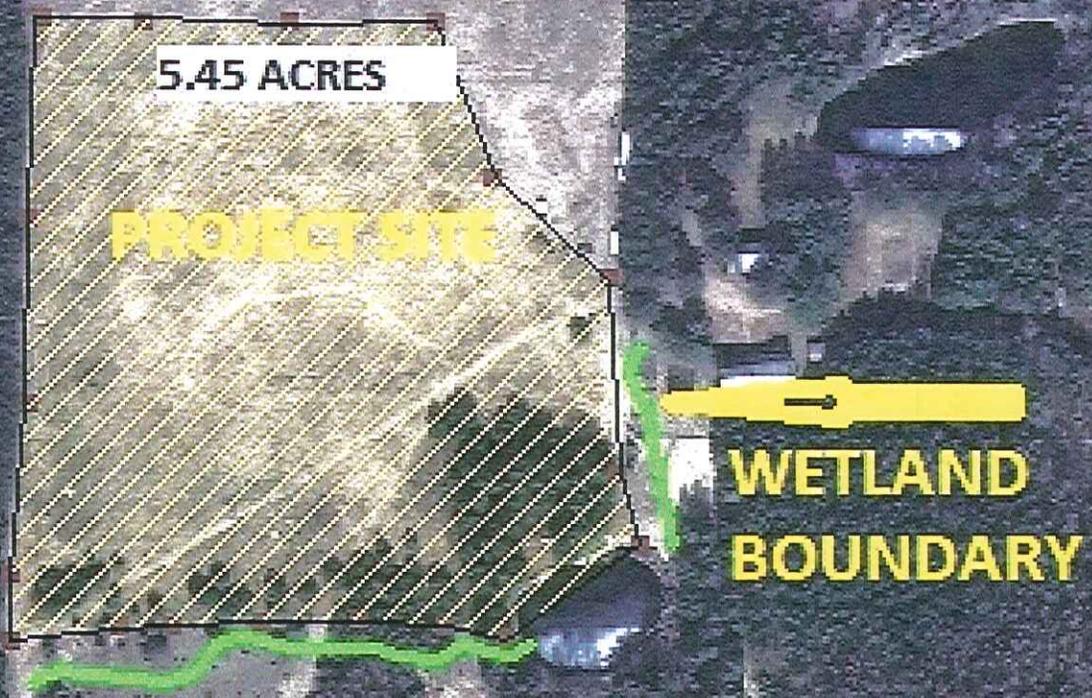
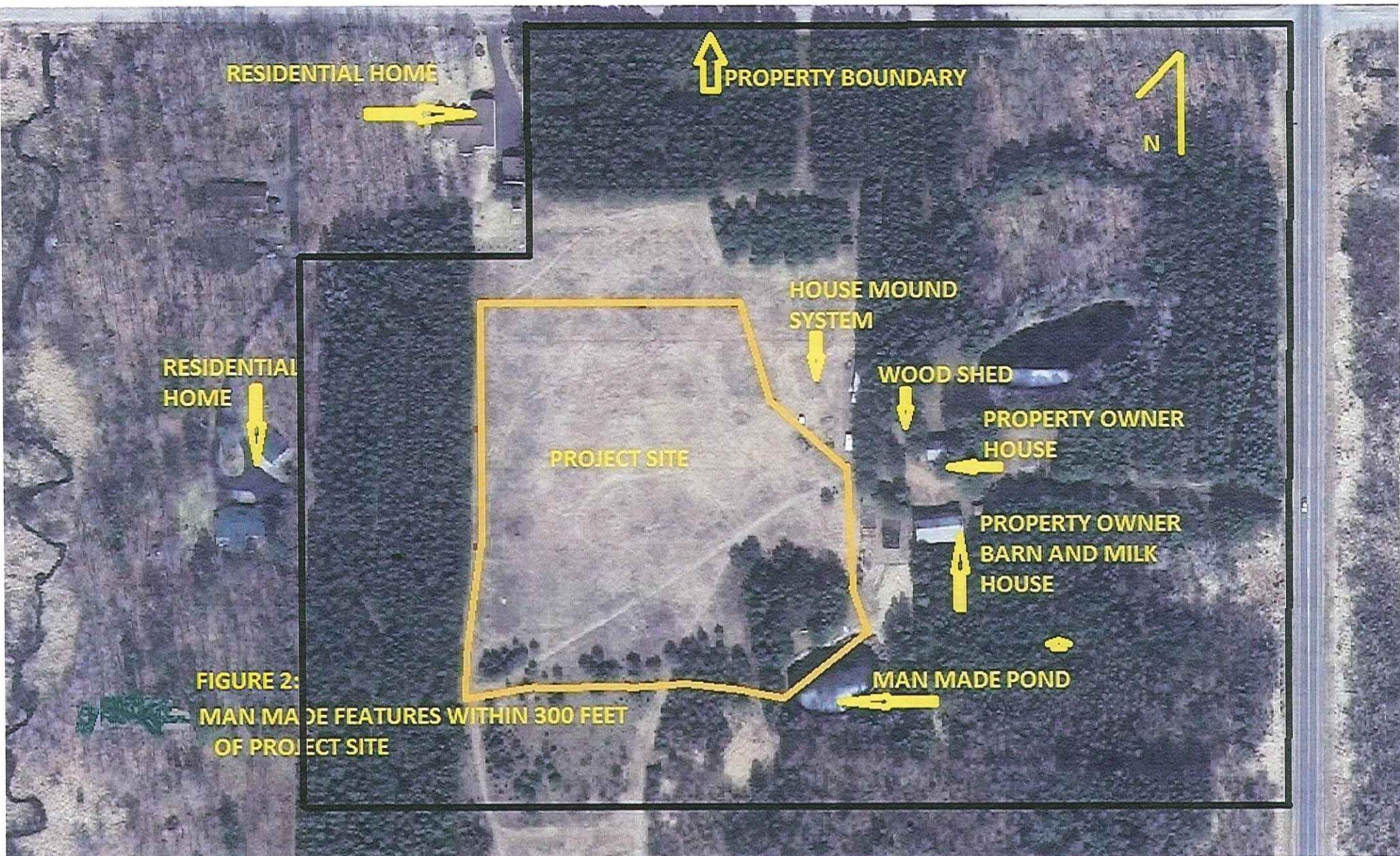
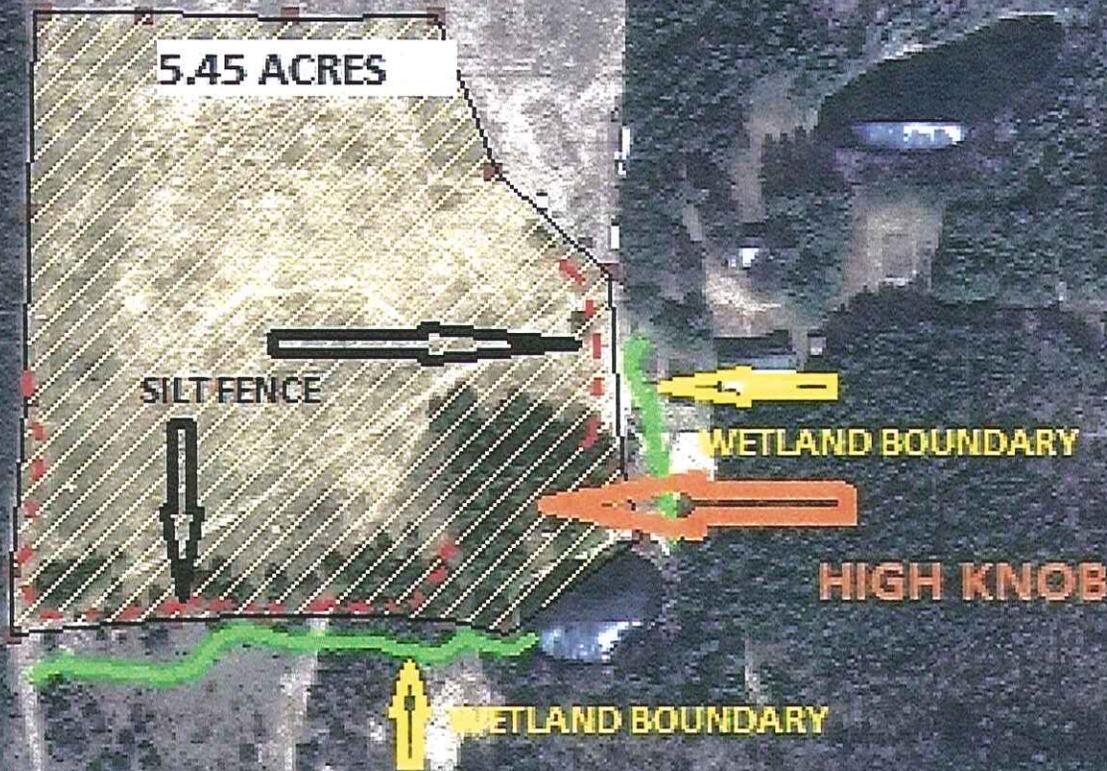


