TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together
www.townofribmountain.org
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Wausau, Wisconsin 54401
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PLAN COMMISSION

OFFICIAL AGENDA & NOTICE

A meeting of the Town of Rib Mountain Plan Commission will be held on **AUGUST 12, 2020; 6:00 P.M. AT THE TOWN OF RIB MOUNTAIN MUNICIPAL CENTER, 227800 SNOWBIRD AVENUE*.** 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 June 24, 2020 Plan Commission meeting.**

4.) Old Business(s):
   a. **None**

5.) Public Hearing (s):
   a. **Docket #2020-010: Discussion and recommendation on a requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet and preceding the construction of the principal structure at the property located north of the intersection of County Road NN and Spring Creek Drive.**
   b. **Docket #2020-011: Discussion and recommendation on a requested Precise Implementation Plan for retail use at Northeast corner of the intersection of Rib Mountain Drive and Valley Inn Way.**
   c. **Docket #2020-012: Discussion and recommendation on a requested modification of a Precise Implementation Plan for a drive-through restaurant on the east side of the intersection of Lilac Avenue and Valley Inn Way.**
   d. **Docket #2020-013: Discussion and recommendation on a requested Conditional Use Permit for an unclassified use (temporary outdoor assembly/special event) at the southwest corner of the intersection of Trillium Lane and Clover Road.**

6.) New Business(s):
   a. **None**

7.) Correspondence/ Questions/ Town Board Update(s):
   a. **Direct of Community Development Monthly Report**
   b. **Monthly Building Permit Report**

8.) Public Comment

9.) Adjourn

***NOTICE: Attendees may also join the meeting virtually via phone, tablet, or computer by the following:**
https://global.gotomeeting.com/join/409205381 or by dialing +1 (872) 240-3212 with access code *409-205-381*

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 24, 2020

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Tom Steele, Jim Hampton, Steve Plunkett, Ryan Burnett and Mary Kate Riordan. Tonia Westphal was in attendance via GoToMeeting. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Steve Plunkett to approve the minutes of the June 10th, 2020 Plan Commission meeting.

Motion carried 7-0.

OLD BUSINESS: None

PUBLIC HEARING(S):

a. *Docket #2020-07: Discussion and recommendation on a Zoning Map Amendment request rezoning a portion of Lot 32 of Royal View Estates from MR-4 Mixed Residential to SR-2 Suburban Residential for the purpose of modification and addition of parcels, as presented on the draft Certified Survey Map.*

Director of Community Development, Jared Wehner, noted the applicant is requesting the rezoning of a portion of Lot 32 of Royal Ridge Estates from Mixed Residential – 4 (MR-4) to Suburban Residential – 2 (SR-2) to facilitate a lot combination and the creation of Lots 38 and 39 as displayed on the proposed certified survey map.

Jay Wittman asked the applicant what his plans are for the new lots.

Bill Shnowske, applicant, noted he has a party interested in purchasing the farmhouse which would be on Lot 38. Lot 37 of the Certified Survey Map, which would include his personal house, would be cleaned up and beautified and will facilitate the construction of a storage garage. And, the barn on Lot 39 would be razed to create a clean lot for future develop, although there were no imminent plans, he has spoken with commercial developers about uses for the site.

Jim Hampton asked if Lot 37 had any development potential, to which Shnowske noted that without an additional access to County Rd N or creation of a road connection to the west, Lot 37 would have little valve for development.

Steve Plunkett asked for clarification on the lots that would be created, rezoned and combined. Wehner stated Lot 39 would be a newly created lot and will remain MR-4. Lot 38 will be a newly created lot which contains the current farmhouse and would be rezoned to SR-2. Lot 37 is a combination of the remaining

portion of original Lot 32 and current Lot 36, which is Mr. Shnowske's personal home and that lot would be SR-2.

Wittman opened the public hearing at 6:08pm. Receiving no comments from the public, it was closed at 6:08pm.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Zoning Map Amendment request rezoning a portion of Lot 32 of Royal View Estates from MR-4 Mixed Residential to SR-2 Suburban Residential for the purpose of modification and addition of parcels, as presented on the draft Certified Survey Map, as presented.

Motion carried 7-0.

b. *Docket #2020-09: Discussion and recommendation on a requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet at 152111 Goldenrod Road.*

Wehner noted the applicant is proposing a 1500 square foot accessory garage with storage loft. He indicated the plan does not include any interior plumbing or appear to be habitable. Additionally, he noted the building will match the home and have little visual impact on the neighborhood due to its position on the property and change in elevation from the road.

Wittman questioned what the applicant intended to store in the building.

Eric Johnson, applicant, noted the upper level is intended for dry storage and the lower is for a tractor to help plow their driveway and a boat. He also noted they added livable area to the basement of their home, thus creating the need to additional storage.

Sid Sorenson, applicant contractor, asked the Commission if they would be concerned about the addition of a hose bib to facilitate the potential creation of a skating rink on the property.

Hampton stated a hose bib would be ok, however, the Commission's concerns are related to the potential creation of a habitable space.

Sorenson indicated they were only planning to bring water to the building and not a sewer connection.

Wittman asked if the building will be heated. The applicant indicated it would.

Tom Steele stated that while the current occupant of the house does not plan for the garage to be habitable, the Commission needs to apply the proper conditions to any recommendation to ensure future users cannot turn it into a habitable space.

Hampton questioned whether the covered exterior area counts toward the 1500 square foot area. Staff indicated it does count against the 1500 square foot maximum.

Wittman opened the public hearing at 6:18pm. Receiving no comments from the public, it was closed at 6:18pm.

Wittman indicated the increased height of the building does not concern him given the location of the building and the property's topography, but he would like to make sure there are conditions in place to limit the number of plumbing fixtures.

Wehner noted condition two (2) identified in the packet, which limits plumbing fixtures to hose bibs, sinks and toilet, as well as, prohibits shower or shower-like fixtures, should adequately limit the types of fixtures in the garage.

Mary Kate Riordan questioned whether approval of this type of garage facility would set precedent for future requests.

Wehner stated although this request is similar to previous requests and will likely be similar to future requests, all Conditional Use requests are reviewed individually and do not set precedent for other applications.

Ryan Burnett asked if the plumbing fixture condition was consistent with other approvals.

Wehner indicated it was the same condition used in the approval of the Municipal Center garage project.

Motion by Tonia Westphal, second by Ryan Burnett to recommend approval of the requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet at 152111 Goldenrod Road, with the conditions as presented in the Plan Commission packet.

Motion carried 7-0.

NEW BUSINESS:

a. *Discussion and recommendation to staff in regards to proposed zoning text amendment to require bicycle and pedestrian facilities in parking lots for new developments and reconstruction projects.*

Wehner stated a Town Board Supervisor requested staff to review the Off-Street Parking and Traffic Circulation Standards and add a requirement for new development and reconstruction projects to include bike and pedestrian facilities in their parking lots. He directed the Commission to the draft language provided in the packet.

The Commissioners provided the following feedback.

- There is a need to define reconstruction and facilities to better identify when a project is required to make the necessary changes and what types of improvements the business would be responsible for.
- There were safety concerns about creating additional bike and vehicle interactions in an already busy area.
- It was noted that increased bike and pedestrian facilities makes the area more attractive to outside users.
- There were questions whether a business that is not currently served by a sidewalk would be required to provide additional facilities to the roadway.

- (6)(L)(1) was too broad of a statement and should better define what improvements would be required.
- They would like the code to consider shared facilities that serve multiple businesses.
- It was noted these requirements should be considered for all types of development, not just commercial.
- They wanted to make sure the code still encouraged maintenance of the existing parking areas without incurring additional costs.
- They identified a couple key areas like Lilac Ave, Foxglove Rd and Goldenrod Rd as potential locations in need of bike and pedestrian improvements.

Wehner asked the Commissioners to send him an email if they had any additional feedback and noted that he would modify to the code language and bring it back for discussion in late July.

COMPREHENSIVE PLAN UPDATE:

a. *Update on public hearing date for the adoption of the 2020 Comprehensive Plan*

Wehner noted the public hearing date is set for Tuesday, July 21st, and it will be a joint meeting with the Town Board.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kufahl noted the majority of permit activity is decks, fences, sheds and other homeowner type projects. He indicated the only new home permits for 2020 have been from Royal View Estates where he estimates 4-6 additional homes yet this year.

The Commission briefly discussed the requirement for tree planting on new home lots noting that there are no trees in the Royal View subdivision making it seem rather barren.

Burnett asked if there would be conflict of interest if he were to take a position on the Zoning Board of Appeals for the Village of Maine. Wehner noted he would follow up with the Administrator.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Steve Plunkett to adjourn the Plan Commission Meeting.

Motion carried 7-0. Meeting adjourned at 6:57 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, August 12, 2020
ITEM:	Docket #2020-010: Discussion and recommendation on a requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet and preceding the construction of the principal structure at the property located north of the intersection of County Road NN and Spring Creek Drive.
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Mark Thuot, 219641 County Highway Y, Hatley, WI 54440
OWNER:	Mark Thuot, 219641 County Highway Y, Hatley, WI 54440
PROPERTY ADDRESS:	~20-acre parcel north of the intersection of Spring Creek Drive and County Road NN
PIN/PARCEL #:	068-2807-053-0971
ZONING:	SR-2 Suburban Residential
ADJACENT ZONING:	**NORTH:** OR **SOUTH:** SR-2 **EAST:** SR-2 **WEST:** SR-2
FUTURE LAND USE:	Suburban Neighborhood

BACKGROUND

The applicant is proposing a 1,648 square foot accessory garage with a storage loft. There are not any habitable spaces proposed on the application. Electric, private water and private sewer. There will be a toilet and sink in the building, but no shower fixtures. The building will be heated with in-floor hydronic heat. The applicant intends to build the accessory structure prior to the principal structure. The principal structure will be the applicant's primary residence.

PREVIOUS ACTIONS:	None.
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Conditional Use Determination Report, Draft CUP Approval, Zoning Map, Proposed Site Plan, Project Narrative and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION:	Approve option A on the Determination Report.
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 8/18 [Staff]

OFFICE USE – DO NOT PUBLISH IN PAPER

1ST NOTICE DATE: **Wednesday, July 29th, 2020**
2ND NOTICE DATE: **Wednesday, August 5th, 2020**

HEARING DATE: Wednesday, August 12th, 2020

TOWN OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 12th day of August, 2020,** at 6:00 P.M. to hear and consider the request of:

Mark Thuot, owner, request a conditional use approval for construction of private residential garage area in excess of 1,000 square feet of gross floor area in a residential zoning district at the property located north of intersection of County Road NN and Spring Creek Drive; per Rib Mountain Municipal Code Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed.

Fore Rib Mountain, LLC., owner, requests Precise Implementation Plan approval for retail development on the northeast corner of the intersection of Valley Inn Way and Rib Mountain Drive, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Tom Radenz, REI Engineering, Inc, agent of property owner, requests a modification of Precise Implementation Plan approval for retail development on the property east of the intersection of Valley Inn Way and Lilac Avenue, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Paul W. Szmanda, request a conditional use approval for a temporary outdoor assembly/special event at the property southwest of the intersection of Trillium Lane and Clover Road, per Rib Mountain Municipal Code Section 17.056(9)(e) – Unclassified Uses.

DATED this 27th day of July, 2020

Jared Wehner, Director of Community Development

TOWN OF RIB MOUNTAIN
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CONDITIONAL USE PERMIT DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-010	**HEARING DATE:**	August 12, 2020
APPLICANT:	Mark Thuot, 219641 County Highway Y, Hatley, WI 54440		
OWNER:	Mark Thuot, 219641 County Highway Y, Hatley, WI 54440		
LOCATION:	North of the intersection of Spring Creek Drive and County Road NN		
DESCRIPTION:	A detached private residential garage, carport or utility shed in excess of 1,000 square feet and accessory structure built prior to principal structure.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.225 Conditional Use Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING:	**SR-2 Suburban Residential**
DEFINITION: 17.035(2)(E)	his district is intended to permit development which has a moderate density, suburban community character. This district is intended to be the principal district for single-family development within the Town of Rib Mountain not served by both public water and public sanitary sewer. Density and intensity standards for this district are designed to ensure that the Suburban Residential (SR-2) District shall serve as a designation which preserves and protects the suburban residential community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 2 dwelling units per gross acre. Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in an suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the suburban community character is maintained as long as the Suburban Residential (SR-2) District designation is retained, regardless of how much development occurs within that area.
LAND USE:	**Detached Private Residential Garage, Carport or Utility Shed**
DEFINITION SECTION: 17.056(8)(D)	A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of motorized and nonmotorized passenger and recreation vehicles, the storage of recreation equipment, the storage of residential maintenance equipment and the storage of other household items. It shall be located on the same lot as a residential unit or units and the general requirements for all accessory uses as described in Section 17.056(8) shall be met.

REVIEW OF PERFORMANCE STANDARDS

a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use.	***Meets requirements.*** *This is the first accessory structure proposed on this lot.*

b. Construction of garages, carports and utility sheds on parcels equal to or greater than 5 acres when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 2,000 square feet unless for an approved agricultural use.	***Meets requirements.*** *2,000 sq. ft. is maximum for lots over 5 acres. 1,636 sq. ft. is proposed.* ***988 sq. ft. main, 648 sq. ft. upper floor***
1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.	***Meets requirements.*** *10-foot setback is shown.*
c. In all Districts, detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use.	***Meets requirements (with conditional use).*** *The maximum sidewall height is 21 feet, to make the up stairs storage ceiling height walkable. Garage door height is 9.66 feet.*
d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.	***Meets requirements.***

DETERMINATION / FINDING OF FACT

1. How is the proposed conditional use permit (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 proposed structure is intended for residential use, so overall impact on neighboring properties or the neighborhood will be at a minimum.