FIGURE 1B: AERIAL VIEW OF PROJECT SITE





**JANSSEN PROJECT SITE:
ACREAGE AND
DELINEATED WETLANDS**



**FIGURE 4: LOCATION OF EROSION CONTROL SILT FENCE TO BE
INSTALLED DURING SITE DEVELOPMENT**

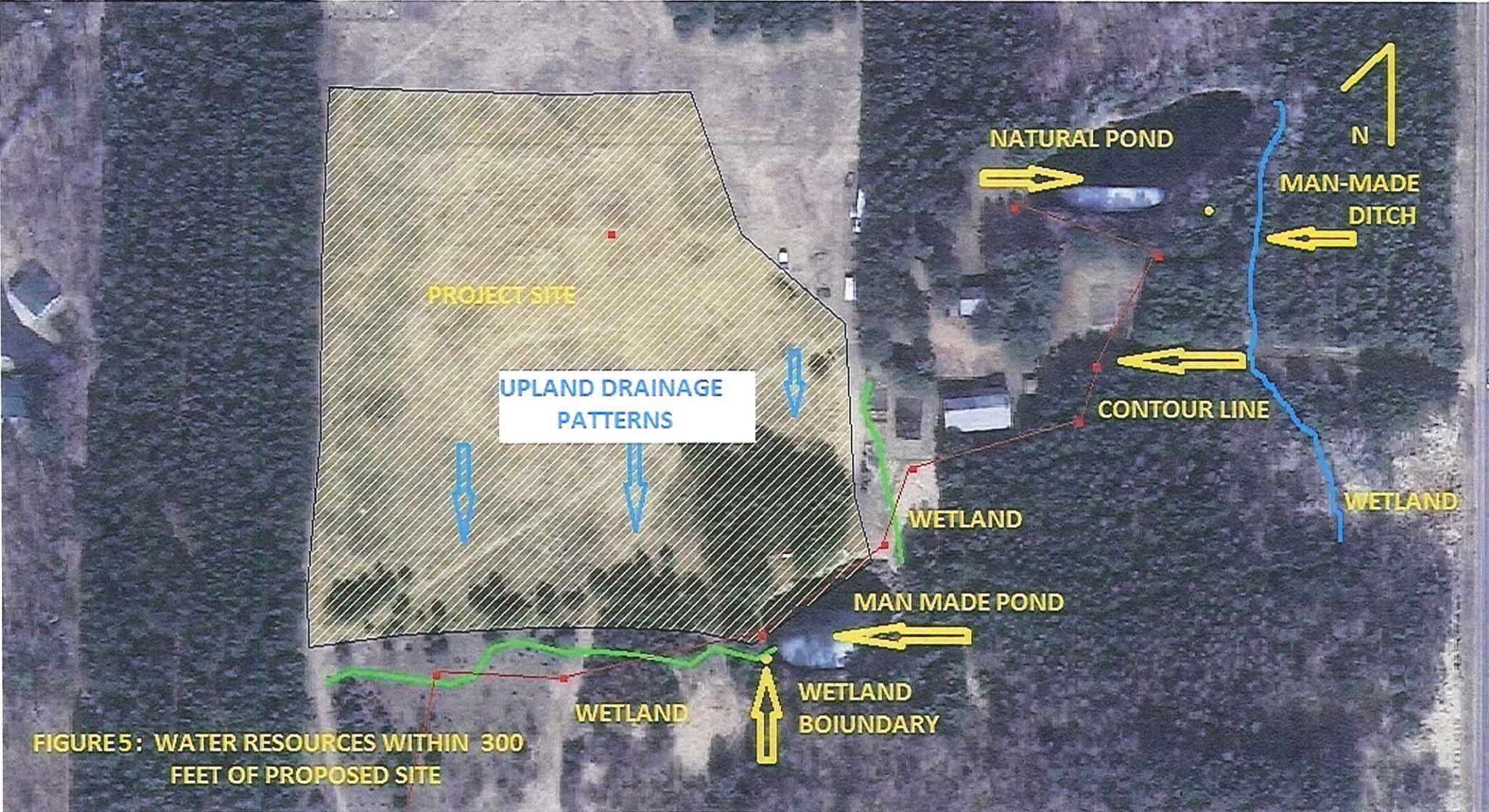


FIGURE 5: WATER RESOURCES WITHIN 300 FEET OF PROPOSED SITE

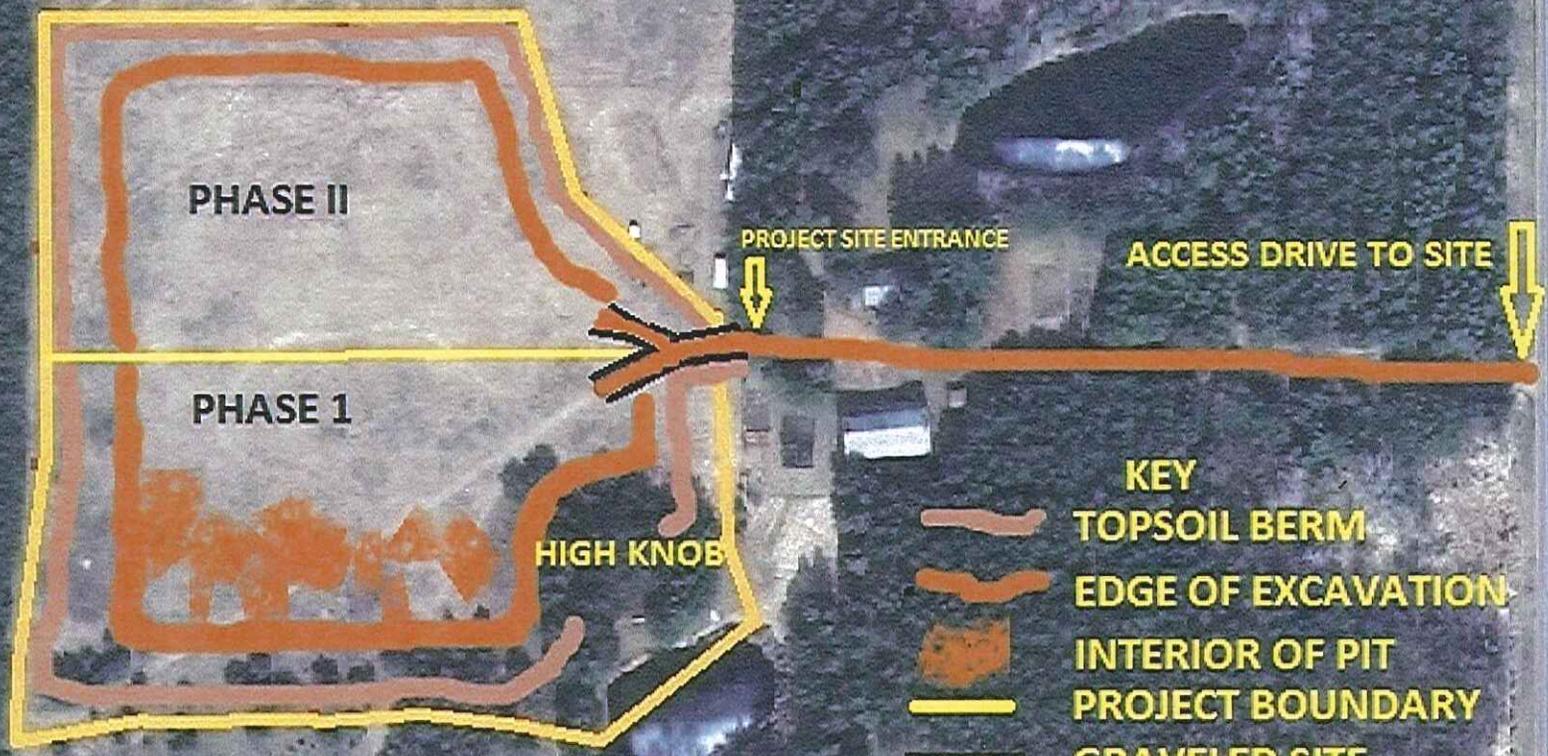


FIGURE 6: PLAN VIEW OF EXCAVATION PHASES, LOCATION OF EROSION CONTROL BERMS AND HAUL WAYS

- KEY**
-  TOPSOIL BERM
 -  EDGE OF EXCAVATION
 -  INTERIOR OF PIT
 -  PROJECT BOUNDARY
 -  GRAVELED SITE ENTRANCE

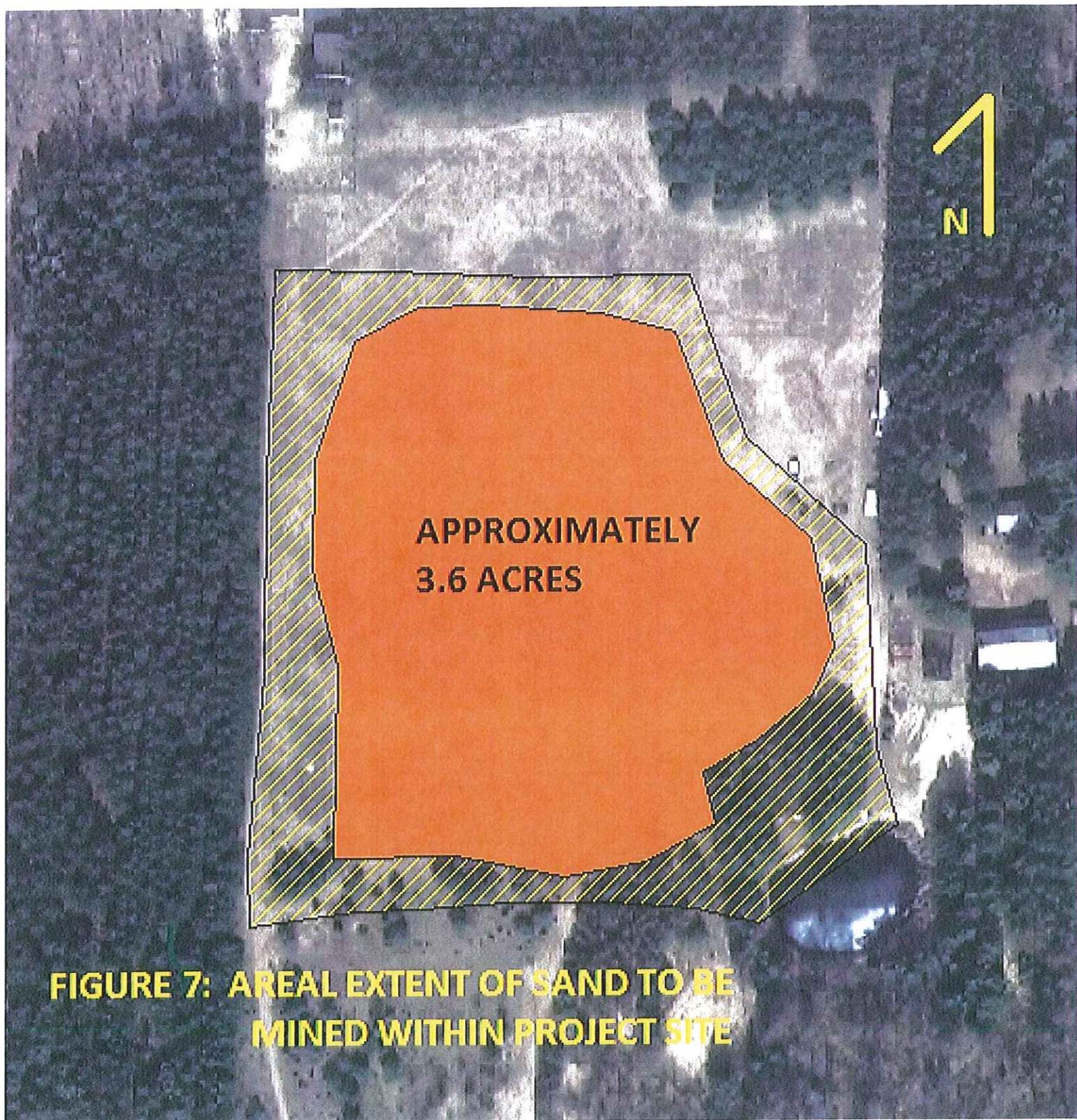


FIGURE 7: AREAL EXTENT OF SAND TO BE MINED WITHIN PROJECT SITE



KEY
WETLAND BOUNDARY 
PROJECT BOUNDARY 
STEEL POSTS 
NOTE: BENCHMARK

FIGURE 8: PROJECT BOUNDARY STAKE LOCATIONS (GREEN POSTS WITH YELLOW TOPS)