2. How is the proposed conditional use permit (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 location of the proposed structure is considerable set back from any the street right-of-way, which reduces direct impact on neighboring properties. This lot and the neighboring lot is wooded.

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

   Future Land use shows this area suburban neighborhood, which this use fits as an accessory use.

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

   The proposed structure furthers the intent of the single-family residents, as detached structures are a permitted use, when under 1,000 sq. ft.

5. Is the proposed conditional use permit 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?

There are not any public utility facilities in this area of the Town.

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

   Yes. There are not any negative impacts on the surrounding properties or neighborhood that are identified at this time.

BACKGROUND INFORMATION

The applicant is proposing a 1,648 square foot accessory garage with a storage loft. There are not any habitable spaces proposed on the application. Electric, private water and private sewer. There will be a toilet and sink in the building, but no shower fixtures. The building will be heated with in-floor hydronic heat. The applicant intends to build the accessory structure prior to the principal structure. The principal structure will be the applicant's primary residence.

CURRENT PROPERTY CONDITIONS

The property is 20.241 acres in area, located on the north side of the intersection of Spring Creek Drive and County Road NN and is zoned SR-2 Suburban Residential. The property is currently idle.

STAFF COMMENTS

Although approval of past conditional use permits does not set precedent, the applicant's request is consistent with past requests and discussions. The building will match the home and should have little visual impact on the adjacent neighbors and vehicular traffic on County Road NN.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends the Board of Supervisors approves the application for a conditional use allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, at location stated above, with the following conditions:

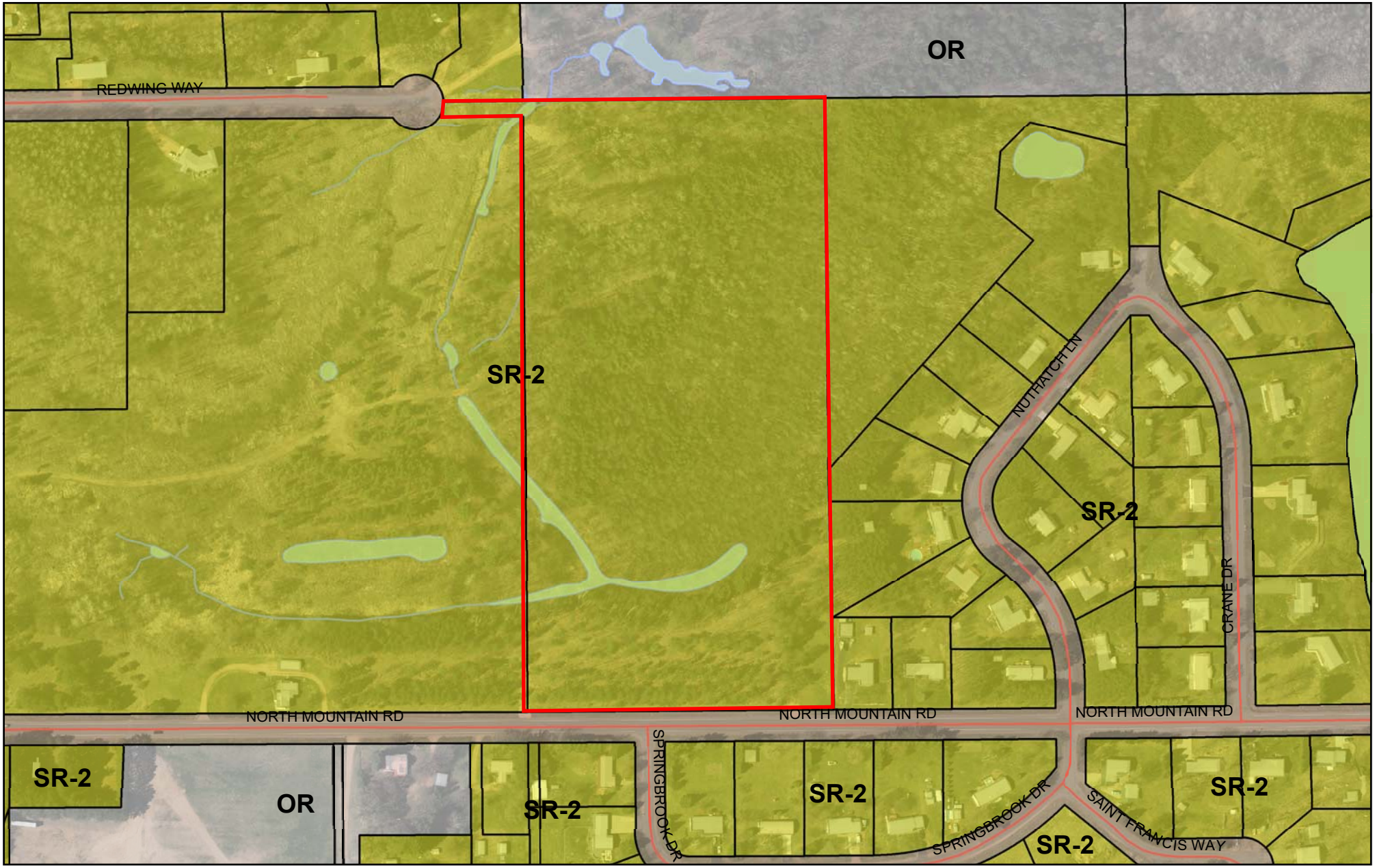
1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications (as approved by the Building Permit) attached as 'Exhibit A';
2. Plumbing fixtures shall be limited to hose bibs, sinks and toilets. Showers or shower-like fixtures shall be prohibited.
3. The building permit for the home shall be approved within 1 year of the approval of this permit. The principal structure shall be completed prior to the expiration of the UDC permit, which is 2 years. Should either condition not be met, then the detached accessory structure shall be razed within 90-days upon determination made by either the Building Inspector or the Zoning Administrator. A written notice shall be sent via certified mail.
4. The total accessory structure area on the parcel described above shall not exceed 2,000 square feet and total number of accessory structures shall not exceed a total of three (3).
5. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Building Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
6. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and

8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends the Board of Supervisors approves the application for a precise implementation allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed, with additional (or less) conditions, as discussed.

DEFER ACTION: Defer action on the conditional use based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends the Board of Supervisors deny the application for conditional use permit based on substantial evidence (or lack thereof) provided at the public hearing.



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

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

Map Printed: 8/4/2020

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential
- NC Neighborhood Commercial
- OR Outdoor Recreation
- RA-1 Rural Agricultural
- RA-2 Rural Agricultural
- ROW
- RR Rural Residential
- SC Suburban Commercial
- SI Suburban Industrial
- SO Suburban Office
- SR-2 Suburban Residential
- SR-3 Suburban Residential
- UC Urban Commercial
- UDD Unified Development
- UR-8 Urban Residential

Labels

- Building Outline
- Road Centerline
- Water Feature
- Water Feature

0 190 380
Feet

N

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TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #2020-010

This CONDITIONAL USE PERMIT is issued as of 21st day of July 2020, by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to MARK THUOT & GRETCHEN THUOT, property owners, 219641 County Highway Y, Hatley, WI 54440.

WHEREAS, MARK THUOT & GRETCHEN THUOT, are the owners of the property described below in the Town of Rib Mountain, intends to construct a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET. The said property upon which said activity is to take place is more particularly described as follows:

> West ½ of the northeast ¼ of the southwest ¼ of Section 5 T28N R8E, including that part of the northwest ¼ of the southwest ¼ described as Outlot 1 of Certified Survey Map number 14826 filed with the Register of Deeds of Marathon County Wisconsin on Page 188 or Volume 65 of Surveys (Document no. 1472786) – Plat of Survey; Town of Rib Mountain, Marathon County, Wisconsin.

WHEREAS, the property described above is in the SR-2 SUBRBAN RESIDENTIAL base zoning district of the TOWN OF RIB MOUNTAIN, which permits the accessory use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET in said zoning district through CONDITIONAL USE PERMIT; and

WHEREAS, MARK THUOT & GRETCHEN THUOT has requested a CONDITIONAL USE PERMIT for the property, Section 17.225 Conditional Use Procedures, so as to allow the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET on said premise; and

WHEREAS, a petition for a CONDITIONAL USE PERMIT having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held June 24, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a CONDITIONAL USE PERMIT, as set forth in the Town Ordinance, including Section 17.233(6), recommend approval of said application in writing to the Board of Supervisors.

WHEREAS, upon the discontinuance of the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET on said premise for a period exceeding 365 days, the issuance of the CONDITIONAL USE PERMIT shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved CONDITIONAL USE PERMIT shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN, in Marathon County, Wisconsin, here by grant MARK THUOT & GRETCHEN THUOT a CONDITIONAL USE PERMIT for the property described above, for the use of a DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT OR UTILITY SHED IN EXCESS OF 1,000 SQUARE FEET as defined in Section 17.213(2)(e) of the Town Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications (as approved by the Building Permit) attached as 'Exhibit A';
2. Plumbing fixtures shall be limited to hose bibs, sinks and toilets. Showers or shower-like fixtures shall be prohibited.
3. The building permit for the home shall be approved within 1 year of the approval of this permit. The principal structure shall be completed prior to the expiration of the UDC permit, which is 2 years. Should either condition not be met, then the detached accessory structure shall be razed within 90-days upon determination made by either the Building Inspector or the Zoning Administrator. A written notice shall be sent via certified mail.
4. The total accessory structure area on the parcel described above shall not exceed 2,000 square feet and total number of accessory structures shall not exceed a total of three (3).

5. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Building Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
6. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the SR-2 SUBRBAN RESIDENTIAL Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the Town of Rib Mountain, result in termination of the rights and privileges granted herein

Dated this 18th day of August 2020

TOWN OF RIB MOUNTAIN BOARD OF SURPERVISORS

By: _____

Allen Opall, its Chair

ATTEST:

_____

Jared Wehner, Zoning Administrator

PROPERTY OWNER

By: _____

Mark Thuot

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

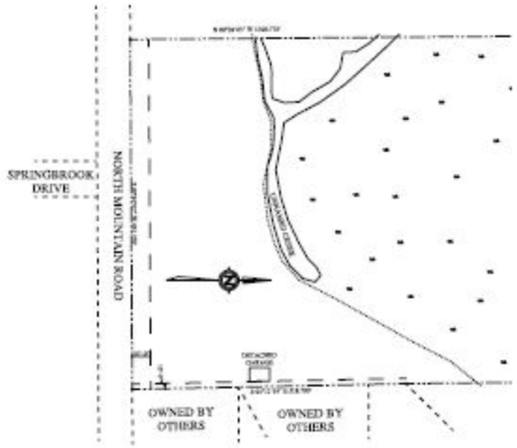
Personally, came before this _____ day of August 2020, the above-named Fred Schaefer, Acting Chair, Jared Wehner, Zoning Administrator, and Mark Thuot, property owner, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____

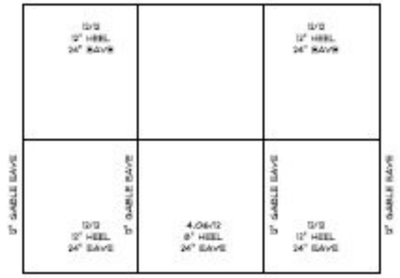
Notary Public

My Commission expires on _____.

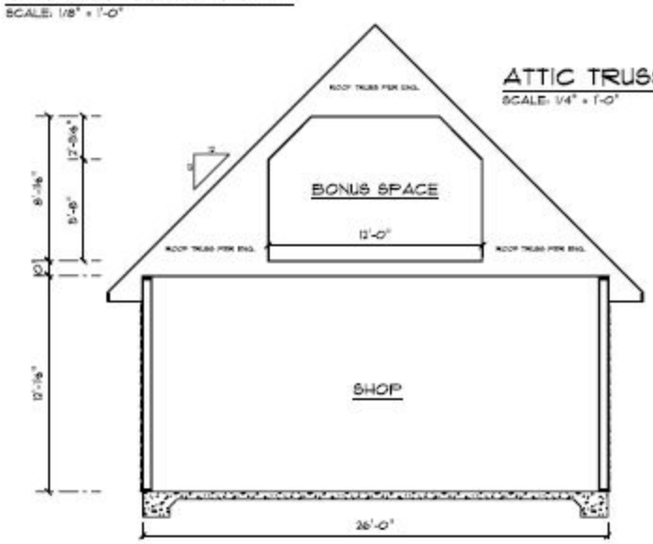
THIS INSTRUMENT DRAFTED BY:
Jared M. Wehner, Zoning Administrator
Community Development, Town of Rib Mountain
227800 Snowbird Avenue, Wausau, WI 54401



SITE SURVEY
SCALE: 0.0014" = 1'-0"



GARAGE ROOF PLAN
SCALE: 1/8" = 1'-0"