TOP SLOPE ELEVATION MAX 105.44

MINIMUM 3:1 SLOPES WITH 4" MINIMUM OF TOPSOIL, SEEDED AND MULCHED. SLOPE EXTENDING 6 FEET BELOW ATTAINED WATER LEVEL

WATER ELEVATION
95.56

FIGURE 9: PLAN VIEW OF RECLAIMED SITE SHOWING SLOPE ANGLES AND WATER AREA OF POND

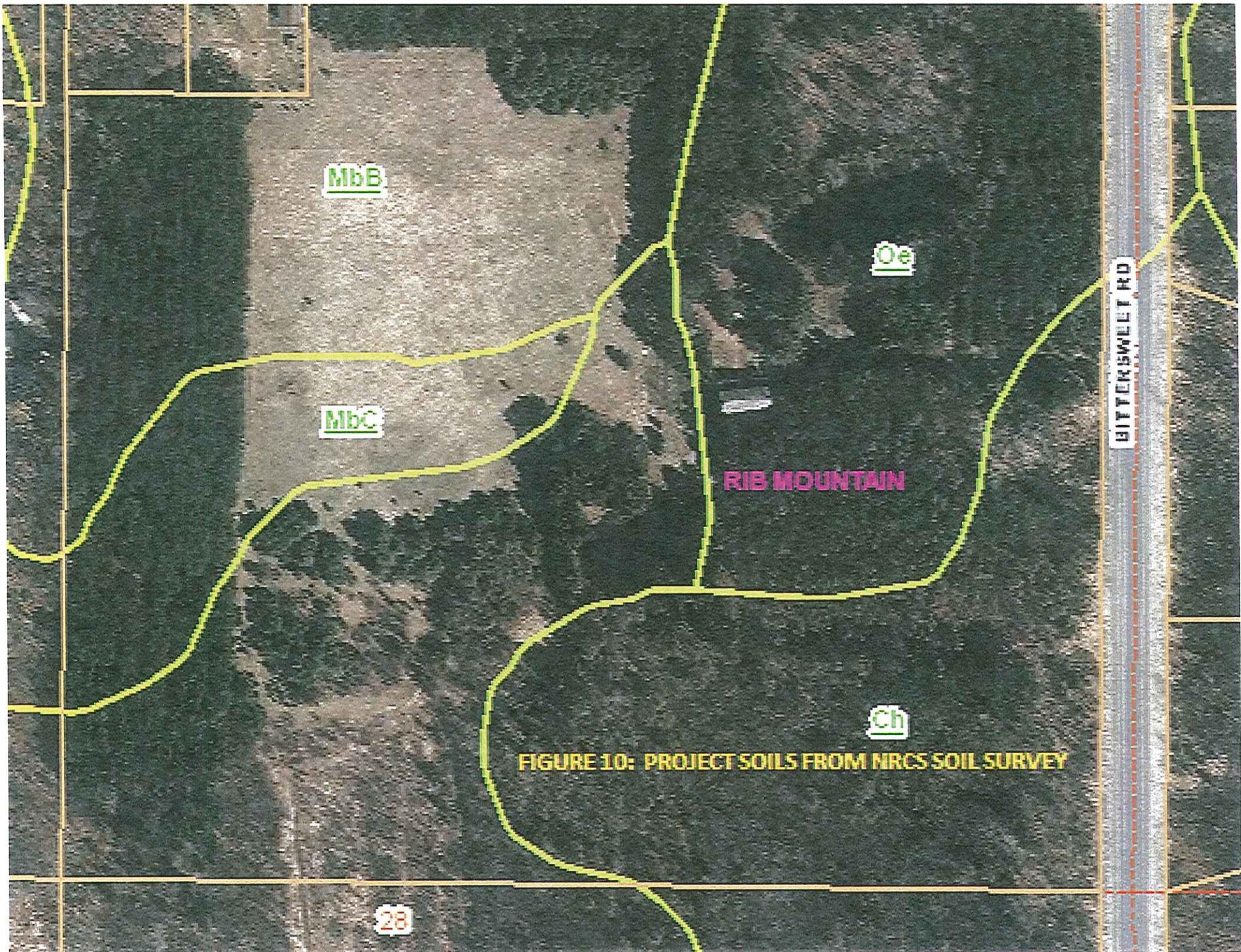


FIGURE 10: PROJECT SOILS FROM NRCS SOIL SURVEY

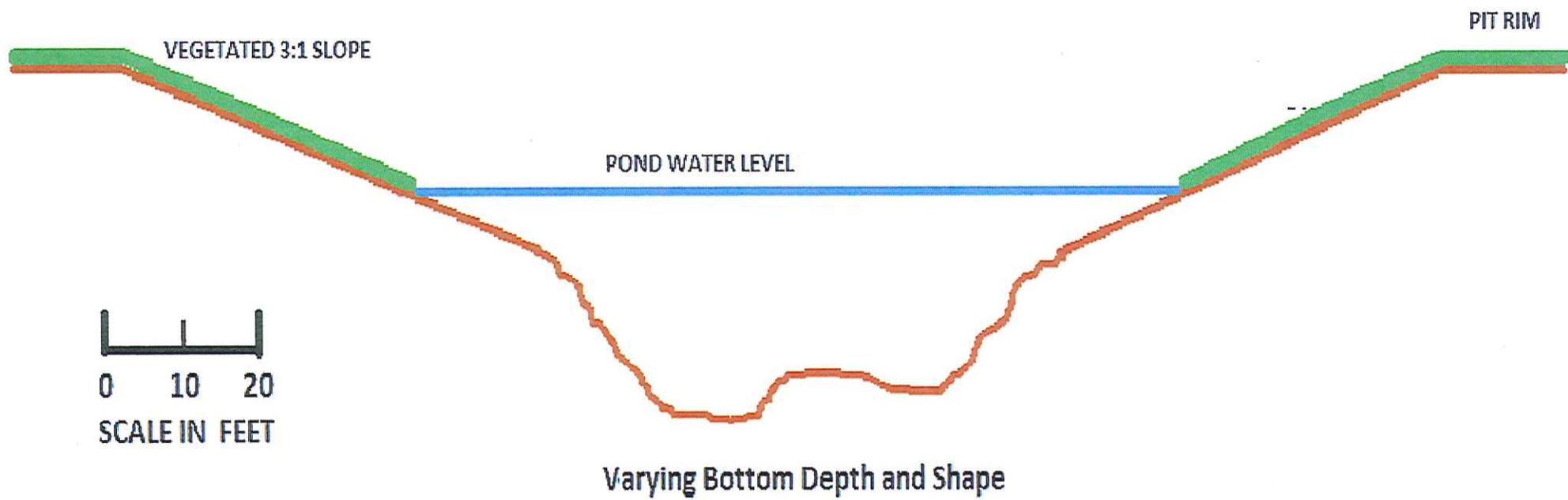


FIGURE 11: TYPICAL POND CROSS-SECTION

ATTACHMENT 1

JANSSEN SAND PIT AND POND PROJECT SEEDING PLAN

TOP SOIL BERMS:

Berms will be shaped with a minimum 4 foot high top elevation in relation to natural ground elevations. Top width will be a minimum of 6 Feet with slope of 3:1 or greater. Soils will be seeded with the following mix to establish cover and soil stabilization:

Perennial Ryegrass – Turf type
Seeding rate 5-7#/1000 Sq Ft which would be 215# - 300#/Ac

SLOPES:

Slopes will be a minimum of 3:1 and be covered with a minimum of 4 inches of topsoil. During sequencial reclamation, each area will be seeded, cultipacked, and mulched to ensure establishment of permanent vegetative cover. the following seed mix will be used:

Dike Slope Mix – This is the mix that the State of Wisconsin George W. Mead Wildlife Area has been using for years, with a seeding rate of 50#/Ac.

26% Tall Fescue
22% Timothy
13% Red Clover
13% Perennial Ryegrass
13% Orchard grass
13% Brome grass

ATTACHMENT 2

JANSSEN SAND PIT AND POND PROJECT
RECLAMATION COSTS

RECLAMATION COSTS HAVE BEEN CALCULATED UPON THE TOTAL SITE ACREAGE OF 5.45 ACRES AND ENSURING THAT ALL SLOPES, HAUL ROADS, TOP SOIL STORAGE AREAS, AND SAND STOCKPILING AREAS ARE LANDSCAPED, STABILIZED AND/OR SEEDED.

THE FOLLOWING COST OUTLINE IS BASED ON THE ABOVE APPROACH AND AT A PER ACRE BASIS:

MACHINE AND OPEERATOR TIME	19HR/\$130/HR	\$ 2,470.00
SEEDING AND MULCHING		\$ 530.00
ESTIMATED PER ACRE COST		\$ 3,000.00
TOTAL RECLAMATION COST FOR 5.45 ACRES		\$16,350.00

APPENDIX

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-2003
WARRANTY DEED

Document Name



DOC# 1722044

THIS DEED made between Christopher R. Szydowski and Julie H. Szydowski, husband and wife as survivorship marital property ("Grantor," whether one or more) and Charles E. Janssen and Patrice L. Janssen, husband and wife, as survivorship marital property ("Grantee," whether one or more),

Grantor, for valuable consideration conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Marathon County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Michael J. Sydow

Dean J. Straty

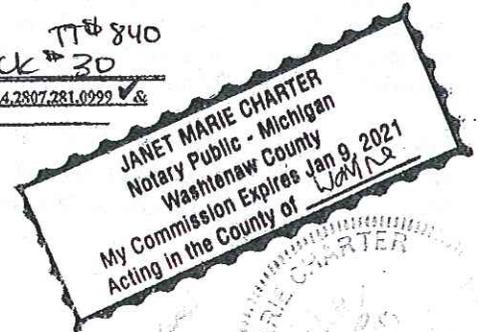
RETURN TO

Charles E. Janssen and Patrice L. Janssen
7408 & 7808 Bittersweet Road
Wausau, WI 54401

TRANSFER
\$ 840.00
FEE

161064 - cut Pdck TT# 840
Tax Parcel No: 37.068.4.2807.281.0999 &
37.068.4.2807.214.0284

SEE ATTACHED



This IS NOT homestead property.
(is)(is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 9 day of September, 2016.

Christopher R. Szydowski (SEAL)

*Christopher R. Szydowski

Julie H. Szydowski (SEAL)

*Julie H. Szydowski

AUTHENTICATION

Signature(s)

authenticated this _____ day of _____, 20__

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Paul E. Duerst

Attorney at Law

*Type name below signature.

ACKNOWLEDGMENT

STATE OF Michigan
WISCONSIN
Washtenaw County } ss.

Personally came before me this 9th day of Sept, 2016 the above named Christopher R. Szydowski and Julie H. Szydowski, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Janet Marie Charter
Notary Public State of Wisconsin, Michigan
My Commission (is permanent) (expires: 1/9/2021)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM, ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.



State of Wisconsin / DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

101 S. Webster St.
Box 7921
Madison, WI 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

July 26, 2017

Charles Janssen
5206 Lakeshore Dr
Wausau, WI 54401

SUBJECT: Endangered Resources Review (ERR Log # 17-494)
Proposed Charles Janssen Sand Pit and Pond, Marathon County, WI (T28N R07E S21)

Dear Charles Janssen,

The Bureau of Natural Heritage Conservation has reviewed the proposed project described in the Endangered Resources (ER) Review Request received July 20, 2017. The complete ER Review for this proposed project is attached and follow-up actions are summarized below:

Required Actions: 0 species

Recommended Actions: 1 species

No Follow-Up Actions: 4 species

Additional Recommendations Specified: Yes

This ER Review may contain Natural Heritage Inventory data (<http://dnr.wi.gov/topic/NHI>), including specific locations of endangered resources, which are considered sensitive and are not subject to Wisconsin's Open Records Law. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project. **Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents.**

The attached ER Review is for informational purposes and only addresses endangered resources issues. **This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.**

Please contact me at 608-264-8968 or via email at anna.rossler@wi.gov if you have any questions about this ER Review.

Sincerely,

Anna Rossler
Endangered Resources Review Program

cc: Keith Patrick, Melissa Yarrington

• Blanding's Turtle (*Emydoidea blandingii*) - Turtle~

State Status: SC/P Federal Status: SOC

Impact Type	Impact possible
Recommended Measures	Time of year restriction, Other
Description of Recommended Measures	<p>According to the project description, the wetland in the south of the project site will not be disturbed. However, suitable nesting habitat may be present throughout the rest of the site. Since suitable habitat for the Blanding's Turtle may be present within the project site, the following measures can voluntarily be implemented to avoid impacts. Otherwise if a turtle is found, please carefully move it to suitable habitat outside the project area.</p> <p>Upland nesting habitat – Avoid work in suitable upland nesting habitat (sandy and/or well-drained soils) within 275 m (900 ft) of a wetland or water body during the Blanding's turtle's nesting period (May 20 – October 15). The installation and maintenance of exclusion fencing using the WDNR Amphibian and Reptile Exclusion Fencing Protocol is an avoidance option that can be used during this period as long as the exclusion fencing is installed between October 16 and May 19. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained.</p>

Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

Additional Recommendations

The project site is located near wetlands and we strongly recommend implementing erosion and runoff prevention measures during the course of the project.

Please note that erosion control netting (also known as erosion control blankets, erosion mats or erosion mesh netting) used to prevent erosion during the establishment of vegetation can have detrimental effects on local snake and other wildlife populations. Plastic netting without independent movement of strands can easily entrap snakes moving through the area, leading to dehydration, desiccation, and eventually mortality. Netting that contains biodegradable thread with the "leno" or "gauze" weave (contains strands that are able to move independently) appears to have the least impact on snakes and should be used in areas adjacent to or near any waterbody.

If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

No actions are required or recommended for the following endangered resources:

• Northern Sedge Meadow - Community~

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	No northern sedge meadow occurs at the project site. No northern sedge meadow should be disturbed and no impacts are anticipated.

• Stream--Fast, Soft, Cold - Community~

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary

proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be adverse impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance.

Section E. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document *Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Wisconsin DNR Staff*.

How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- **Federally-protected species** include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include federal funding (see Federal Endangered Species Act of 1973 as amended).
- **Animals** (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- **Plants** listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- **Special Concern** species, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes may require or strongly encourage protection of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.
- **State Natural Areas (SNAs)** are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

Please remember the following:

1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project.

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: August 17, 2017

SUBJECT: General Development Plan (GDP) and Precise Implementation Plan (PIP) for Nonmetallic Mine

APPLICANT: Keith Krejci, owner

PROPERTY ADDRESS: No Address

LEGAL DESCRIPTION: Part of the SW ¼ of the SW ¼, Lot 3 & 4, CSM Volume 83, Page 43 (#17386), Document #1713140, Section 17, T28N, R7E.

REQUEST: Rezoning of property from Estate Residential-1 (ER-1) to Unified Development District to allow for an ‘Extraction’ use (nonmetallic mine).

CURRENT ZONING: Estate Residential - 1 (ER -1)

PROPOSED ZONING: Unified Development District (UDD)

FUTURE LAND USE DESIGNATION: Cropland and Forest Land

ADJACENT ZONING: RR (North, East), ER-1 (West), RA-1 (South)

NARRATIVE:

Keith Krejci requests GDP and PIP approval for the property at the northeast corner of South Mountain and Red Bud Roads. The applicant requests a rezoning from ER-1 to UDD to allow for an ‘Extraction Use’ to sell granite mined from the property. The extracted area would then be reclaimed into a pond.

The applicant calls for a total disturbed area of 4.7 acres with an eventual 2.5-acres pond. An estimated 50,000 cubic yards of granite are anticipated to be removed over a five-year timeline beginning later this fall (2017). Proposed work hours are 7:00 AM – 7:00 PM, Monday through Friday and occasional Saturday hours of 7:00 AM to 12:00 PM.

EXTRACTION USE STANDARDS:

Description: Extraction uses include any land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.

1. Conditional Use Regulations {RA-1-35ac, RA-2-35ac}: (Am. #09-05)

- a. Shall receive approval from Marathon County prior to action by the Town of Rib Mountain, and shall comply with all County, State and Federal regulations.

This provision of the Town’s Zoning Ordinance needs to be revisited as Marathon County does not approve nonmetallic mine reclamation plans without prior Town zoning approval. The public hearing for this item was coordinated jointly with the County as they are also required to hold a hearing on the reclamation plan.

- b. Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property.

Per RMMC Section 17-VIII, a 1.00 bufferyard typically requires a six (6) foot solid fence, a 40-foot setback from the property line and 636 landscape points. The proposal calls for berms on the north and northeast portions of the pond and to retain all trees along the property's border with South Mountain Road. Outside of revegetation of disturbed areas, no additional landscaping is proposed.

c. All buildings, structures, and activity areas shall be located a minimum of 300 feet from all lot lines.

The proposal does not call for any buildings associated with the extraction use. The only structure proposed for the property at this time is a single-family residence. If the property is successfully rezoned, any future buildings would necessitate a public hearing and a formal amendment to the PIP. The pit/pond edge is within the typical 300-foot setback area on both the west and south property lines.

d. Required site plans shall include detailed site restoration plans, which shall include at minimum, detailed grading and revegetation plans, and a detailed written statement indicating the timetable for such restoration. A surety bond, in an amount equivalent to 110% of the costs determined to be associated with said restoration (as determined by a third party selected by the Town), shall be filed with the Town by the Petitioner (subject to approval by the Zoning Administrator), and shall be held by the Town for the purpose of ensuring that the site is restored to its proposed condition. (The requirement for said surety is waived for waste disposal facilities owned by public agencies.)

A complete restoration plan is attached. Per statute, restoration plan approval authority lies with Marathon County. Again, the Town and County are holding a joint public hearing on this item with the County's hearing specifically focusing on the restoration plan. The applicant is required to file a bond with Marathon County as part of the project. As noted at the pre-application conference, the applicant estimates a five-year project timeline.

2. Parking Regulations: One space per each employee on the largest work shift.

The proposal anticipates one or a couple of backhoes, and end loader, potentially a bulldozer, and trucks as part of the development. The property is 27.8 acres and should not have an issue with employee parking.

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 does not identify issues, goals, or objectives related to quarry activities. The only mention of this form of land use is an inventory of existing facilities.

2. How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town?

The Future Land Use Map identifies this area for forest and cropland. All existing nonmetallic mines within the Town are located in close proximity to the subject property. Further, the subject property abuts only one residential property (west) capable of viewing the activity area.

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?

Typical land use conflicts associated with quarry/nonmetallic mine operations include dust, noise, and truck traffic. Generally speaking, the proposal calls for a small-scale mine (4.7 acres of disturbance), potentially limiting these concerns in comparison to larger operations.

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 proposed use is in the same general area as other nonmetallic mines within the Town. The proposal also calls for a five-year timeline with final restoration resulting in a 2.5-acre pond. The reclaimed state of the property is consistent with the forest and cropland future land use designations.

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 subject property is accessed via County Road N (S Mtn. Rd.), which is built to withstand the vehicle weights associated with the proposed use. The residence will be served by a private well and onsite wastewater treatment system.

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?

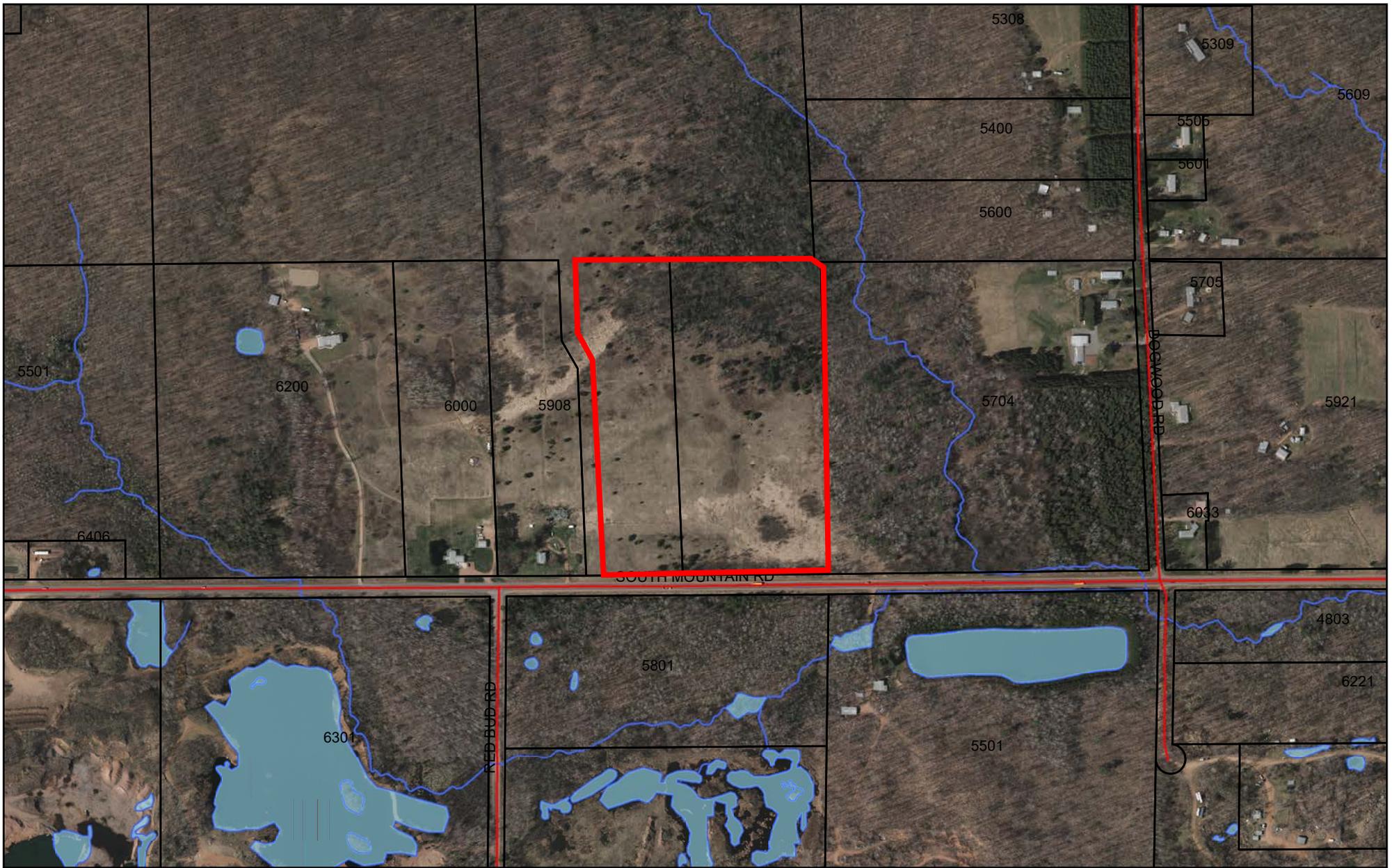
The primary public benefit of the proposal is the reclaimed pond and single-family residence. The nonmetallic mine is significantly smaller than any existing mines within the Town and the low density of residential development is consistent with the surrounding properties.

POTENTIAL ITEMS OF CONSIDERATION:

- Hours of operation
 - Ensure the proposed 7:00 AM – 7:00 PM is adequate. This is consistent with the Town’s noise ordinance.
- Bufferyard
 - Any concerns with adjacent property to the west
 - Any additional landscaping/buffer necessary?

POSSIBLE ACTION:

1. Recommend approval of the GDP/PIP, as submitted
2. Recommend approval of the GDP/PIP, with conditions or modifications
3. Recommend denial of the GDP/PIP



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

Prepared by:

 www.mi-tech.us

 Parcel Outline
 Parcel Address
 Building Outline
 Road Centerline
 Water Feature

0 250 500
 Feet

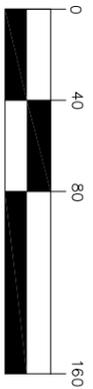
N

DISCLAIMER: The information and depictions contained herein are for informational purposes only; Mi-Tech specifically disclaims accuracy in this reproduction and advises that if specific and precise accuracy is required that certified maps, surveys, plats, or other official means be obtained. 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.

Map Printed: 7/20/2017



GRAPHIC SCALE

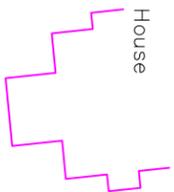


1 inch = 80 ft.

Map of Proposed Krejci Pond

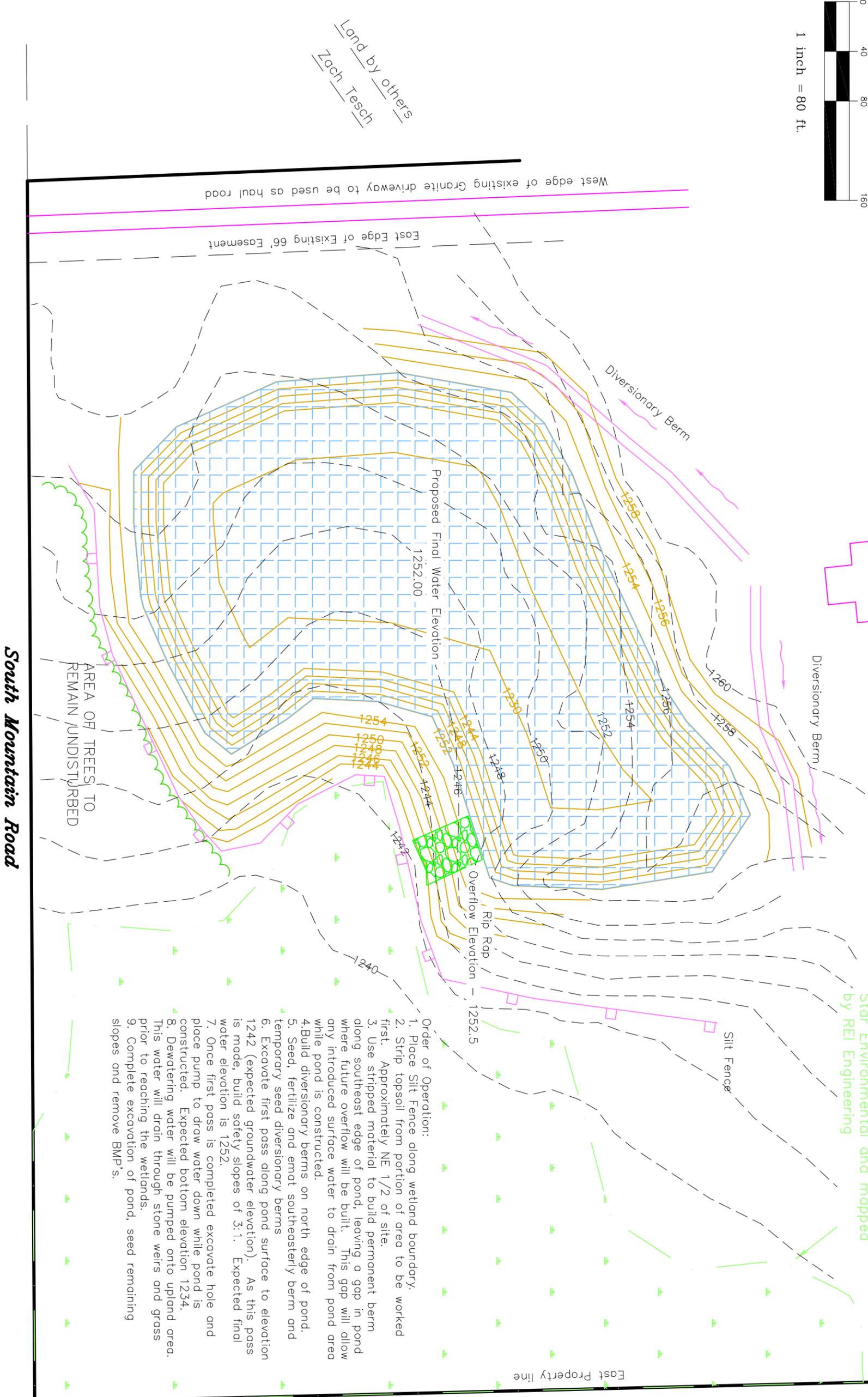
BEING PART OF LOTS 3 AND 4, VOLUME 83 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