ATTIC TRUSS SECTION
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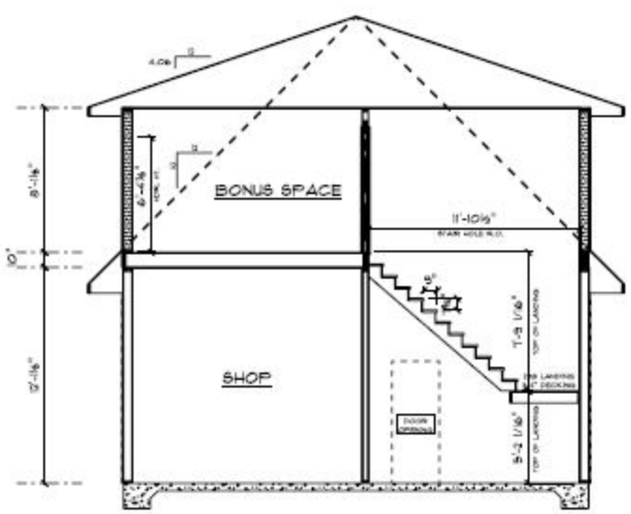
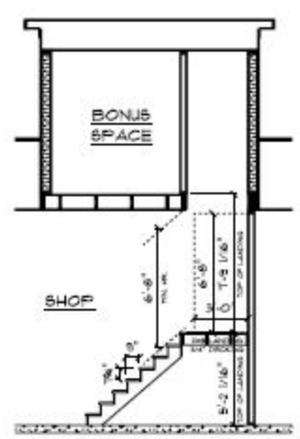
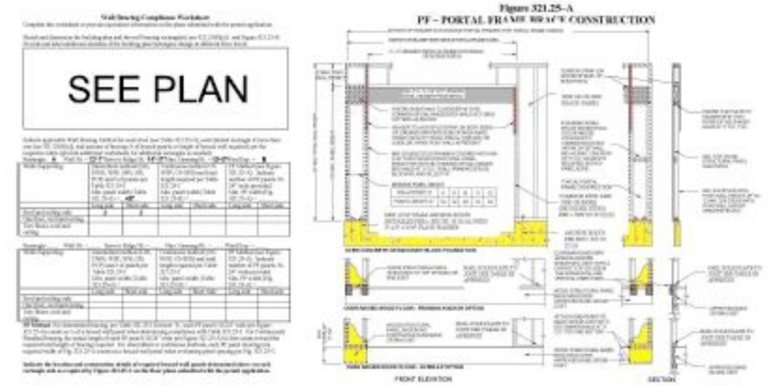
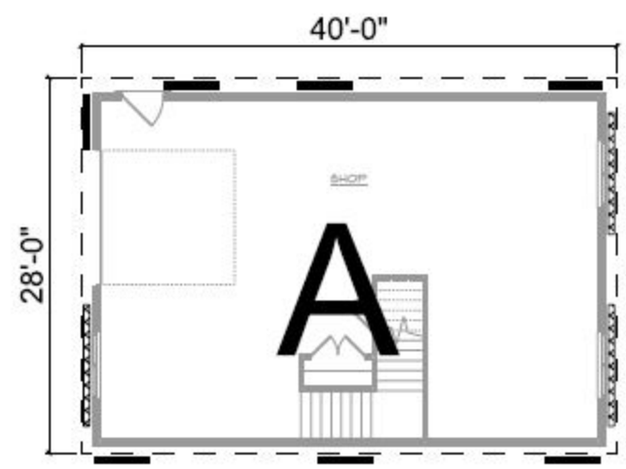


GARAGE STAIR SECTION
SCALE: 1/4" = 1'-0"







DETACHED WALL BRACING 1ST FLOOR
SCALE: 3/16" = 1'-0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawing. Granite Design Group, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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PAGE: 3

APPROVED:

CHECKED BY:

SECTION LETTER / PAGE NUMBERS

SCALE: As Noted

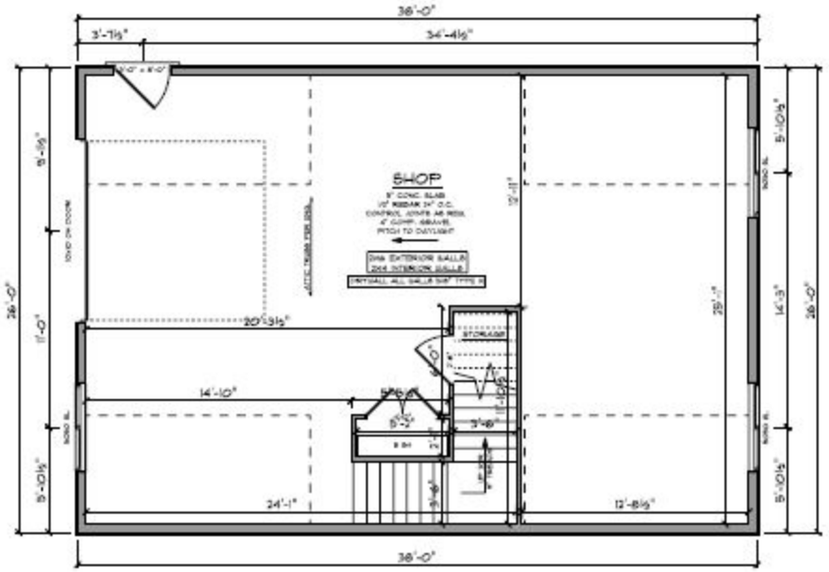
DRAWN BY: Jas

DATE: 7/20/2020

Granite Design Group, LLC
227-175 Raven Ave.
Waukesa WI 54401
jamith003@gmail.com
PHONE: 1.715.551.1778
FAX: 1.715.298.1778

GRANITE DESIGN GROUP LLC

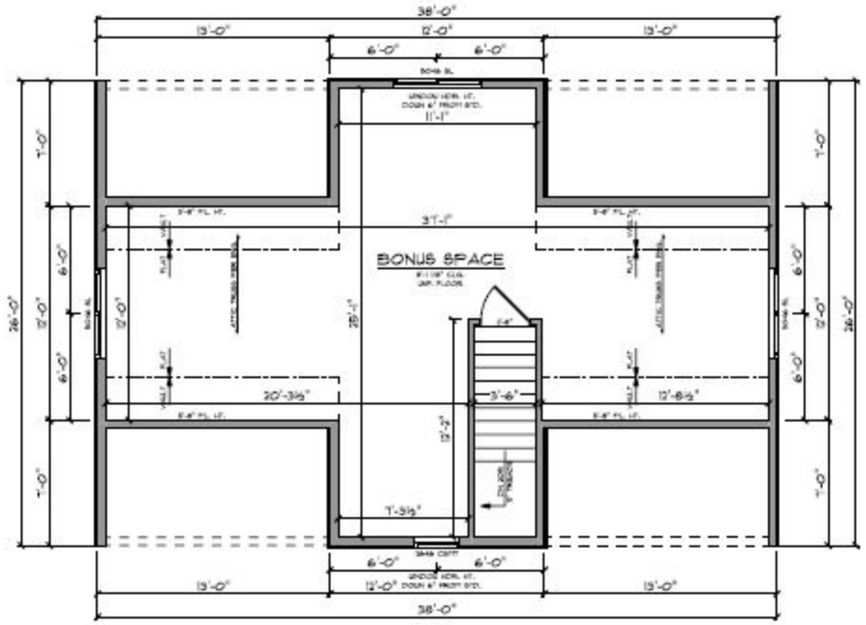
Thuot Family Home



GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

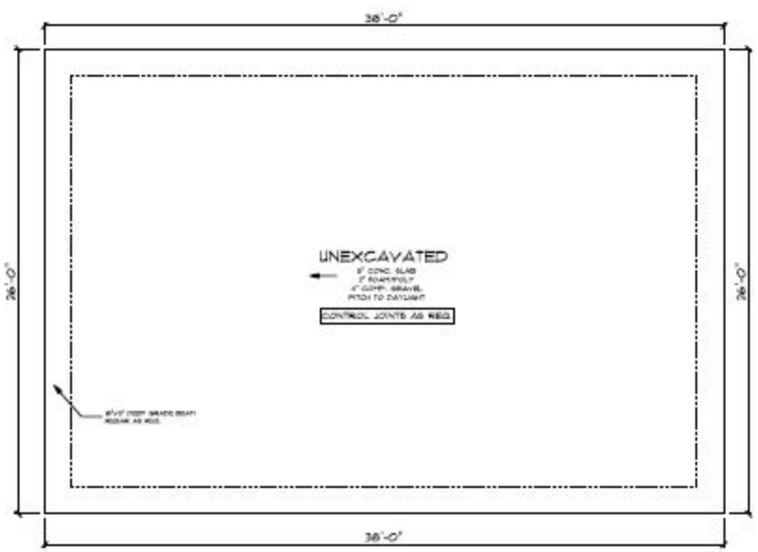
Shop	988 sq ft.



Bonus Space	648 sq ft.

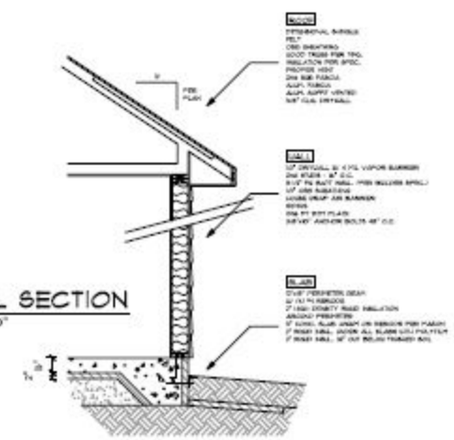
GARAGE BONUS

SCALE: 1/4" = 1'-0"



GARAGE FOUNDATION

SCALE: 1/4" = 1'-0"



TYPICAL SECTION

SCALE: 1/2" = 1'-0"

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PAGE: 2

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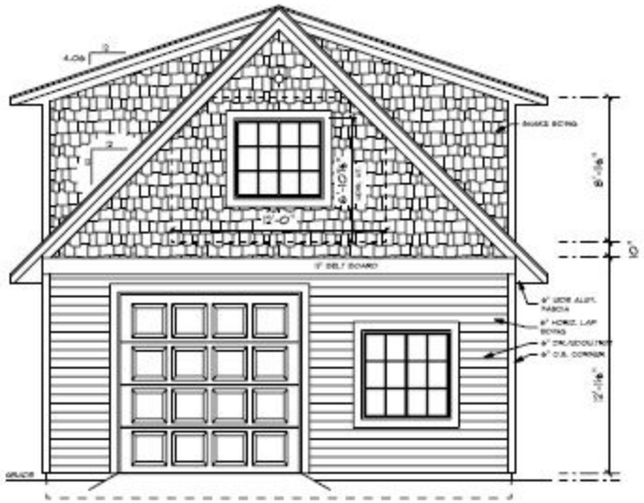
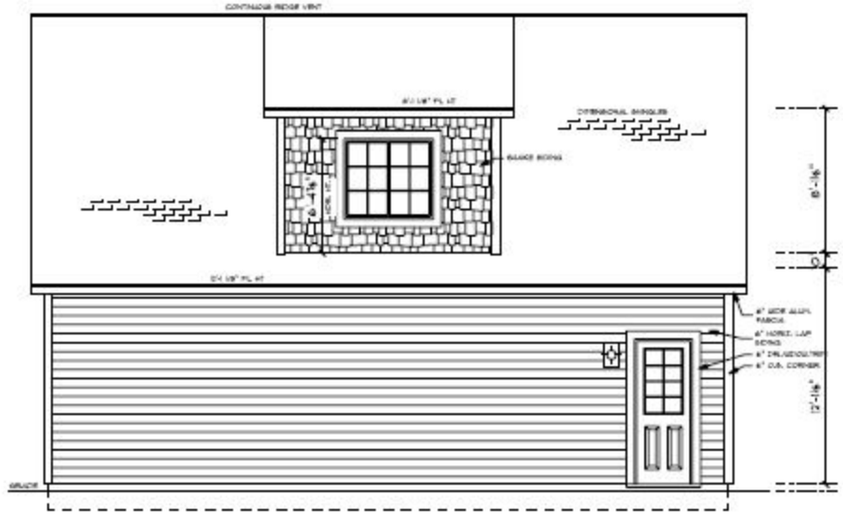
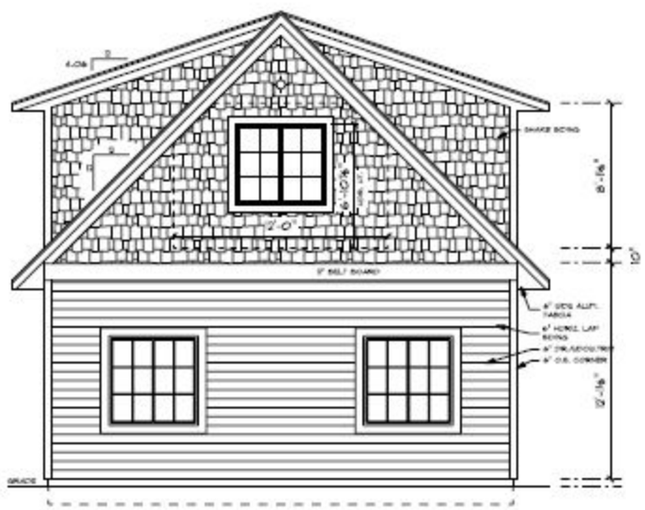


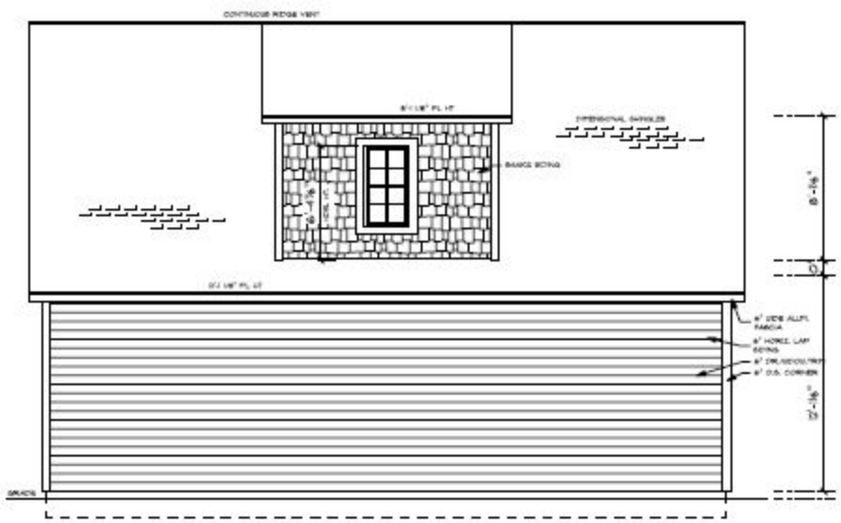
GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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GRANITE DESIGN GROUP, LLC

Thuot Family Home

SECTION LETTER A
PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"
DRAWN BY: Jas
DATE: 7/20/2020

APPROVED:
CHECKED BY:

PAGE: 1

A1

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Mark Thwot

ADDRESS: 21964 Hwy 4 CITY: Hatley ZIP: 54440

OFFICE PHONE: 715-571-8286 Mark CELL PHONE: 715-297-1681 Gretchen

PROPERTY OWNER:

NAME: Mark Thwot

ADDRESS: CITY: ZIP:

OFFICE PHONE: 715-571-8286 CELL PHONE: 715-297-1681

SIGNATURE OF OWNER / APPLICANT:

REQUEST: To Build an accessory structure, Before building the primary structure.

APPLICABLE ZONING CODE SECTION: 17.058

LOCATION:

PARCEL ADDRESS:

PARCEL NUMBER: 068280705309 71

LEGAL DESCRIPTION: W 1/2 NE 1/4 SW 1/4 Sec 5 Town 28 Range 7

TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, August 12, 2020
ITEM:	Docket #2020-011: Discussion and recommendation on a requested Precise Implementation Plan for retail use at Northeast corner of the intersection of Rib Mountain Drive and Valley Inn Way.
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Jerremy Foss, 7900 International Drive, Suite 550, Minneapolis, MN 55425
OWNER:	Fore Rib Mountain, LLC., 100 W. Lawrence Street, Ste 214 Appleton, WI 54911
PROPERTY ADDRESS:	152440 Valley Inn Way
PIN/PARCEL #:	068-2807-142-0963
ZONING:	UDD – Unified Development District
ADJACENT ZONING:	**NORTH:** UDD **SOUTH:** UDD **EAST:** UDD **WEST:** UDD
FUTURE LAND USE:	Suburban Flex

BACKGROUND

The proposed project is the last of the 3 sites that were approved in the GDP for this development. The proposed use will be for indoor sales or service (retail) for a single user.

PREVIOUS ACTIONS:	Approval of GDP on September 3, 2019
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Precise Implementation Plan Determination Report, Draft PIP Permit, Zoning Map, Proposed Site Plan, Project Narrative and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION:	Approve option A on the Determination Report.
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 8/18 [Staff]

OFFICE USE – DO NOT PUBLISH IN PAPER

1ST NOTICE DATE: **Wednesday, July 29th, 2020**
2ND NOTICE DATE: **Wednesday, August 5th, 2020**

HEARING DATE: Wednesday, August 12th, 2020

TOWN OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 12th day of August, 2020,** at 6:00 P.M. to hear and consider the request of:

Mark Thuot, owner, request a conditional use approval for construction of private residential garage area in excess of 1,000 square feet of gross floor area in a residential zoning district at the property located north of intersection of County Road NN and Spring Creek Drive; per Rib Mountain Municipal Code Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed.

Fore Rib Mountain, LLC., owner, requests Precise Implementation Plan approval for retail development on the northeast corner of the intersection of Valley Inn Way and Rib Mountain Drive, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Tom Radenz, REI Engineering, Inc, agent of property owner, requests a modification of Precise Implementation Plan approval for retail development on the property east of the intersection of Valley Inn Way and Lilac Avenue, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Paul W. Szmanda, request a conditional use approval for a temporary outdoor assembly/special event at the property southwest of the intersection of Trillium Lane and Clover Road, per Rib Mountain Municipal Code Section 17.056(9)(e) – Unclassified Uses.

DATED this 27th day of July, 2020

Jared Wehner, Director of Community Development

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

PRECISE IMPLEMENTATION PLAN DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-011	**HEARING DATE:**	August 12, 2020
APPLICANT:	Jerremy Foss, 7900 International Drive, Suite 550, Minneapolis, MN 55425		
OWNER:	Fore Rib Mountain, LLC., 100 W. Lawrence Street, Ste 214 Appleton, WI 54911		
LOCATION:	152440 Valley Inn Way, Lot 1 of CSM in Vol 91 Pg 130 (#18499) (Doc# 179370)		
DESCRIPTION:	New construction for a single-tenant, retail use (indoor sales or service).		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.225 Conditional Use Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING:	**UDD Unified Development District**
DEFINITION: 17.038	This district is intended to provide for flexible development. This District is designed to forward both aesthetic and economic objectives of the Town by controlling the site design and the appearance, density, or intensity of development within the district in a manner that is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 17.233 for the procedure applicable to proposal review in this overlay district. The purpose of the Unified Development District is also to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features, such as woods, streams, wetlands, etc., as integral components of a balanced ecology. The intent of these regulations provides for the development of land on the basis of comprehensive and coordinated site plans for specific project development, regulated by objective criteria rather than through the application of fixed formulae, thereby allowing for greater flexibility and improved quality of environmental design. Such a district may be established only with the consent of the owners of the land affected.
FUTURE LAND USE:	**Suburban Flex**
DESCRIPTION:	Vibrant, pedestrian-orientated mixed residential and commercial development which allows for people to live, work, shop and obtain daily services within a walking distance. Carefully blended to include a mix of uses on one site or adjacent sites which integrate with one another. These areas shall be served public sewer and water facilities as this designation is within the 2040 sewer service boundary.
DEVELOPMENT POLICIES:	1. All development shall incorporate and integrate with adjacent existing residential uses, if none, a residential component of the project would be strongly recommended when located within or adjacent to an existing neighborhood. 2. Promote shared off-street parking

	3. Promote the creation of 3rd places 4. Promote the interconnection of the road and trail networks within and among neighborhoods. 5. Promote infill and redevelopment projects at outdated sites. 6. New development should be multi-storied and mixed-use when practical. 7. Setbacks should be reduced where appropriate. 8. At the time of development, sidewalks should be constructed in the right-of-way, with the intent to connect to Rib Mountain Drive and Robin Lane or to any adjacent sidewalks. 9. Big Box or regional retail should be confined to areas closest to Rib Mountain Drive and not within established neighborhoods, specifically on the areas mapped east of Rib Mountain Drive.
PROPOSED LAND USE:	**Indoor Sales or Service**
DEFINITION SECTION: 17.213(1)(G)	Indoor sales and service land uses include all land uses which conduct business activities or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated laundromats. These land uses may display or store products outside of an enclosed building or engage in outside sales activities if a conditional use is granted according to the standards set forth below. Artisan craft production such as consumer ceramics, custom woodworking, or other production activities directly associated with retail sales are regulated as "light industrial uses incidental to retail sales" (see Section 17.056(8)(m).

LAND USE PERFORMANCE STANDARDS [SECTION IV]

To help maintain aesthetically pleasing, uncluttered and safe indoor sales or service areas, any outdoor display, storage or sales activities at the site of an indoor sales or service use may only be established as a conditional use.	***Meets requirements.*** *No outdoor display area is being proposed at this time.*
The combined area allowed to be used for outdoor display, storage and sales shall not exceed 15% of the floor area of the building occupied by the indoor sales or service use except in the SC and UC where the area shall not exceed 25%.	***Meets requirements.*** *No outdoor display area is being proposed at this time.*
The location, type and height of the material or products stored, displayed or sold outdoors, the location, type and height of any fencing, the type and location of exterior lighting and other elements related to the outdoor display, storage or sales activities shall be determined by the plan commission.	***Meets requirements.*** *No outdoor display area is being proposed at this time.*
The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.	***Meets requirements.***
Parking Regulations: One space per 300 square feet of gross floor area.	***Meets requirements.*** *17 spaces are provided, 13.3 are required.*

REVIEW OF DENSITY STANDARDS AND BULK REGULATIONS [SECTIONS 17-V & VI]

LOT STANDARDS	REQUIREMENTS	PROPOSED	STATUS
Minimum Lot Area:	16,000 Sq. Ft.	27355.68 Sq. Ft.	Meets Requirements.
Minimum Lot Width:	50 Ft.	103.05 Ft.	Meets Requirements.

Min. Landscape Surface Rat.	0.1	0.29	Meets Requirements.
Max. Floor Area Ratio:	0.30	0.15	Meets Requirements.

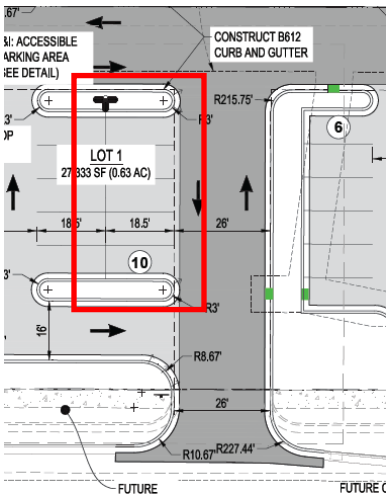
SETBACKS	REQUIREMENTS	PROPOSED	STATUS
Front:	35 Ft.	NOT SHOWN	Meets Requirements.
Side, Non-Residential:	10 Ft.	NOT SHOWN	Meets Requirements.
Rear, Non-Residential:	25 Ft.	NOT SHOWN	Meets Requirements.
Hard Surface:	5 Ft. (Int. Lot Line) / 10 Ft. (Street)	NOT SHOWN	Meets Requirements.
Min. Building Separation:	20 Ft.	N/A	Meets Requirements.
Max. Building Height:	35 Ft.	20 Ft.	Meets Requirements.

LANDSCAPE & BUFFERYARD REGULARTIONS [SECTION 17-VIII]

LANDSCAPE ELEMENT	FORMULA / REQUIRED POINTS	PROPOSED	STATUS
Building Foundation:	40 Points / 100 Ft. / **104 Pts.**	104 Pts.	Meets Requirements.
Developed Lots:	10 Points / 1,000 Sq. Ft. / **40 Pts.**	40 Pts.	Meets Requirements.
Street Frontage:	40 Points / 100 Ft. / **140 Pts.**	145 Pts.	Meets Requirements.
Hard Surface:	80 Points / 10,000 Sq. Ft.* / **122 Pts.**	92 Pts. (-30 Pts.) **122 Pts.**	**Meets Requirements.**
Bufferyards:	N/A	N/A	Meets Requirements.

GENERAL PERFORMANCE STANDARDS [SECTION IX]

ACCESS STANDARDS	PROPOSED
Number of Access Points: Each nonresidential lot shall have not more than 2 access points on any street frontage adjacent to any lot. Said access shall require approval by the Zoning Administrator and the Director of Public Works.	***Meets Requirements.*** *All 3 parcels share 2 access points.*
Nonresidential uses shall not have access points onto a residential collector street or a local residential street unless such street has the only available frontage.	***Meets Requirements.*** *Only one access is proposed on Valley Inn Way.*
Access near Street: At its intersection with the street right-of-way line on an arterial or nonresidential collector street, no access point shall be located closer than 100 feet from the intersection of any 2 street rights-of-way unless such street is the only available frontage on the subject property. In all cases, access points shall be located as far from an intersection as the lot size permits.	***Meets Requirements.*** *The driveway is over 100 feet from the intersection of Rib Mountain Drive and Valley inn Way.*
Distance between Accesses: The minimum distance between access drives serving the same property shall be 25 feet (edge to edge), as measured at the property line. A distance in excess of said 25 feet may be required if, in the opinion of the Zoning Administrator and the Director of Public Works, present or projected traffic factors warrant a greater distance.	***Meets Requirements.*** *No other driveway is proposed with this development on the same side of the street.*

Angle of Intersection with ROW: All access drives shall intersect with any public right-of-way at an angle of not less than 75 degrees, and shall intersect at an angle of 90 degrees wherever possible.	***Meets Requirements.*** *Driveway is at a 90° angle to the ROW.*
Distance to Property Line: The distance from an access drive to the property line of an adjacent property shall not be less than 5 feet, as measured along the right-of-way line unless the driveway is shared with the adjacent property in which case the driveway may be located on the property line or the driveway may straddle the property line. Driveways serving a corner lot shall not be located closer than 35 feet from the intersection of the right-of-way of the 2 intersecting streets.	***Meets Requirements.***
Width of Driveway: All access drives shall have a minimum width of 10 feet for one-family and two-family dwellings, and 18 feet for all other land uses. All curb openings for access drives shall have a maximum width of 25 feet for all residential uses, and 35 feet for all non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of 5 additional feet.	***Meets Requirements.*** *Driveway width is 26 Ft.*
Traffic Control: The traffic generated by any use shall be channelized and controlled in a manner which avoids congestion on public streets and other safety hazards. Traffic into and out of all off-street parking, loading and traffic circulation areas serving 6 or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways. Traffic control devices shall be required as determined by the Director of Public Works.	*Potential issue with layout of parking stalls off the primary drive lane. Parked cars will pull out into the main drive lane. Staff recommends that the 5 stalls be removed and a waiver of 1 less parking space is granted.*  ***The applicant is requesting the plan remain unchanged due to the GDP being approved this way.***
Site Plan: Any and all proposed access drives on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property.	***Meets Requirements.***
Paving of Access: All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface (concrete or asphalt), and shall be maintained so	***Meets requirements.*** *The driveways are indicated to be paved.*