Proposed House



Proposed House

Wetland line as delineated and mapped by Star Environmental and mapped by REI Engineering



Land by others
Zach Tesch

South Mountain Road

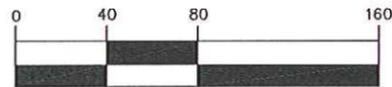
- Order of Operation:
1. Place Silt Fence along wetland boundary.
 2. Strip topsoil from portion of area to be worked first. Approximately NE 1/2 of site.
 3. Use stripped material to build permanent berm along southeast edge of pond, leaving a gap in pond where future overflow will be built. This gap will allow any introduced surface water to drain from pond area while pond is constructed.
 4. Build diversionary berms on north edge of pond.
 5. Seed, fertilize and emit southeasterly berm and temporary seed diversionary berms
 6. Excavate first pass along pond surface to elevation 1242 (expected groundwater elevation). As this pass is made, build safety slopes of 3:1. Expected final water elevation is 1252.
 7. Once first pass is completed excavate hole and place pump to draw water down while pond is constructed. Expected bottom elevation 1234.
 8. Dewatering water will be pumped onto upland area. This water will drain through stone weirs and grass prior to reaching the wetlands.
 9. Complete excavation of pond, seed remaining slopes and remove BMP's.

Map of Proposed Krejci Pond

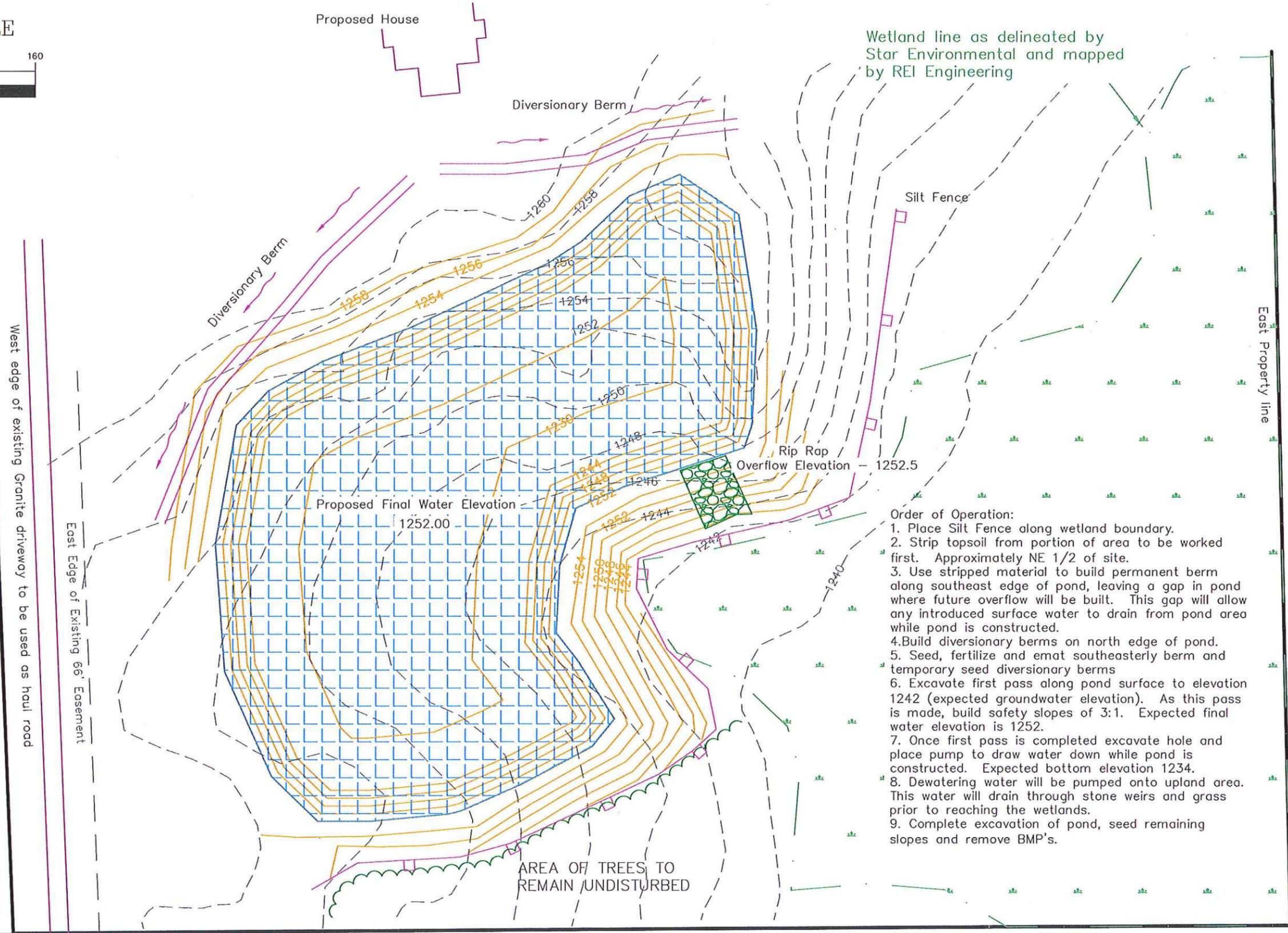
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GRAPHIC SCALE



1 inch = 80 ft.



Wetland line as delineated by Star Environmental and mapped by REI Engineering

Silt Fence

Rip Rap Overflow Elevation - 1252.5

Proposed Final Water Elevation 1252.00

AREA OF TREES TO REMAIN UNDISTURBED

Order of Operation:

1. Place Silt Fence along wetland boundary.
2. Strip topsoil from portion of area to be worked first. Approximately NE 1/2 of site.
3. Use stripped material to build permanent berm along southeast edge of pond, leaving a gap in pond where future overflow will be built. This gap will allow any introduced surface water to drain from pond area while pond is constructed.
4. Build diversiory berms on north edge of pond.
5. Seed, fertilize and ermat southeasterly berm and temporary seed diversiory berms
6. Excavate first pass along pond surface to elevation 1242 (expected groundwater elevation). As this pass is made, build safety slopes of 3:1. Expected final water elevation is 1252.
7. Once first pass is completed excavate hole and place pump to draw water down while pond is constructed. Expected bottom elevation 1234.
8. Dewatering water will be pumped onto upland area. This water will drain through stone weirs and grass prior to reaching the wetlands.
9. Complete excavation of pond, seed remaining slopes and remove BMP's.

Land by others
Zach Tesch

West edge of existing Granite driveway to be used as haul road

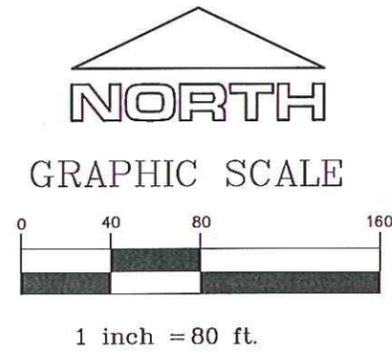
East Edge of Existing 66' Easement

East Property line

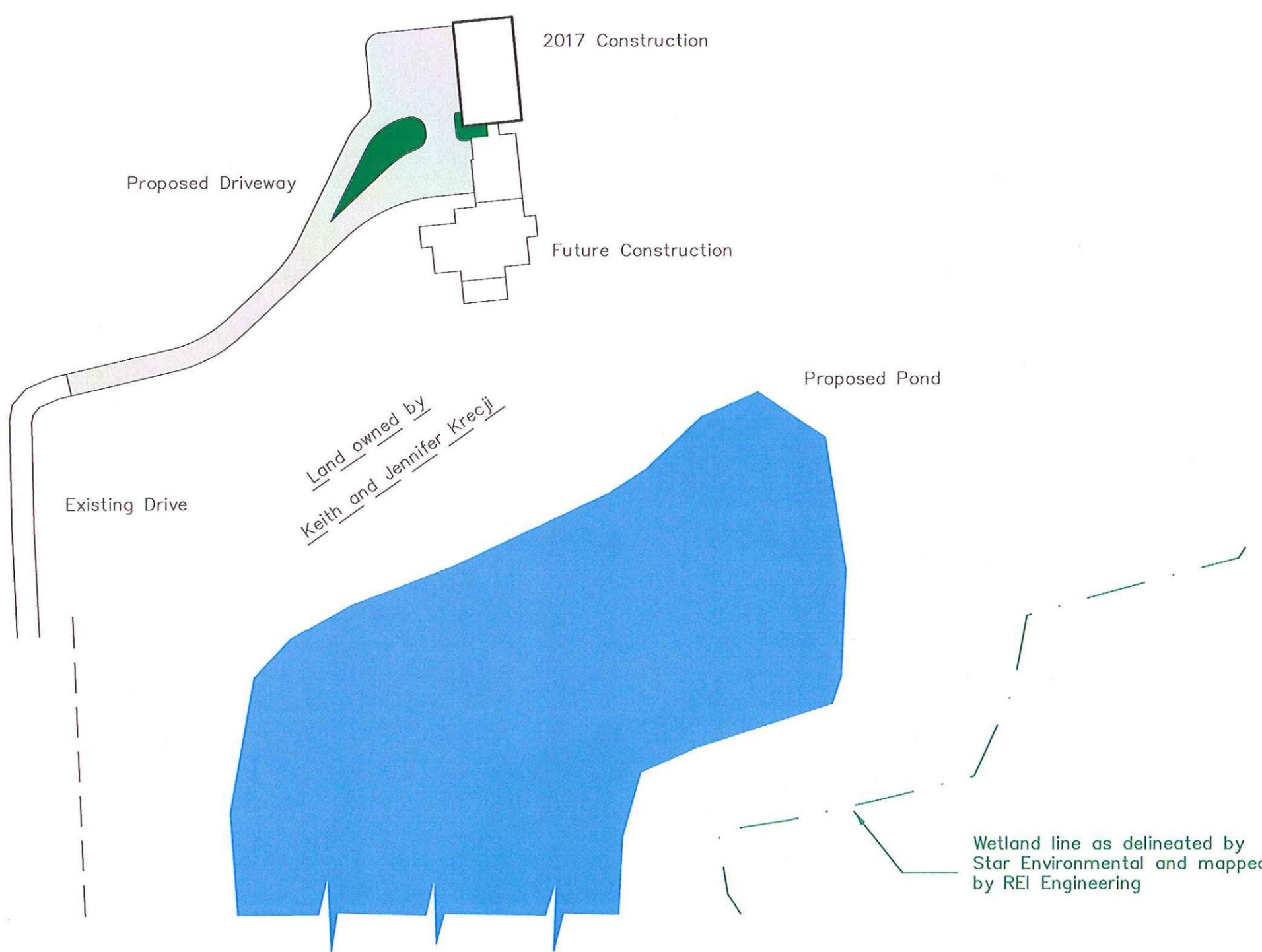
South Mountain Road

Map of Proposed Krejci House Layout

BEING PART OF LOT 3, VOLUME 83 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