as to prevent the transport of gravel, dirt, or other eroded material from the subject property into the right-of-way.	
VISIBILITY STANDARDS	**PROPOSED**
In order to provide a clear view for motorists at intersecting streets, both public and private, and at locations where commercial driveways enter upon a street, there shall be a vision clearance triangle established. Said triangle shall be bounded by the intersecting street right-of-way lines and a line connecting points on the 2 perpendicular street right-of-way lines. The points so connected shall be measured from the intersection of the right-of-way lines, or the edge of a driveway pavement, in the case of a commercial driveway, a distance as determined by the Zoning Administrator. **34 Feet**	***Does not meet.*** *The street tree to the west appears to be within the 34 ft. vision triangle.* ***The tree has been moved out of the vision triangle.***
Site Plan: Any and all visibility triangles located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property.	*Vision triangle not shown* ***The vision triangle has been added to the site plan.***
OFF-STREET PARKING & TRAFFIC CIRCULATION STANDARDS	**PROPOSED**
Site Plan: Any and all parking and traffic circulation areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. Each and every parking space designed to serve as required parking shall not be located farther than 500 feet from the access to all of the various areas it is designated to serve. A garage stall, meeting the access requirements of Subsection (6)(d), below, shall be considered a parking space. Parking spaces for any and all vehicles exceeding 18 feet in length, shall be clearly indicated on said site plan.	***Meets Requirements.***
Use of Off-Street Parking Areas: The use of all required off-street parking areas shall be limited to the parking of operable vehicles which are not for lease, rent, or sale. Within residential zoning districts, said parking spaces shall only be used by operable cars and trucks.	***Meets Requirements.***
Traffic Circulation and Traffic Control: Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns shall conform with the general rules of the road and all traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.	*Potential issue with layout of parking stalls off the primary drive lane. Parked cars will pull out into the main drive lane. Staff recommends that the 5 stalls be removed and a waiver of 1 less parking space is granted.* ***See same comment as above.*** ***The applicant is requesting this to remain unchanged.***
Maintenance of Off-Street Parking and Traffic Circulation Areas: All off-street parking and traffic circulation areas shall be maintained in a dust-free condition at all times. In	***Meets Requirements.***

no instance or manner shall any off-street parking or traffic circulation area be used as a storage area.	
Off-Street Parking and Traffic Circulation Design Standards. (a) Surfacing and Marking: All off-street parking and traffic circulation areas (including all residential driveways—except those within the A/R District) shall be paved with a hard, all-weather surface (blacktop or concrete), to the satisfaction of the Zoning Administrator. Said surfaces intended for 6 or more parking stalls shall be marked in a manner which clearly indicates required parking spaces. (c) Lighting: All off-street parking and traffic circulation areas serving 6 or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use. An outdoor illumination level of between 0.4 and 1.0 foot candles is required for said areas. (d) Access: Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner which least interferes with traffic movements. No driveway across public property, or requiring a curb cut, shall exceed a width of 35 feet. (See also Table 17.174(6)(j)) (e) Fire Lanes: A fire lane shall be required to provide access to any portion of any structure equal to or less than 40 feet tall which is more than 150 feet from the nearest street right-of-way, and to any portion of any structure greater than 40 feet tall which is more than 50 feet from the nearest street right-of-way. The Zoning Administrator may also require the provision of a fire lane or lanes to any part of any structure upon a determination that the distance of the structure from the nearest hydrant, the configuration of development on the site, or other special characteristics of the site otherwise inhibit effective fire extinguishment. All fire lanes shall: provide clear, unobstructed access for vehicles and apparatus at all times through a combination of pavement marking and signage; shall be a minimum of 18 feet wide; and shall be surfaced as an all-weather roadway. (f) Signage: All signage located within, or related to, required off-street parking or traffic circulation shall comply with the Sign Regulations. (g) Handicapped Parking Spaces: Parking for the handicapped shall be provided at a size, number, location, and with signage per State and Federal regulations.	(a) ***Meets Requirements.*** (c) ***Meets Requirements.*** (d) ***Meets Requirements.*** (e) ***Meets Requirements.*** (f) ***Meets Requirements.*** (g) ***Meets Requirements.*** (h) ***Parking space widths not provided. 9 feet in width.*** (i) ***Snow storage not depicted on site plan.*** ***Snow is to be removed off-site.*** (j) ***Meets Requirements.***

(h) Parking Space Design Standards: Other than parking required to serve the handicapped, every and all provided off-street parking space shall comply with the minimum requirements of Table 17.174(6)(j). The minimum required length of parking spaces shall be 17.0 feet, plus an additional 1.5 foot vehicle overhang area at the end of the stall. All parking spaces shall have a minimum vertical clearance of at least 7 feet. (i) Snow Storage: Required off-street parking and traffic circulation areas shall not be used for snow storage. (j) Parking Lot Design Standards: Horizontal widths for parking rows, aisles, and modules shall be provided at widths no less than listed in Table 17.174(6)(j), and shown on the following page.	
Parking Stall Dimensions	***Widths not provided. 9 feet in width.***
Locational Prohibitions for Off-Street Parking Areas. To maintain a high level of aesthetics in residential areas and to reduce yard clutter as viewed from a street, the location of parking spaces in residential areas is closely regulated. For any single-family detached house, no more than 4 off-street parking spaces may be located between the principal structure on a residential lot and a street right-of-way unless the proposed parking area is reviewed by the Plan Commission and found not (to) be contrary to the purpose of this Chapter as described in Section 17.005. These 4 allowed parking spaces may be located within residential driveways or parking lots designated on the approved site plan. The location of off-street parking spaces for other residential dwelling unit types shall be reviewed and approved by the Plan Commission as part of the site plan review process. No private parking shall occur on street terraces, driveways, or any other areas located within a public right-of-way unless the parking is specifically authorized by the Town Board.	***Meets Requirements.***
Minimum permitted throat length (driveway):	***Driveway throat length is not shown. Required to be 25 feet.*** ***Throat length is 25 feet.***
OFF-STREET PARKING & TRAFFIC CIRCULATION STANDARDS	**PROPOSED**
Applicability: Any use which has a gross floor area of 6,000 square feet or more, and which requires deliveries or makes shipments, shall provide off-street loading facilities in accordance with the regulations of this Subsection.	N/A
Location: All loading berths shall be located 25 feet or more from the intersection of 2 street right-of-way lines.	N/A

Loading berths shall not be located within any required front yard or street yard setback area. Access to the loading berth shall be located in conformance with Subsection 17.175(5). All loading areas shall be located on the private lot and shall not be located within, or so as to interfere with, any public right-of-way.		
Size of Loading Area: The first required loading berth shall be designed in accordance with Table 17.175(4). All remaining required loading berths shall be a minimum of 25 feet in length. All required loading berths shall have a minimum vertical clearance of 14 feet.	N/A	
Access to Loading Area: Each loading berth shall be located so as to facilitate access to a public street or alley, and shall not interfere with other vehicular or pedestrian traffic per Subsection 17.172, and shall not interfere with the function of parking areas. In no instance shall loading areas rely on backing movements into public rights-of-way.	N/A	
Surfacing and Marking: All required loading areas shall be paved and maintained in a dust-free condition at all times. Said surface shall be marked in a manner which clearly indicates required loading areas.	N/A	
Use of Required Loading Areas: The use of all required loading areas shall be limited to the loading and unloading of vehicles. Said area shall not be used to provide minimum required parking spaces.	N/A	
Lighting: All loading areas shall be lit so as to not to create undue glare or ambient light.	N/A	
Signage: All signage located within, or related to, loading areas shall comply with the requirements of this Ordinance.	N/A	
Depiction on Required Site Plan: Any and all required loading areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property.	N/A	
Calculation of Required Loading Spaces. (a) Indoor Institutional Land Uses: One loading berth shall be required for each building having a gross floor area of 6,000 square feet to 29,999 square feet. For such uses located in buildings having a gross floor area of 30,000 square feet or greater, 2 loading berths shall be required. (b) Commercial (except Offices), Storage/Disposal, Transportation, and Industrial Land Uses: One loading berth shall be required for each building having a gross floor area of 6,000 square feet to 29,999 square feet. For such uses located in buildings having a gross floor area of 30,000 square feet or greater, an additional loading berth shall be required for any portion of each 50,000 square	N/A	

feet of gross floor area in addition to the original 29,999 square feet. (c) Office Land Uses: One loading berth shall be required for each building having a gross floor area of 6,000 square feet to 99,999 square feet. For such uses located in buildings having a gross floor area of 100,000 square feet or greater, an additional loading berth shall be required for any portion of each 100,000 square feet of gross floor area in addition to the original 99,999 square feet.	
EXTERIOR STORAGE STANDARDS	**PROPOSED**
Requirements for Exterior Storage in Office and Commercial Districts. In all office and commercial zoning districts (see Section 17.032 for a listing of these districts), all materials and equipment shall be stored within a completely enclosed building except for the following which shall not be located within any front yard or required street yard (except for vehicles in designated parking spaces) and shall be stored a minimum of 5 feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment connected within on-site construction; and off-street parking.	***Exterior storage is not proposed on this site, nor was it proposed on the GDP.***
EXTERIOR LIGHTING STANDARDS	**PROPOSED**
Depiction on Required Site Plan: Any and all exterior lighting shall be depicted as to its location, orientation and configuration on the site plan required for the development of the subject property. (Refer to Section 17.228.)	***Meets Requirements.***
Requirements: (a) Orientation of Fixture: In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a transparent shield) is visible from a property located within a residential zoning district. The use of shielded luminaries and careful fixture placement is encouraged so as to facilitate compliance with this requirement. (b) Intensity of Illumination: In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles. (c) Location: Light fixtures shall not be located within required bufferyards. (d) Flashing, Flickering and other Distracting Lighting: Flashing, flickering and/or other lighting which may distract motorists are prohibited. (Refer to Section 17.214(1)(c).) (e) Minimum Lighting Standards: All areas designated on required site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset	(a) ***Meets Requirements.*** (b) ***Meets Requirements.*** (c) ***Meets Requirements.*** (d) ***Meets Requirements.*** (e) ***Meets Requirements.***

shall provide artificial illumination in such areas at a minimum intensity of 0.4 footcandles.

DETERMINATION / FINDING OF FACT

1. How is the proposed precise implementation plan (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 proposed sign is for a 3-lot development in a site that was formerly an outdoor sales facility that had been vacant for several years. The development is pursuant to the future land use map, which shows this area as a future suburban flex, which includes commercial activities. The overall development of this site falls within the parameters of the Zoning Code other municipal ordinances.

2. How is the proposed precise implementation plan (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 Town of Rib Mountain is committed to responsible growth within the Rib Mountain Drive Commercial Corridor. This project is pursuant to that objective.

3. Is it likely that the proposed precise implementation plan, 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?

   No, the new construction will not have any adverse impact on neighboring properties, neighborhoods, the environment, or traffic or pedestrian movement.

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

   Yes, the overall development plan shall maintain the desired consistency of commercial land use on the Rib Mountain Drive Corridor.

5. Is the proposed precise implementation plan 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?

   Yes, this area of Rib Mountain Drive is currently served by public water and sewer.

6. Do the potential public benefits of the proposed precise implementation plan 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?

   Yes, this proposed use is a relatively low impact use on this property.

BACKGROUND INFORMATION

The property was the former site of a semi-truck sales and service facility. The site remained vacant since then. A Unified Development District and General Development Plan were approved for this site on August 28, 2019. A precise

implementation plan was approved for the 2 of the 3 sites on September 11, 2019. This is the 3rd and land site to be developed for this GDP.

CURRENT PROPERTY CONDITIONS

The property is currently vacant/idle. This is part of a 3-lot development project consisting of Family Dollar and Jiffy Lube.

STAFF COMMENTS

Overall, the site will be a good fit in the corridor. The low-impact retail use should not contribute to any major uptick in traffic. There are a few issues (at the time this report is written) that need to be addressed, albeit, minor. The largest issue would be the parking spaces located on the main drive lane into the site. Given that Dollar Tree will be the main driver for traffic and that drivers will use this driveway more, the 5 spaces should be removed, and the area should be curbed and turned to green space.

POSSIBLE ACTIONS TO BE TAKEN

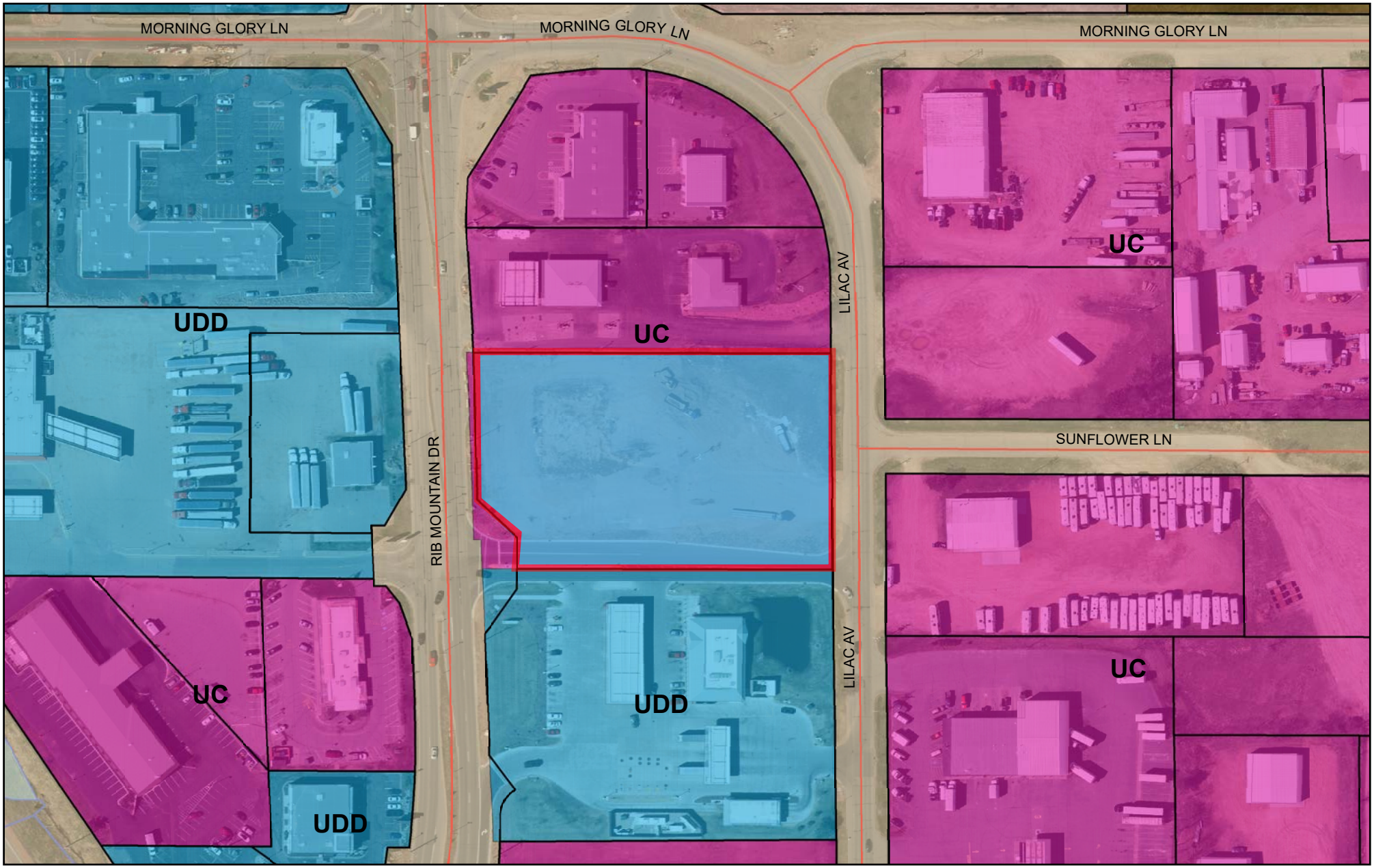
RECOMMEND APPROVAL: Plan Commission recommends that the Board of Supervisors approves the application for a precise implementation allowing for the new construction for a single-tenant, retail use (indoor sales or service), at 152440 Valley Inn Way, with the following conditions:

1. Construction shall be in accordance with the performance standards depicted on the Site Plan and Performance Standards listed in Chapter 17 of the Rib Mountain Municipal Code;
2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Architectural Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
3. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends that the Board of Supervisors approve the application for a precise implementation to allowing the construction of a single-tenant, retail use (indoor sales or service), at 152440 Valley Inn Way with additional or modified conditions than what is stated above.