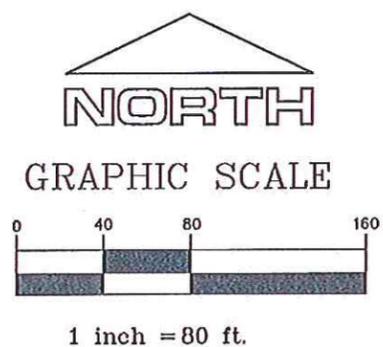


Land by others
Zach Tesch



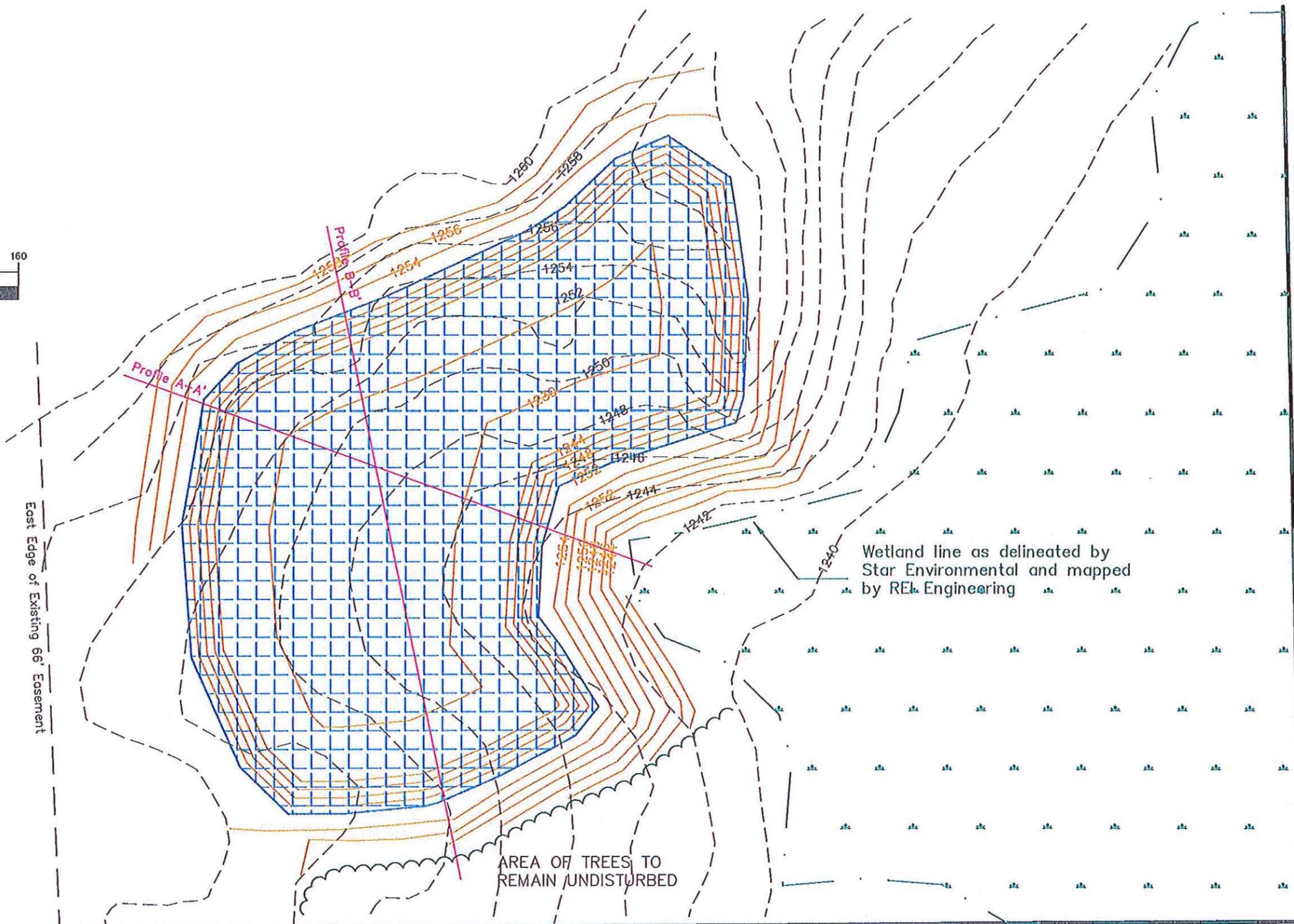
Map of Proposed Krejci Pond

BEING PART OF LOT 3, VOLUME 83 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN



Land by others
Zach Tesch

East Edge of Existing 66' Easement



Wetland line as delineated by
Star Environmental and mapped
by RE Engineering

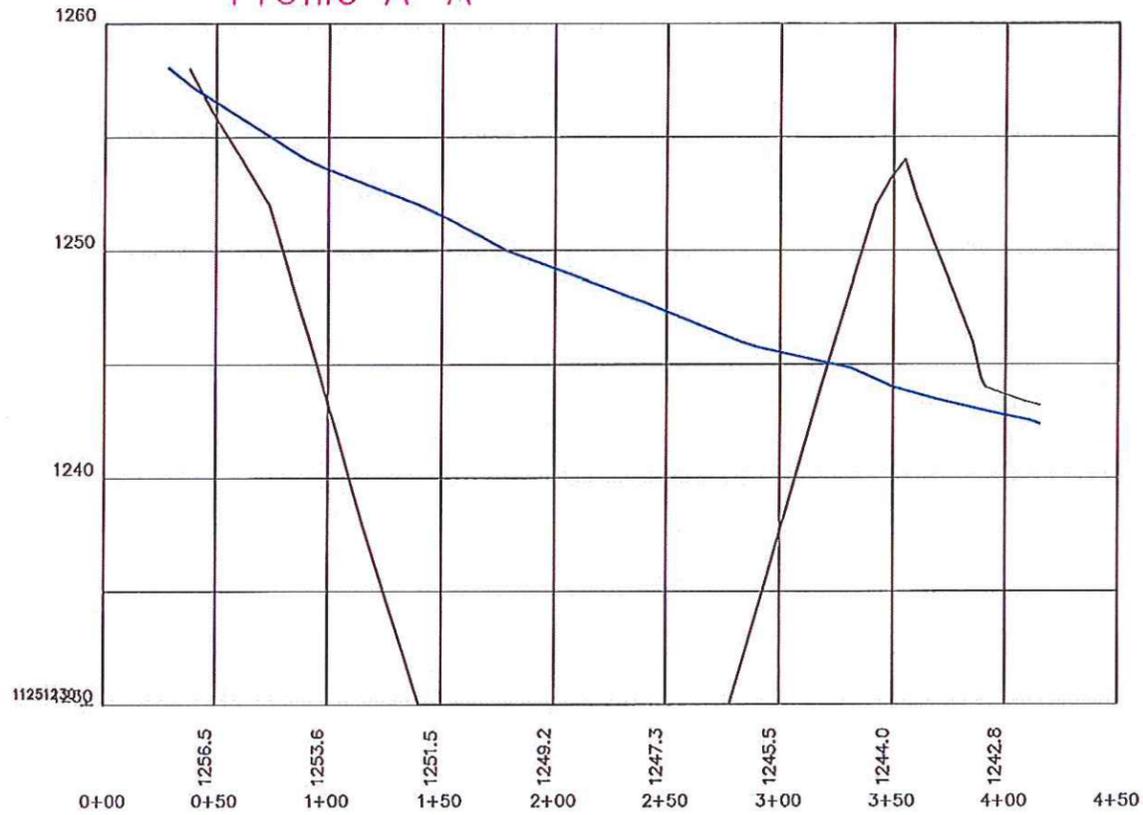
AREA OF TREES TO
REMAIN UNDISTURBED

South Mountain Road

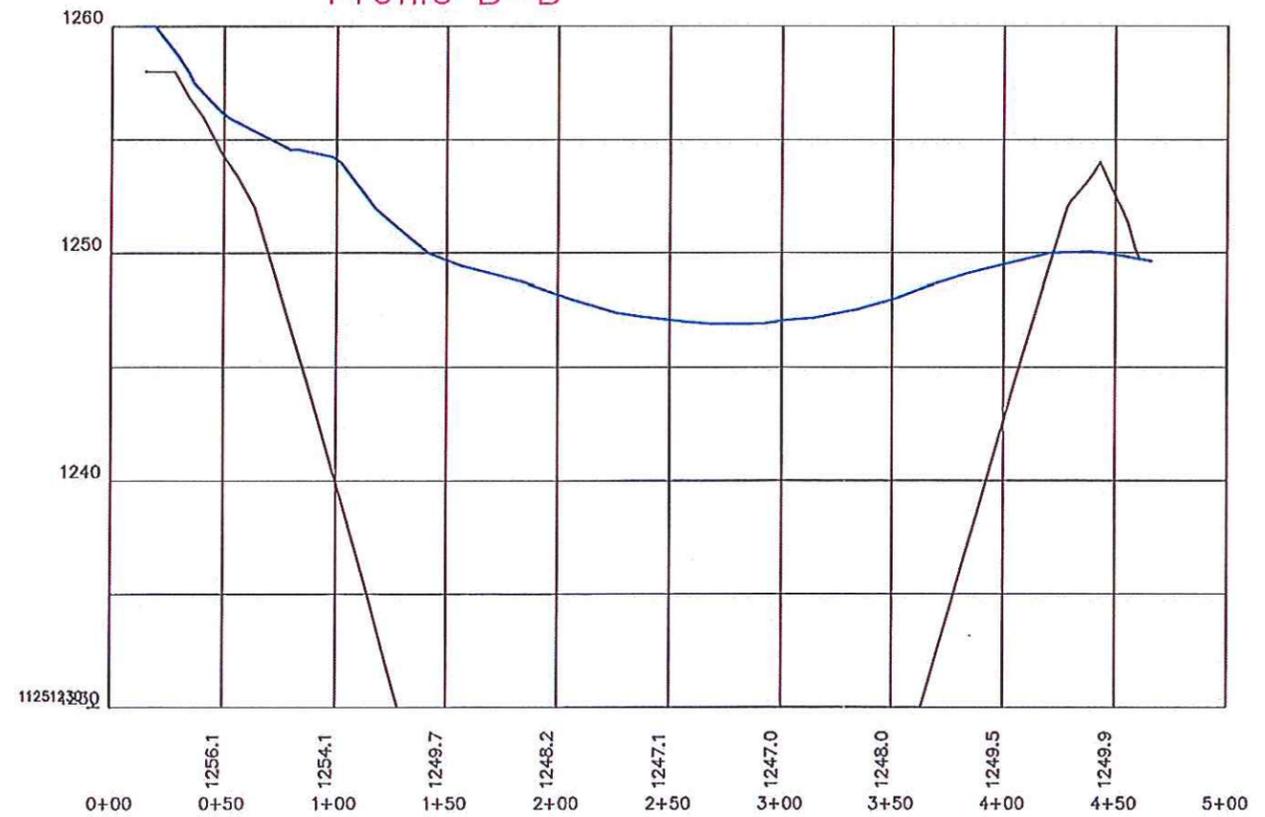
Map of Proposed Krejci Pond

BEING PART OF LOT 3, VOLUME 83 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

Profile A-A'



Profile B-B'



Keith and Jennifer Krecji
Non-metallic Mining Application
Lots 3 and 4 Vol 83 CSM, Page 43
Parcel No. 34.172807.011.004.00.00



Parcel ID #(s): 068-2807-173-0986

Permit #: _____
 (DEPARTMENT USE ONLY)

APPLICATION FOR A NONMETALLIC MINING RECLAMATION PERMIT

1. Keith Krejci
 (Name of Applicant)
R11301 Sportsman Lane
 (Street Address)
Schofield, WI 54476
 (City, State, Zip)
715-573-2652
 (Telephone Number)

2. Same
 (Name of Owner)

 (Street Address)

 (City, State, Zip)

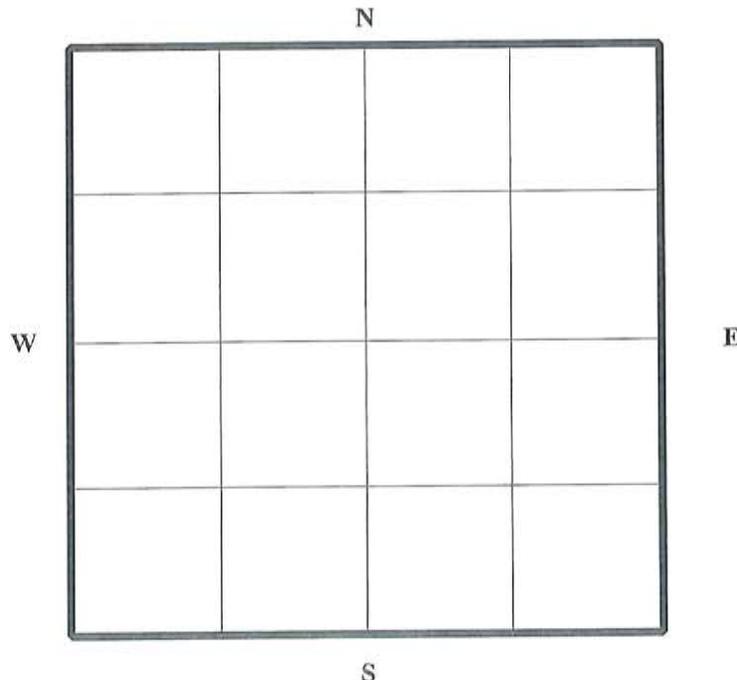
 (Telephone Number)

3.

Legal description of the site: Lots 3 and 4, Volume 83 CSM, Page 43 now combined via combination Affidavit in Doc No. 1732874

4. Total area to be affected by this project. Include areas for stockpiling, processing, conservation practices, and any roads to be reclaimed:
4.7 Acres sq. ft. / acres (circle one)

5. General Location Map - (Draw the location of the site on the Section Map below. Include roads and any other pertinent information).



6. Description of the **type of material(s) extracted** the areal extent and depth of the geologic deposit, the methods of extraction and processing methods to be used in the permit area.
Rotten Granite. A test hole indicated only a foot of over-burden before reaching the material.

7. **Water Quality**

Ground Water: Observed or estimated (circle one) elevation of groundwater: 1244 Observed.

Reference depth to a **permanent on-site reference point (benchmark)**. Provide a narrative describing the how reclamation of the site will insure that the reclaimed site does not cause any of the following: A permanent lowering of the water table that would result in an adverse impact on surface waters. A significant reduction in the groundwater reasonably available to future users of groundwater. A change in groundwater quality that exceeds the standards of NR140 at the point of standards application.

Top of Well - 1272.76. No adverse affects on water quality is anticipated.

Surface Water

Describe how reclamation will be completed in a manner that assures compliance with DNR water quality standards for surface waters and wetlands as outlined in NR 102 to NR 105.

The pond will be groundwater fed. Most surface water will be diverted around pond.

The only surface water to the pond will be directed from the north. When pumping

occurs, water will be pumped to an upland area and then through a stone weir before reaching the wetlands.

8. Information available to the operator on the **biological resources, plant communities, and wildlife** use at and adjacent to the site.

The area to be mined, is an open field. East is a wetland area previously delineated by Star Environmental. North is woods. Common types of animals inhabiting this area would be deer, rabbits, fox and coyotes as well as othe common species.

9. **Estimated timetable** for beginning and ending of operations on the site including any phases or stages:

Commence activites late 2017 for 5 years. Excavation would be sporadic based on demand. This will be completed in one stage from east to west, reclaiming as the excavation is completed.

10. Describe the **methods of salvaging and storing topsoil** and other overburden that will be used in reclamation. Include information on conservation practices to protect the material from erosion. If topsoil substitute or off site material is to be used in reclamation, list the source and time table for acquiring it.

The stockpile and other overburden will be utilized to build the east and south side berms. Once the berms are completed, they will be topsoiled, fertilized, seeded and e-matted. Surface water will be diverted around excavation to prevent erosion.

11. Describe proposed **earthwork necessary for site reclamation** including final slope angles, high wall reduction, benching, terracing, and other slope stabilization measures.

Final site reclamation will consist of pond with associated 3:1 or flatter sideslopes to a depth six feet below water surface. The slopes will be topsoiled, seeded, fertilized and/or mulched to water level.

12. Describe how the **long term safety** of the reclaimed mining site will be addressed. Include any site specific measures that will be necessary to address public safety with regard to adjacent land uses.

The above-described pond and side slopes should be adequate to address any safety issues.

13. Describe any **conservation practices** to be used during reclamation. The location of all conservation practices are to be shown on the reclamation plan. Include information on any steps that will be taken before disturbing topsoil on the site to divert runoff from surrounding lands from the mining site and measures that will be taken to prevent runoff from the reclaimed site from adversely impacting surface waters.

silt fence will be placed between the excavation area and an adjacent wetland. The proposed berm will be constructed and stabilized prior to any other excavation. Clear water will be diverted around the excavation.

14. Description of **anticipated topography, water impoundments, artificial lakes, created wetlands** and other site features.

A 2.5 Acre pond will be constructed adjacent to Krecji's new home. The 3:1 or flatter sideslopes will be incorporated into the Krecji's landscaping plan and will be topsoiled and seeded at time of creation.

15. Description of the **proposed post mine land use**.

The pond will be an aesthetic and recreational feature for the Krecji's. They will incorporate the pond into their overall landscaping/living space.

16. Description of plans for **disposition of manmade features** that are not part of the post mine land use after completion of mining.

We are not anticipating any manmade features which it would be necessary to remove.

17. Describe or attach a **copy of a seeding plan** which shall include methods of seed bed preparation, seed mix seeding rates, mulching, netting, and/or other techniques needed to accomplish soil and slope stabilization.

Seeding mix will be a DOT 20 which consists of Kentucky Bluegrass, Hard Fescue, Tall Fescue and Perennial Ryegrass. See attached information for rates and site preparation requirements.

18. Description of the **quantifiable standard** that will be used to determine successful establishment of vegetation on reclaimed areas.

A minimum of 5 - 1 sq meter quadrants will be sampled and evaluated to determine if a 70% growth rate is achieved meeting the required standard.

19. In addition, the following drawings or documents must be attached to this application. All maps must be drawn at a scale of no less than one (1) inch equals two hundred (200) feet:

- A. A copy of the lease or proof of ownership.
- B. Copies of local and state permits or approvals including a statement from the local zoning or planning authority that the proposed post mine land use is consistent with the current zoning or land use plan unless a change to the zoning or the plan is proposed.
- C. An estimate of the cost of site reclamation and the methodology used to calculate the estimate.
- D. Four copies of a map(s) of the site as it presently exists. The map(s) shall include:
 - 1) Property boundaries and the location of all man made features on or within 300 feet of the site and, to the best of the applicant's knowledge, the purpose for which each man made feature and the adjoining land is used.
 - 2) Contours of the affected land at intervals no larger than ten (10) feet.
 - 3) The location and names of all streams, other water features and the existing drainage patterns on or within three hundred (300) feet of the site.
 - 4) Boundaries of previous excavations on the site, and the location and description of boundary stakes for the proposed site. The stakes shall be referenced to a permanent reference point. The area staked shall include all stockpiling and storage areas.
 - 5) The areal extent of the mineral deposits which will be mined on the site.
 - 6) Distribution, thickness and type of topsoil. (A copy the NRCS Soil Survey map of the area can be used to provide this information)
- E. If the site is to be mined in phases or stages, four copies of a plan which shall include the following:
 - 1) A plan view and description of sequential phases of mining including haulage ways, storage areas and processing areas.
 - 2) If necessary, a plan showing temporary erosion control measures to be employed during reclamation.
- F. Four copies of a reclaimed site plan which shall include the following:
 - 1) A plan view showing final slope angles, high wall reduction, benching, terracing, other stabilization measures and water impoundments at contour intervals of no larger than ten (10) feet.
 - 2) Cross-sectional drawings of any water impoundments, high wall reductions, benching or terracing, or other conservation practices.
 - 3) The erosion control measures to be employed during reclamation.

Fee enclosed \$ _____

See Section 21.12 of the Nonmetallic Mining Reclamation Code for the current fee schedule or contact the Conservation, Planning, and Zoning Department

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are **true and accurate**.

I certify that the areas identified within the permit that are impacted by mining activities will be **reclaimed as specified in the approved permit** for the site.

I understand that submitting this application **authorizes the department administrator or his/her designee to enter onto the property** for the purposes outlined in the Nonmetallic Mining Reclamation Ordinance.

Applicant's signature

Date

Land Owner Certification if land owner is different than applicant:

I certify that I concur with the reclamation plan authorized by this permit and will allow it to be implemented.



Land Owner's Signature

7-28-17

Date

Pursuant to §21.10(3)(j) of the Nonmetallic Mining Reclamation Ordinance, the Department may require the submittal of such other information as may be necessary to determine the feasibility of the nonmetallic mining reclamation.

Permit decisions shall be made by the Department no sooner than thirty (30) days nor later than sixty (60) days of receipt of a complete application, unless a public hearing is required under 21.10(6) of the Nonmetallic Mining Reclamation Ordinance, in which case a permit decision shall be made no later than 30 days following the hearing. An accelerated procedure for application review is available by appointment and shall be accompanied with a double fee. Bonds will be set at the time of permit issuance.

Failure of the applicant to notify the Department within five (5) workdays of the receipt of a permit granted by the Department will constitute an acceptance of the permit and all conditions and amendments to the application and plans.

Permit decisions or administration decisions may be appealed pursuant to 21.10(7) of the Nonmetallic Mine Reclamation Code.

RECLAMATION COSTS ESTIMATE <i>Krecji Pond</i>			
Complete each blank or enter N/A			
Activity or Purchase	# of Acres or N/A	Cost/Acre or N/A	Total Cost
Recontouring			
Recontour slope with equipment cost	1	\$1500.00	\$1,500.00
Topsoil and Subsoil			
Place 6" on-site topsoil (Equip & Labor)	1	\$2000.00	\$2,000.00
Purchase of additional topsoil	N/A		
Miscellaneous grading of spoil piles	Lump sum	\$500.00	\$500.00
Preparation and Revegetation			
Equipment cost for seedbed preparation (discing, harrowing & related ground work)	1	\$600.00	\$600.00
Seed, fertilizer and lime purchase	1	\$900.00	\$900.00
Equipment cost for spreading seed, fertilizer and lime	1	\$300.00	\$300.00
Mulch purchase and application	1	\$300.00	\$300.00
Cost of reseeded, if first seeding fails	1	\$2,100.00	\$2,100.00
Cost of temporary erosion control measures	Lump sum	\$1,600.00	\$1,600.00
Total Acres Involved in Reclamation	1		
Total Reclamation Costs			\$8,800.00

(State Bar of Wisconsin Form 1 - 2003)
WARRANTY DEED



DOC # 1732874

Document Number

Document Name

**THIS DEED, made between
Paul L. Nielsen**

("Grantor," whether one or more), and
**Keith A. Krejci and Jennifer G. Krejci, husband and wife, as survivorship
marital property**

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
Marathon County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum): **See Attached Exhibit A**

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and
clear of encumbrances except:
municipal and zoning ordinances and agreements entered under them, recorded easements for
the distribution of utility and municipal services, recorded building and use restrictions and
covenants, present uses of the Property in violation of the foregoing disclosed in the Grantor's
(Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property
between the Grantor and Grantee, if any, and general taxes levied in the year of closing and
will warrant and defend the same.

Dated 3-20-17

(SEAL)
*

(SEAL)
*

AUTHENTICATION
Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Patrick Hugunin / 879155

Knight Barry Title Services LLC



Dean J. Stratz

Recording Area

Name and Return Address

Keith and Jennifer Krejci
R11301 Sportsman Lane
Schufield WI 54476

OK 30.00

See Attached

Parcel Identification Number (PIN)

This _____ is not _____ homestead property.

TRANSFER
\$ 1,029.00
FEE

Paul Nielsen

*Paul L. Nielsen

(SEAL)

(SEAL)
*

ACKNOWLEDGMENT

STATE OF Marathon)
) ss.

Wisconsin COUNTY)

personally came before me on 3-20-17
the above-named Paul L. Nielsen

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Kerri A. Baerwick

*
Kerri A. Baerwick
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 10/25/19)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

Knight Barry Title Services LLC • www.knightbarry.com

EXHIBIT A

Lots 2, 3 and 4 of Certified Survey Map No. 17386 recorded in Volume 83 of Certified Surveys, Page 43, as Document No. 1713140; being a part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 17, Township 28 North, Range 7 East, in the Town of Rib Mountain, Marathon County, Wisconsin.