DEFER ACTION: Defer action on the precise implementation plan based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends that the Board of Supervisors deny the application for precise implementation plan based on substantial evidence (or lack thereof) provided at the public hearing or due to the project not meeting the specific elements listed in the Comprehensive Plan or any relevant master plans or planning documents.



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

Prepared by:

mi-TECH
www.mi-tech.us

Map Printed: 8/4/2020

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

Unzoned

CR-5ac Countryside Residential

EO Estate Office

ER-1 Estate Residential

MR-4 Mixed Residential

NC Neighborhood Commercial

OR Outdoor Recreation

RA-1 Rural Agricultural

RA-2 Rural Agricultural

ROW

RR Rural Residential

SC Suburban Commercial

SI Suburban Industrial

SO Suburban Office

SR-2 Suburban Residential

SR-3 Suburban Residential

UC Urban Commercial

UDD Unified Development

UR-8 Urban Residential

Labels

Building Outline

Road Centerline

Water Feature

Water Feature

0 105 210
Feet

N

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AUGUST 6, 2020

Jared Wehner
Zoning Administrator
Planning Division
Town of Rib Mountain
3700 N Mountain Road
Rib Mountain, WI 54401
jwehner@townofribmountain.org

ISG

RE: PIP RESPONSE LETTER
FORE COMMERCIAL DEVELOPMENT – 152440 VALLEY INN WAY, RIB MOUNTAIN, WISCONSIN

Jared,

Thank you for your plan review comments dated August 5, 2020. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

PRECISE IMPLEMENTATION PLAN COMMENTS

Landscape & Bufferyard Regulations

1. Landscaping is 30 points short on the hard surface. Based on an impervious surface area of 15,000 square feet, 122 points are required, but only 92 points have been provided.

Engineer's Response: Additional landscaping has been provided on Sheet C5-10.

Access Standards

1. Potential issue with layout of parking stalls off the primary drive lane. Parked cars will pull out into the main drive lane. Staff recommends that the 5 stalls be removed and a waiver of 1 less parking space is granted.

Engineer's Response: Approval of the GDP was recommended by the Planning Commission and formally approved by the Town Board less than one year ago with limited conditions, mostly related to stormwater, which have now been met. At the time of the formal GDP approval (September 3, 2019), the proposed parking and drive aisle lane layout were approved with the overall site plan. Through many iterations, the owner has sought to provide a quality product adhering to the recommendations provided. The owner has proceeded through the design process for the PIP under the assumption of the previously granted approval and respectfully requests that the parking and drive lane layout be maintained as approved in the GDP.

Visibility Standards

1. In order to provide a clear view for motorists at intersecting streets, both public and private, and at locations where commercial driveways enter upon a street, there shall be a vision clearance triangle established. Said triangle shall be bounded by the intersecting street right-of-way lines and a line connecting points on the 2 perpendicular street right-of-way lines. The points so connected shall be measured from the intersection of the right-of-way lines, or the edge of a driveway pavement, in the case of a commercial driveway, a distance as determined by the Zoning Administrator. 34 Feet. The street tree to the west appears to be within the 34 ft. vision triangle.

Engineer's Response: Vision triangle has been added to Sheet C3-10. Tree has been relocated out of vision triangle.

2. Site Plan: Any and all visibility triangles located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. Vision triangle not shown.

Engineer's Response: Vision triangle has been added to Sheet C3-10.

Off-Street Parking & Traffic Circulation Standards

1. Potential issue with layout of parking stalls off the primary drive lane. Parked cars will pull out into the main drive lane. Staff recommends that the 5 stalls be removed and a waiver of 1 less parking space is granted.

   Engineer's Response: Approval of the GDP was recommended by the Planning Commission and formally approved by the Town Board less than one year ago with limited conditions, mostly related to stormwater, which have now been met. At the time of the formal GDP approval (September 3, 2019), the proposed parking and drive aisle lane layout were approved with the overall site plan. Through many iterations, the owner has sought to provide a quality product adhering to the recommendations provided. The owner has proceeded through the design process for the PIP under the assumption of the previously granted approval and respectfully requests that the parking and drive lane layout be maintained as approved in the GDP.

2. Parking space widths not provided.

   Engineer's Response: Parking stall width has been added to Sheet C3-10.

3. Snow storage not depicted on site plan.

   Engineer's Response: Snow is to be hauled off-site.

4. Driveway throat length is not shown. Required to be 25 feet.

   Engineer's Response: Driveway throat length has been added to Sheet C3-10.

Additional Comments

1. The depiction of the parcel is not correct. Revise property boundary and include setbacks for buildings and hard surfaces to property lines.

   Engineer's Response: Property boundary has been revised and setbacks have been included in this plan set.

Please contact me at 952.426.0699 or via email at jerremy.foss@isginc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Jerremy D. Foss, PE, LEED AP, CNU-A
Senior Civil Engineer
Jerremy.Foss@ISGInc.com

CC: Paul Kufahl (pkufahl@townofribmountain.org)
Dan Klister (dklister@foreinvestmentgroup.com)
Jack Klister (jklister@foreinvestmentgroup.com)

ISG

July 22, 2020

Paul Kufahl
Building Inspector
Planning Division
Town of Rib Mountain
3700 N Mountain Road
Rib Mountain, WI 54401

RE: Project Description and Application Narrative – Lot 1 Retail Building Precise Implementation Plan
4611 N Rib Mountain Drive, Rib Mountain, Wisconsin

Paul,

The following project description and application narrative is being submitted to accommodate construction of a 4,000 square foot commercial building in the Town of Rib Mountain.

The subject property is located at 4611 Rib Mountain Drive in Rib Mountain, Wisconsin (PIN: 1068-2807-142-0963), on an existing 0.63-acre lot currently zoned UC-Urban Commercial. The subject property is legally described as Lot 1 of Certified Survey Map, Volume 91, Page 130, recorded as Document Number 18499, located in the Northwest Quarter of the Northwest Quarter of Section 14, Township 28 North, Range 7 East.

The building that was formerly on the property has been demolished, and the property is now vacant with various areas of asphalt pavement. The site has no existing access to Rib Mountain Drive. The previous use of the site was a truck sales and service business and is zoned UC, Urban Commercial. The property to the north and east is also zoned UC, Urban Commercial, and the properties to the south and west are zoned UDD, Unified Development District.

FORE Development and Investment Group is the current property owner and will act as the developer of the property. The proposed improvements include construction of a commercial building along with associated parking. Stormwater detention will be provided for this development on the adjacent property, and drainage easement rights will be conveyed to Lot 1.

The site does not contain any natural features based on the previous use of the property and is located outside of the 100-year floodplain. The adjacent properties to the north and south are gas stations, the property to the west is a Red Robin restaurant, and the property to the east is currently utilized by a trucking service. This project will consist of all site improvements and building construction for Lot 1.

There are 79 proposed parking stalls as part of the overall development to be shared between the three proposed lots. Five of those stalls are ADA accessible stalls meeting the Town requirements. The proposed parking ratio for the entire site is 4.56 stalls per 1,000 square feet of building. It is expected that parking will be shared among all three lots to allow flexibility in the uses of the buildings and that peak uses will be somewhat offset. The Town zoning ordinance requires one (1) parking space per 300 square feet of building area for the commercial use. Lot 1 contains 17 parking spaces, which satisfies the zoning ordinance requirements if the lot is looked at independently of the larger development. Two ADA accessible stalls are also provided within Lot 1 to accommodate the Town and federal standards. Onsite circulation allows the lot to have access from Lilac Avenue and Unnamed Street to the south via access easement agreements across Lots 2 and 3. The service garages on Lot 2 have one-way access exiting that circulates the building to the south. Otherwise, all other drive aisles are two-way with multiple ways to circulate the overall site. No negative impacts to the current traffic flow along Rib Mountain Drive are anticipated.

The architectural features of the Lot 1 building that FORE Development will be constructing will include a base of masonry block and accents of cultured stone at the entry with the main portion of the walls covered in two colors of EIFS. The main entrances of the building face east, but elements will be added to the west elevation to create some relationship of the building to Rib Mountain Drive. Floor plans, elevations, and colored renderings of the proposed Dollar Store building are attached as part of this Precise Implementation Plan submittal.

The redevelopment as proposed will provide added value within the Town for a property that has been vacant while meeting the intent of the Town's Land Use Plan guidelines. Please contact me at 952.426.0699 or via email at jerremy.foss@is-grp.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Jerremy Foss, PE, LEED AP, CNU-A
Senior Civil Engineer
Jerremy.Foss@ISGInc.com

LOCATION MAP

SCALE IN FEET
0 250 500

PROJECT ADDRESS / LOCATION:

NW ¼, SEC 14, TWP 28N, R 7E
4611 RIB MOUNTAIN DRIVE

RIB MOUNTAIN TWP
RIB MOUNTAIN, WISCONSIN

SITE SUMMARY

ZONING:	EXISTING: UC (URBAN COMMERCIAL DISTRICT) PROPOSED: UDD (UNIFIED DEVELOPMENT DISTRICT)
LOT 1 TOTAL AREA:	27,333 SQ. FT / 0.63 AC.
LOT 1 IMPERVIOUS:	19,095 SQ. FT / 0.44 AC. (70%)
LOT 1 GREENSPACE :	8,238 SQ. FT / 0.19 AC. (30%)
LOT 2 TOTAL AREA:	30,507 SQ. FT / 0.70 AC.
LOT 2 IMPERVIOUS:	25,437 SQ. FT / 0.58 AC. (83%)
LOT 2 GREENSPACE :	5,070 SQ. FT / 0.12 AC. (17%)
LOT 3 TOTAL AREA:	34,527 SQ. FT / 0.79 AC.
LOT 3 IMPERVIOUS:	30,541 SQ. FT / 0.70 AC. (84%)
LOT 3 GREENSPACE :	3,986 SQ. FT / 0.09 AC. (16%)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
LOT 1 (RETAIL) (1 / 300 SF OF GFA)	4,000 SF	13	24
LOT 2 (RETAIL) (1 / 300 SF OF GFA)	3,339 SF	11	22
LOT 3 (RETAIL) (1 / 300 SF OF GFA)	9,973 SF	33	33
	TOTAL:	**57**	**79**

SETBACKS

	PARKING	BUILDING
FRONT YARD	10'-0"	35'-0"
SIDE YARD	5'-0"	10'-0"
REAR YARD	5'-0"	25'-0"

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.

2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.

3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.

8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.

9. THE CONTRACTOR IS TO CONTACT "DIGGER'S HOTLINE" FOR UTILITY LOCATIONS, MINIMUM 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF RIB MOUNTAIN STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2018 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2012 ADJUSTMENT (NAD88(2012)) ON THE MARATHON COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JUNE 2018 BY ISG.

LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- 990 CONTOUR (MAJOR)
- 989 CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- 1015 CONTOUR
- MANHOLE
- CATCH BASIN
- HYDRANT
- VALVE

CIVIL SHEET INDEX

C0-00 SITE DATA
C0-10 SITE DETAILS
C0-11 SITE DETAILS
C0-12 SITE DETAILS
C0-13 STORMWATER DETAILS
C1-10 EXISTING STORMWATER POLLUTION PREVENTION PLAN
C1-11 PROPOSED STORMWATER POLLUTION PREVENTION PLAN
C1-12 SWPPP GENERAL INFORMATION & NOTES
C1-13 SWPPP DETAILS
C2-10 EXISTING SITE AND REMOVALS
C3-10 OVERALL SITE PLAN
C3-11 LOT 1 SITE PLAN
C3-12 SITE UTILITY PLAN
C4-10 GRADING PLAN
C5-10 PLANTING PLAN
C5-11 PLANTING SCHEDULE, NOTES & DETAILS
C6-10 PHOTOMETRIC PLAN
C6-11 LIGHTING DETAILS

ISG

NOTE:
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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10
TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF
09/30/19	REVISED PER TOWN REVIEW	ART
11/15/19	CCD 01	ART
03/12/20	CCD 02	LCH

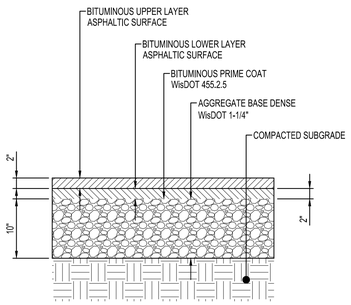
PROJECT NO.	18-21552
FILE NAME	21552 DETAILS
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-00



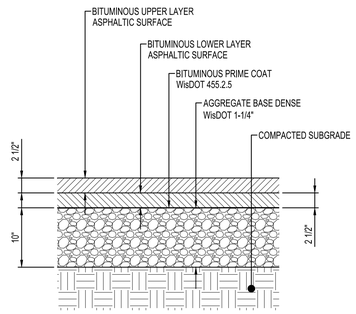
NOTES:

INCLUDE TACK COAT BETWEEN UPPER AND LOWER PAVEMENT LAYERS.

PAVEMENT SECTION IS PER RECOMMENDATIONS IN THE GEOTECHNICAL EXPLORATION REPORT DATED JUNE 7, 2019 BY AET.

STANDARD BITUMINOUS PAVEMENT

NTS ST110



NOTES:

INCLUDE TACK COAT BETWEEN UPPER AND LOWER PAVEMENT LAYERS.

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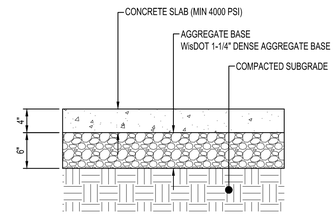
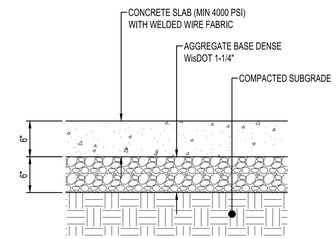
HEAVY DUTY BITUMINOUS PAVEMENT

NTS ST115



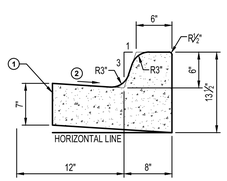
CONCRETE SIDEWALK

NTS ST160



HEAVY DUTY CONCRETE PAVEMENT

NTS ST125

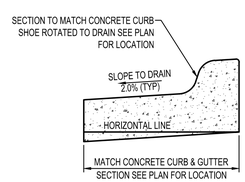


NOTES:

1. LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
2. SLOPE 0.06FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

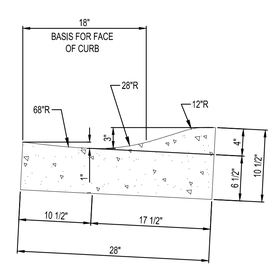
B612 CONCRETE CURB & GUTTER

NTS ST205



REVERSE PITCH CONCRETE CURB & GUTTER

NTS ST250

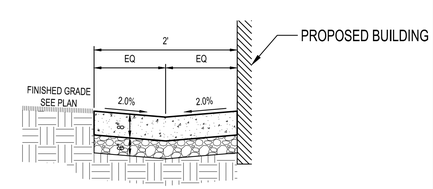


NOTE:

CURB SHALL BE PLACED IN A TILTED POSITION AS SUCH TO PROVIDE A 3" DEPTH FROM THE TOP OF CURB TO THE FLOW LINE WHEN MEASURED ON A LEVEL PLANE.

MOUNTABLE CONCRETE CURB

NTS ST245



CONCRETE VALLEY GUTTER

NTS

ISG

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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10

TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF
07/21/20	ISSUED FOR PIP LOT 1 BUILDING	ART
07/29/20	SI 01	ART

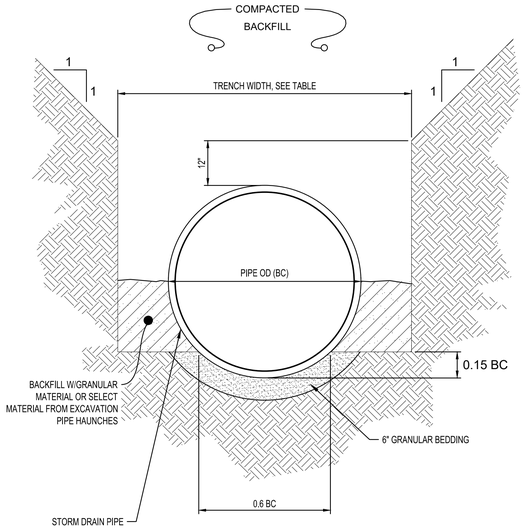
PROJECT NO.	18-21552
FILE NAME	21552 DETAILS
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-10



NOTE:
GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

TRENCH WIDTH

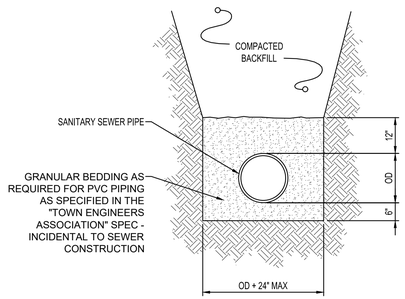
PIPE DIAM	TRENCH WIDTH
36" OR LESS	BC + 24"
42" TO 54"	1.5 x B C
60" OR OVER	BC + 36"

RCP STORM DRAIN PIPE BEDDING

NTS SD601

NOTE:

GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

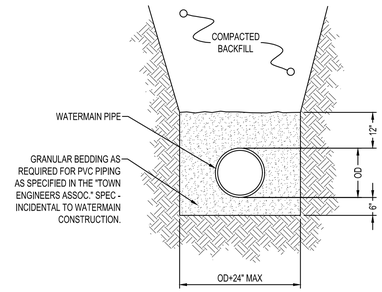


PIPE BEDDING FOR SANITARY SEWER

NTS SA400

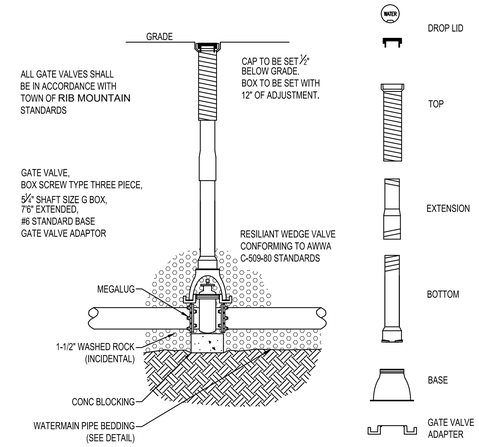
NOTE:

GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION



PIPE BEDDING FOR WATERMAIN

NTS WM300

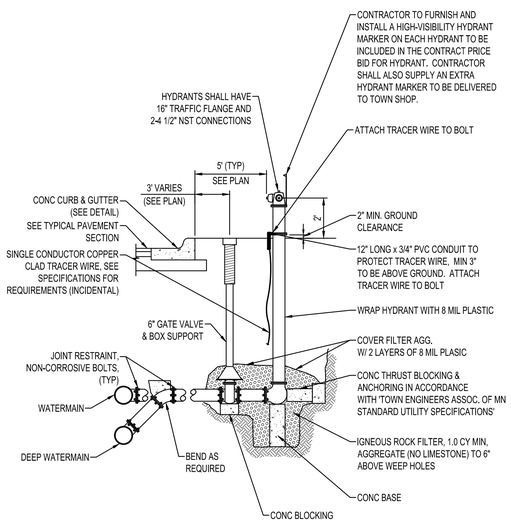


NOTES:

INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

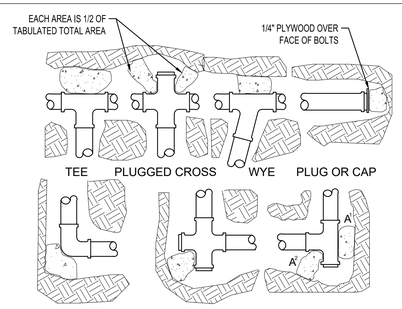
TYPICAL GATE VALVE & BOX INSTALLATION

NTS WM200



TYPICAL HYDRANT INSTALLATION

NTS WM100



NOMINAL FITTING SIZE INCHES	TEE,WYE PLUG OR CAP	90 BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22½° BEND	11¼° BEND
			A'	A"			
4	1.0	1.4	1.9	1.4	1.0		
6	2.1	3.0	4.3	3.0	1.6	1.0	
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH

2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES

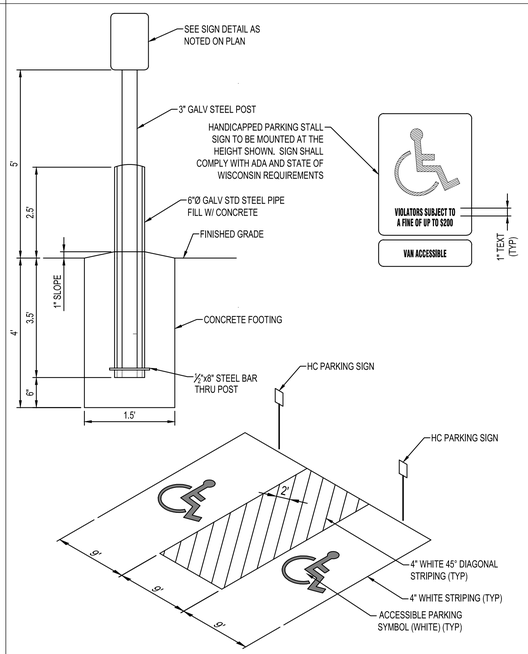
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS (ES)

4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL

5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS PER SQ/FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING USE THE FOLLOWING EQUATION: BEARING AREA=TEST PRESSURE/150 x12000 /SOIL BEARING STRESS x TABLE VALUE

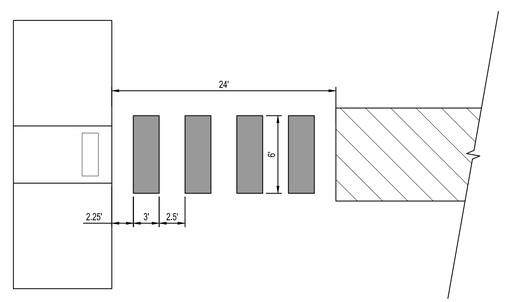
THRUST BLOCKING

N.T.S. WM700



HANDICAP PARKING AREA & SIGNAGE

NTS



NOTES:

STRIPES ARE THERMOPLASTIC WHITE ON PROPOSED PAVEMENT

CROSSWALK STRIPES SHALL BE APPLIED IN ACCORDANCE WITH CITY OF MARSHFIELD STANDARDS

CONTRACTOR SHALL APPLY LONG LIKE MARKING MATERIALS ONLY

CROSSWALK STRIPING

NTS

ISG

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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10

TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF

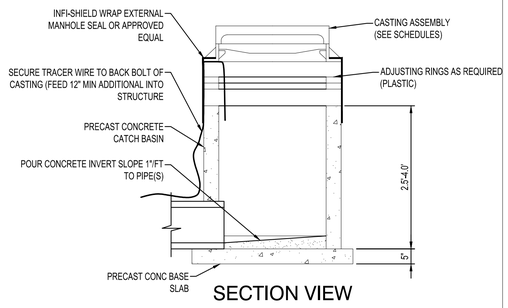
PROJECT NO.	18-21552
FILE NAME	21552 DETAILS
DRAWN BY	---
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

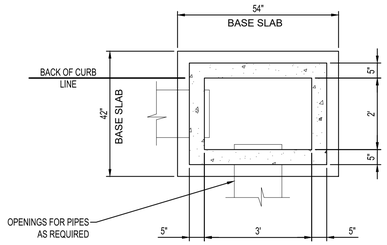
SITE DETAILS

SHEET

C0-11



SECTION VIEW



PLAN VIEW

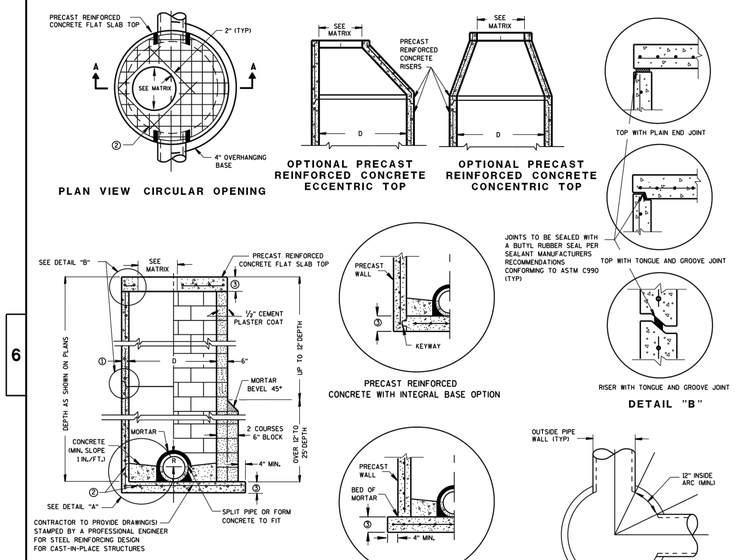
NOTES:

INFI-SHIELD WRAP EXTERNAL MANHOLE SEAL OR APPROVED EQUAL SHALL BE PLACED AROUND CASTING AND ADJUSTING RINGS.

CATCH BASIN PRECAST CONCRETE

NTS SD200

SDD 8b9 Manholes 3-FT, 4-FT, 5-FT, 6-FT, 7-FT, and 8-FT Diameter



MANHOLES 3-FT, 4-FT, 5-FT, 6-FT, 7-FT AND 8-FT DIAMETER

S.D.D. 8 B 9-2

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST MANHOLE UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES 3X3-L", "CATCH BASINS 4-B", "INLETS 2X3-W", ETC. THE FIRST NUMBERS DESIGNATE THE SIZE OF THE STRUCTURE, AND THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

PRECAST REINFORCED CONE TOPS (ECCENTRIC OR CONCENTRIC) OR PRECAST REINFORCED FLAT SLAB TOPS MAY BE USED ON CONCRETE BLOCK STRUCTURES.