For informational purposes only

Property Address: Vacant Land, Wausau, WI 54401 ✓

Tax Key No.: 068.2807.173.0989; 068.2807.173.0988; 068.2807.173.0987 ✓

sw/sw

sw/sw



EXPLANATION OF PROPOSED GRANITE EXTRACTION PROCEDURE

Proposed operational plan: This project will be bonded through Marathon County and will be completed as a single phase. The total material proposed to be excavated from this project is about 50,000 cubic yards over a 5 year period. The total timeline for this project could be shrunk to less than 5 years if market demand allows for a quicker extraction. The overburden from the pond area will be placed in a berm southeast of the proposed pond. This berm will act as the southeast bank of the pond as it fills to capacity. Keith and Jennifer Krecji are in the process of finalizing house plans. Their house will be built directly north of the pond. They will receive a permit for and begin construction on a garage/living quarters in 2017 which will ultimately be the northerly attached garage to their future home. A sketch map is provided.

Work hours: Monday thru Friday 7 am – 7 pm with sporadic Saturday hours of 7 am – noon.

Equipment: The most prevalent equipment will be a backhoe or multiple backhoes to excavate the material, an endloader to load trucks and occasionally a bulldozer to shape banks. The shaping and restoration will be completed as the project progresses.

Existing contours: provided on maps attached

Depth of excavation: about 18 feet. A test hole was completed within the pond boundary showing that a person could excavate that deep. There may be rock outcroppings which will limit the depth of the pond in some areas.

Visual screening: All of the trees will remain along the north side of South Mountain Road providing a very good visual barrier to the pond and house.

Drainage plan during operations: Shown with proposed contours on attached maps.

Roadway Access: This property has excellent access directly onto South Mountain Road with an existing granite driveway. South Mountain Road is level in this area and excellent, safe visibility exists for turning movements onto and off of South Mountain Road.

Stages of excavation: This project will be bonded as a single phase.

Estimated timetable for commencement and restoration: Commence fall of 2017 and terminate no later than December 31, 2022

Proposed contours after completion: Shown with proposed contours on attached maps.

General future use: Residential/Recreational

Depth of restored topsoil: 4-6 inches.

Bonding: A performance bond will be filed with Marathon County.

Effect on existing roads: County Road N (South Mountain Road) is a County Road which is suited to carry truck traffic, which it already does. The 50,000 CY of material removed from this site, over a 5 yr period would amount to about 600 trucks of material per year. There will be times when there is a high volume of material leaving the site punctuated with long periods of no activity. This location has very good visibility.

The effect of operation on drainage and water supply: There should be no adverse affects to any surrounding property owners, the environment or the Town with this project.

The practical possibility of restoration: This is a small site in an area of lower percentage slopes. Restoration at this site should be easy and very effective. The landowners will provide final landscaping upon completion of the excavation and will be present to monitor if any erosion would occur.

REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: August 18, 2017

SUBJECT: People’s State Bank Revised Landscape Plan Review

APPLICANT: People’s State Bank, owner

PROPERTY ADDRESS: 2904 Rib Mountain Drive

PARCEL #: 34.102807.002.013.00.00

REQUEST: Approval of a revised landscape plan for People’s State Bank

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, East, & West); UDD (East); SR-3 (West)

FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:

The Plan Commission approved a Site Plan for People’s State Bank at its June 28th, 2017 meeting. Included in this review were parking, lighting and landscaping. Since this approval, People’s State Bank revisited the approved Landscape Plan and are proposing a revised plan with fewer plantings. The primary rationale for revisiting the plans was the original plan mistakenly forgot to include existing mature, climax trees onsite, resulting in a plan indicating more plants than actually required. The revised plan takes the existing trees on the western end of the property into consideration.

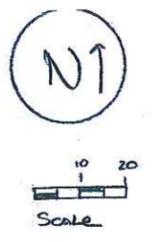
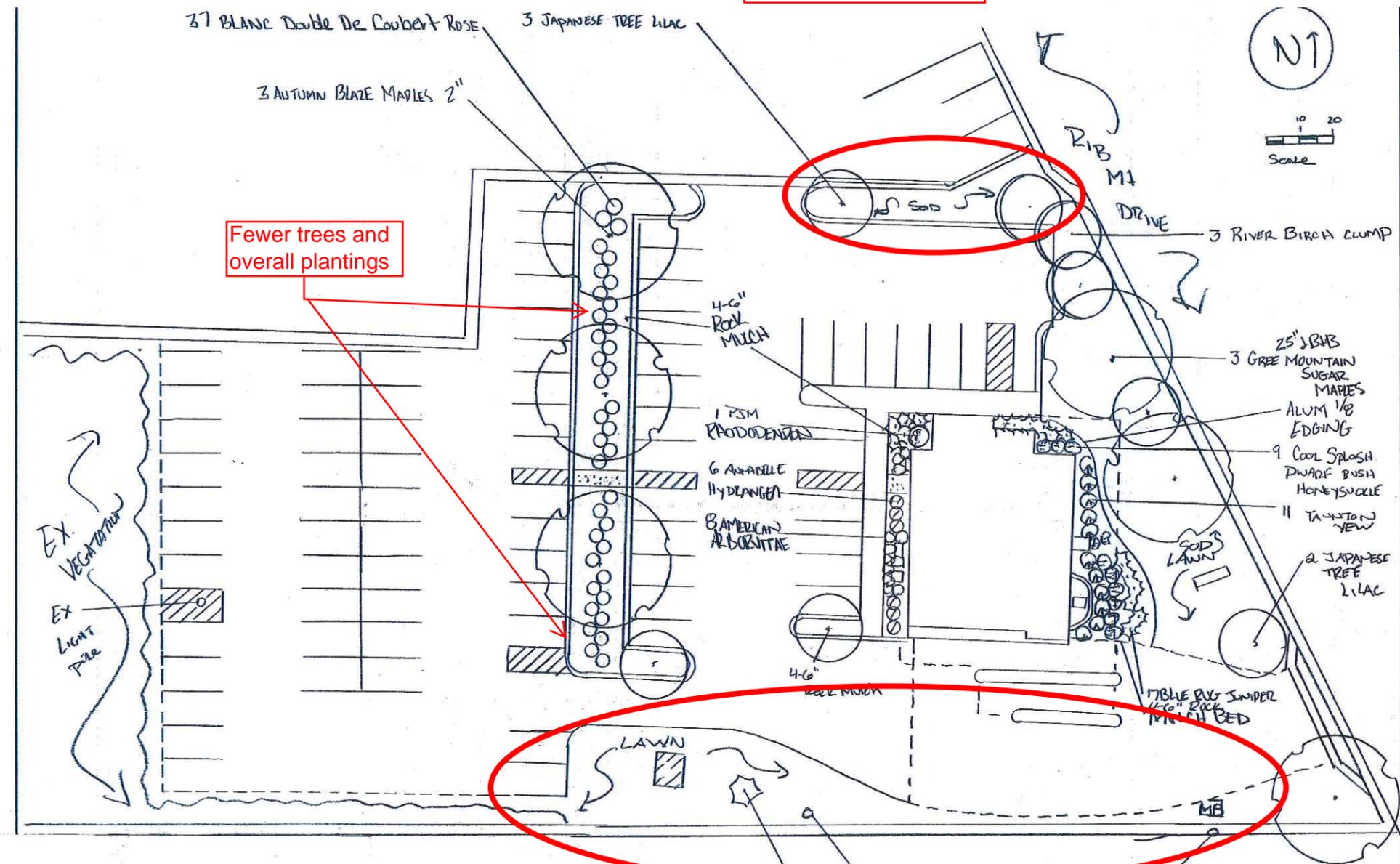
Landscape Plan Approved 6/28/17: The original plan called for 1,340 additional landscape points.

Landscape Plan Legend				
Botanical Name	Common Name	Size at planting	Qty	Point Value
Climax Trees (35 Points)				
Acer Saccharum 'Green Mountain	Sugar Maple	2.5" B&B	3	105
Medium Deciduous Trees (15 Points)				
Betula nigra	River Birch	6' Clump	15	225
Low Deciduous Trees (10 Points)				
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Clump	10	80
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	4'	2	20
Medium Evergreen Trees (20 Points)				
Thuja occidentalis	American Arborvitae	6'	8	160
Tall Deciduous Shrubs (5 Points)				
Syringa patula 'Miss Kim'	Miss Kim Lilac	36" Tall	45	225
Cornus racemosa	Gray Dogwood	36" Tall	25	125
Cornus sericea 'Bailey'	Bailey Red-Twig Dogwood	36" Tall	13	65
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	36"	6	30
Tall-Medium Evergreen Shrubs (5 Points)				
Taxus x media 'Taunton'	Taunton Yew	18" Tall/Wide	11	55
Low Evergreen Shrubs (3 Points)				
Juniperus horizontalis 'Wilton'	Blue Rug Juniper	12" Tall/Wide	36	114
Low Deciduous Shrubs (1 Point)				
Dicentra Lonicera	Dwarf Bush Honeysuckle	18" Tall	126	126
Dicentra scottifolia 'LPDC Podaras'	Cool Splash Dwarf Bush Honeysuckle	18" Tall	9	9
Rhododendron 'PJM'	PJM Rhododendron	18" Tall	1	1
Landscape Totals				1340

Revised Landscape Plan: The revised plan indicates existing climax trees valuing a total of 551 points and 667 new landscape points. The most significant change is near the south property line where the new proposal calls for maintaining the existing sod rather than plantings. The adjacent property to the south is vacant land also owned by the bank. Page **5a-4** represents the revised plan and identifies areas of proposed change.

ACTIONS TO BE TAKEN:

1. Approval of the revised Landscape Plan application for the property addressed 2904 Rib Mountain Drive, as presented.
2. Approval of the revised Landscape Plan application for the property addressed 2904 Rib Mountain Drive, with conditions/modifications.
3. Denial of revised Landscape Plan for the property addressed 2904 Rib Mountain Drive.



DATE: 7
SCALE: 1
DRAWN: E
SHEET: 1

PEOPLES STATE BANK
2904 TRIS MT DR.
WAUSAU WI 54401

LANDSCAPE DESIGN /
CONSTRUCTION
3808 E. SELL STREET
WAUSAU, WISCONSIN 54403
715 842 0619



NOTES: ALL LAWN SOD
1/8" ALUM EDGE
4" COBBLE STONE FOR
ROCK MULCH BEDS WITH TYPAR
3" MULCH RING FOR ALL TREES IN LAWN AREA

Botanical Name	Common Name	Quant.	Size at Planting	Points
Climax Trees (35 Points)				
Acer Saccharum 'Green Mountain'	Sugar Maple	3	2.5" B&B	105
Tall Deciduous Trees (30 Points)				
Acer x Freemanii 'Jeffersred'	Autumn Blaze Maple	3	2"	90
Medium Deciduous Trees (15 Points)				
Betula Nigra	River Birch	3	6' Clump	45
Low Deciduous Trees (10 Points)				
Syringa reticulata 'Ivory silk'	Ivory Silk Japanese Tree Lilac	5	4'	50
Medium Evergreen Trees (10 Points)				
Thuja occidentalis	American Arborvitae	8	6'	120
Tall Deciduous Shrubs (5 Points)				
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	6	36" tall	30
Tall-Medium Evergreen Shrubs (5 Points)				
Taxus x media 'Tauntoni'	Taunton Yew	11	18" tall/wide	55
Low Evergreen Shrub (3 Points)				
Juniperus horizontalis 'wiltonii'	Blue Rug Juniper	17	12" tall/wide	51
Medium Deciduous shrubs (3 Points)				
Rosa rugosa 'Blanc Double De Coubert'	Blanc Double De Coubert Rose	37	24" tall	111
Low Deciduous Shrubs (1 Point)				
Diervilla sessilifolia 'LPDC Podaras'	cool splash Dwarf Bush Honeysuckle	9	18" tall	9
Rhododendron 'PJM'	PJM Rhododendron	1	18" tall	1
Landscape totals				667
existing landscape points from back of lot and south of lot area				551
total landscape points				1218

Foundation Landscape 230LF 2.3x80-184 Points- Provided 211
Lot Development 290 SF 2.9x 20-58 Points-included in existing
Street Frontage Landscaping 210LF 2.1x80-168 Points-provided 170
Paved Area Landscaping 38,000 3.8x160-608-27 Tall shrubs existing-135 points, approx 27+ existing medium and low trees-405 points
with an additional 231Points Provided