ECCENTRIC CONE TOPS MAY BE USED ON ALL STRUCTURES, AND CONCENTRIC CONE TOPS SHALL BE USED ONLY ON STRUCTURES 5 FEET OR LESS IN DEPTH, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

STEPS MEETING AASHTO M199 AND THE FOLLOWING REQUIREMENTS SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH: 16 INCH C-C MAXIMUM SPACING; PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT; MINIMUM LENGTH OF 10 INCHES; MINIMUM WALL EMBEDMENT OF 3 INCHES. FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH.

STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCEMENT BAR ARE ACCEPTABLE. REINFORCING BAR MUST BE A MINIMUM OF ½" AND MEET THE REQUIREMENTS OF ASTM A615.

CERTIFICATION SHALL BE PROVIDED THAT INSTALLED STEPS WHEN TESTED IN ACCORDANCE WITH SECTION 10 OF AASHTO T280 CAN WITHSTAND A VERTICAL LOAD OF 800 LBS. AND A HORIZONTAL LOAD OF 400 LBS.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

CONCRETE BLOCK WILL NOT BE PERMITED FOR STRUCTURES GREATER THAN 4 FEET IN DIAMETER.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN.

ALL PRECAST MANHOLE UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES. SEE DETAIL "C".

① MINIMUM WALL THICKNESS SHALL BE 4 INCHES FOR 3-FT, 5 INCHES FOR 4-FT, 6 INCHES FOR 5-FT, 7 INCHES FOR 6-FT, 8 INCHES FOR 7-FT AND 9 INCHES FOR 8-FT DIAMETER PRECAST MANHOLES.

② FOR PRECAST MANHOLES PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.

③ PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER OF 48" AND LESS SHALL HAVE A MINIMUM THICKNESS OF 6". PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER LARGER THAN 48" SHALL HAVE A MINIMUM THICKNESS OF 8".

MANHOLE COVER OPENING MATRIX

MANHOLE COVER TYPE	C	ALL J'S	K	L	M
OPENING SIZE (FT)					
2 DIA.	X	X		X	
3 DIA.			X		X

PIPE MATRIX

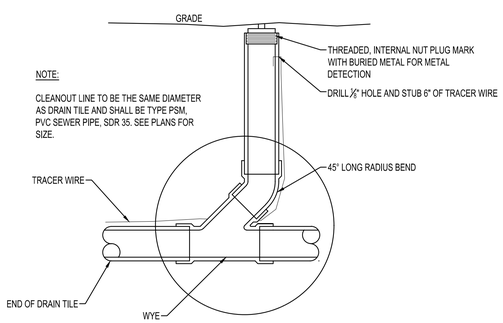
MANHOLE SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	
	180° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12
4-FT	24	18
5-FT	36	24
6-FT	42	36
7-FT	48	36
8-FT	60	42

MANHOLES 3-FT, 4-FT, 5-FT, 6-FT, 7-FT AND 8-FT DIAMETER

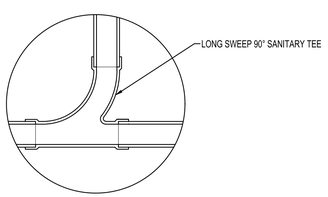
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
Sept., 2016 — /S/ Rodney Taylor
DATE — ROADWAY STANDARDS DEVELOPMENT UNIT SUPERVISOR
FHWA

S.D.D. 8 B 9-2



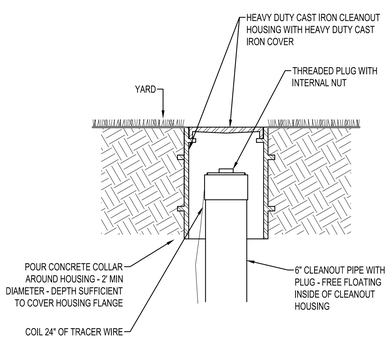
OPTION 1



OPTION 2

SANITARY CLEAN OUT

NTS SA200



SANITARY CLEANOUT HOUSING

NTS

① RUBBER O-RING GASKET

② FLEXIBLE WATER TIGHT PIPE BOOT AS APPROVED BY THE ENGINEER

③ SHAPED INVERT, TO BE APPROVED BY THE ENGINEER

④ 4' TALL MnDOT TYPE 'B' PRECAST CONCRETE ECCENTRIC CONE

⑤ STEEL REINFORCED PLASTIC MANHOLE STEPS (MnDOT STD. PLATE 4180J) SPACED AT 16", POLYPROPYLENE PLASTIC WITH NO 2 DEFORMED STEEL ROD REINFORCING, GRADE 60.

⑥ PRECAST REINFORCED CONCRETE MANHOLE WITH GASKETED JOINTS AND INTEGRAL BOTTOM. MnDOT STD PLATE 4007C

⑦ PLASTIC ADJUSTING RINGS. MIN OF 3, MAX OF 6

⑧ NEENAH R1540 WITH TWO SELF CLEANING PICK HOLES AND STAMPED WITH "SANITARY SEWER" ON LIDS

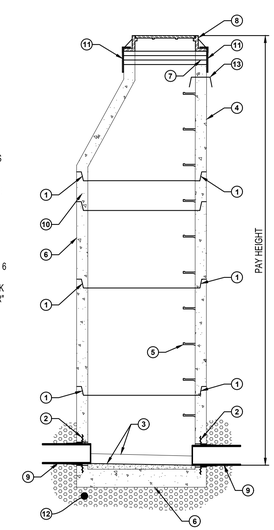
⑨ SEE PLAN FOR PIPE SIZES

⑩ 12" - 16" ADJUSTING SECTION

⑪ INFI-SHIELD WRAP EXTERNAL MANHOLE SEAL OR APPROVED EQUAL SHALL BE PLACED AROUND CASTING AND ADJUSTING RINGS.

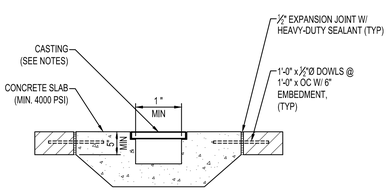
⑫ 1-1/2" ROCK BACKFILL (INCIDENTAL)

⑬ TRACER 12" SECURED INSIDE 1/2" STRIPPED



TYPICAL SANITARY MANHOLE

NTS SA100



NOTES:

CASTING = NEENAH R-4990-CX

GRATE = TYPE C

CONCRETE TRENCH DRAIN

NTS SD550

ISG

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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10

TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF
07/28/20	PIP RESUBMITTAL	ART

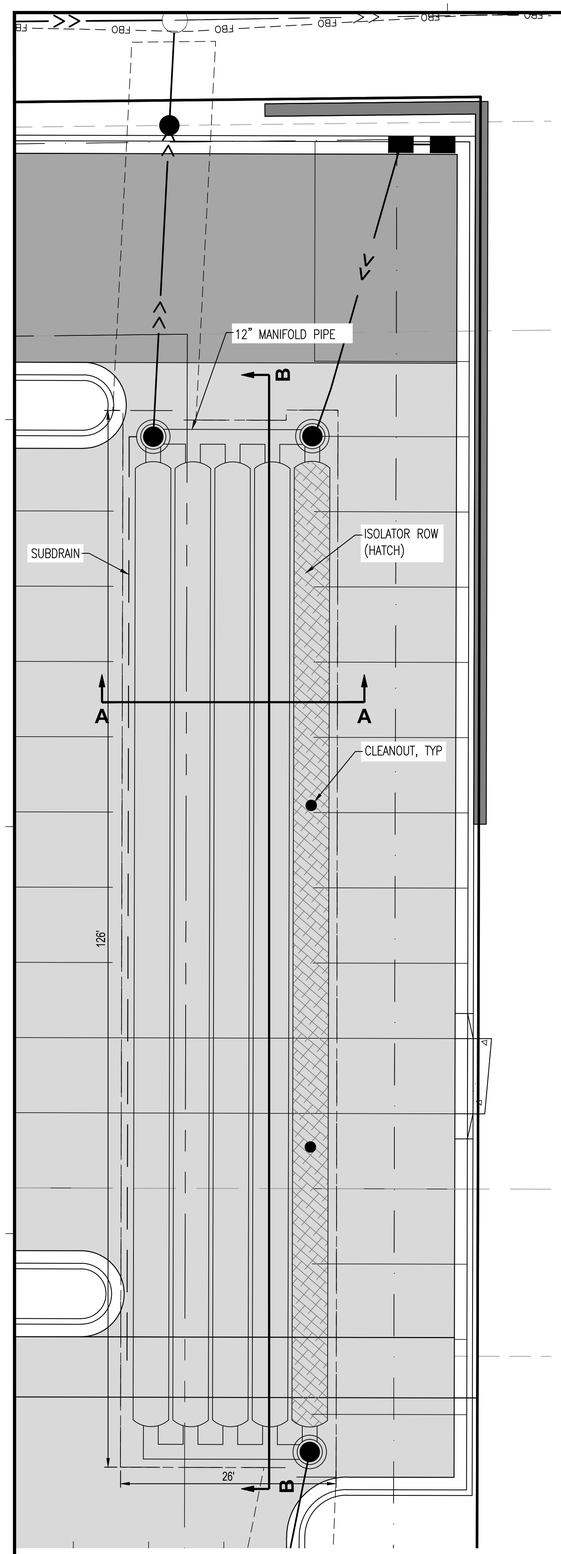
PROJECT NO.	18-21552
FILE NAME	21552 DETAILS
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

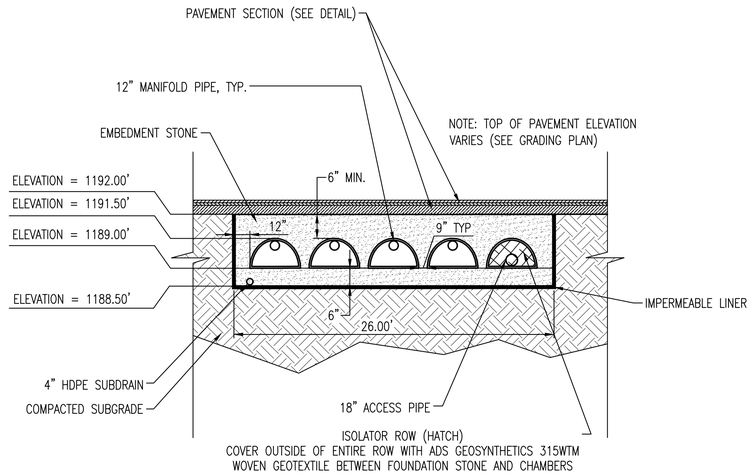
SHEET

C0-12



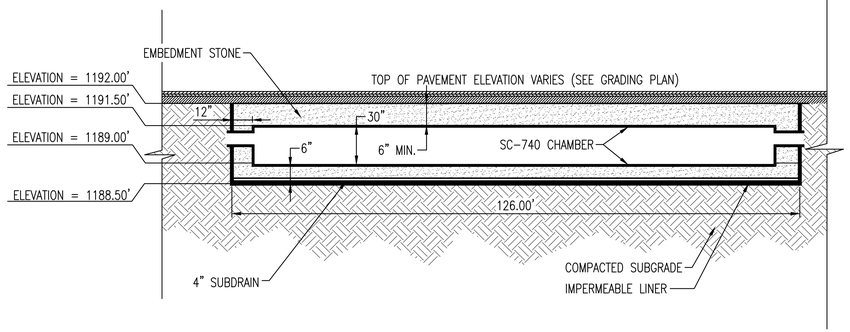
SC-740 STORMWATER CHAMBER

N.T.S.



TYPICAL SECTION VIEW 'A' - 'A'

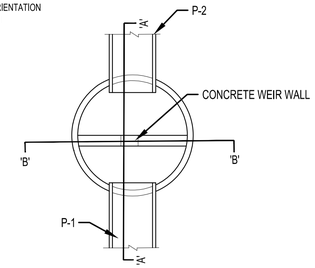
N.T.S.



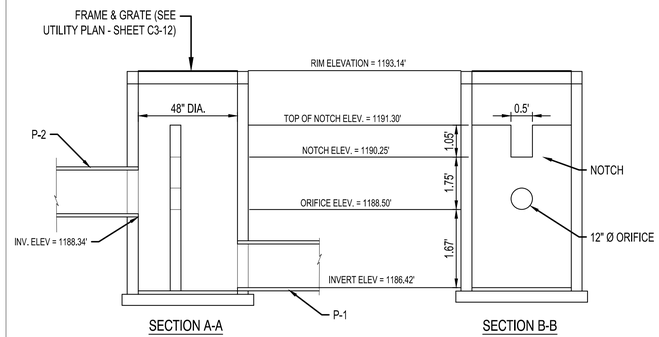
TYPICAL SECTION VIEW 'B' - 'B'

N.T.S.

*ACTUAL PIPE ORIENTATION
SHOWN ON PLAN



PLAN



SECTION A-A

SECTION B-B

STRUCTURE A-1

NTS SD700

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09/13/19	REVISED PER TOWN REVIEW	JDF
09/30/19	REVISED PER TOWN REVIEW	ART

PROJECT NO.	18-21552
FILE NAME	21552 DETAILS
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

STORMWATER DETAILS

SHEET

C0-13

N

0 20 40

SCALE IN FEET

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE DECIDUOUS TREE (CLEAR & GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.

EROSION CONTROL LEGEND

SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY	SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
PC		*PERIMETER CONTROL	LF	820		2573.501	STABILIZED CONSTRUCTION EXIT	EACH	2
	2573.502	EXISTING STORM DRAIN INLET PROTECTION	EACH	3			EXISTING DRAINAGE ARROW		

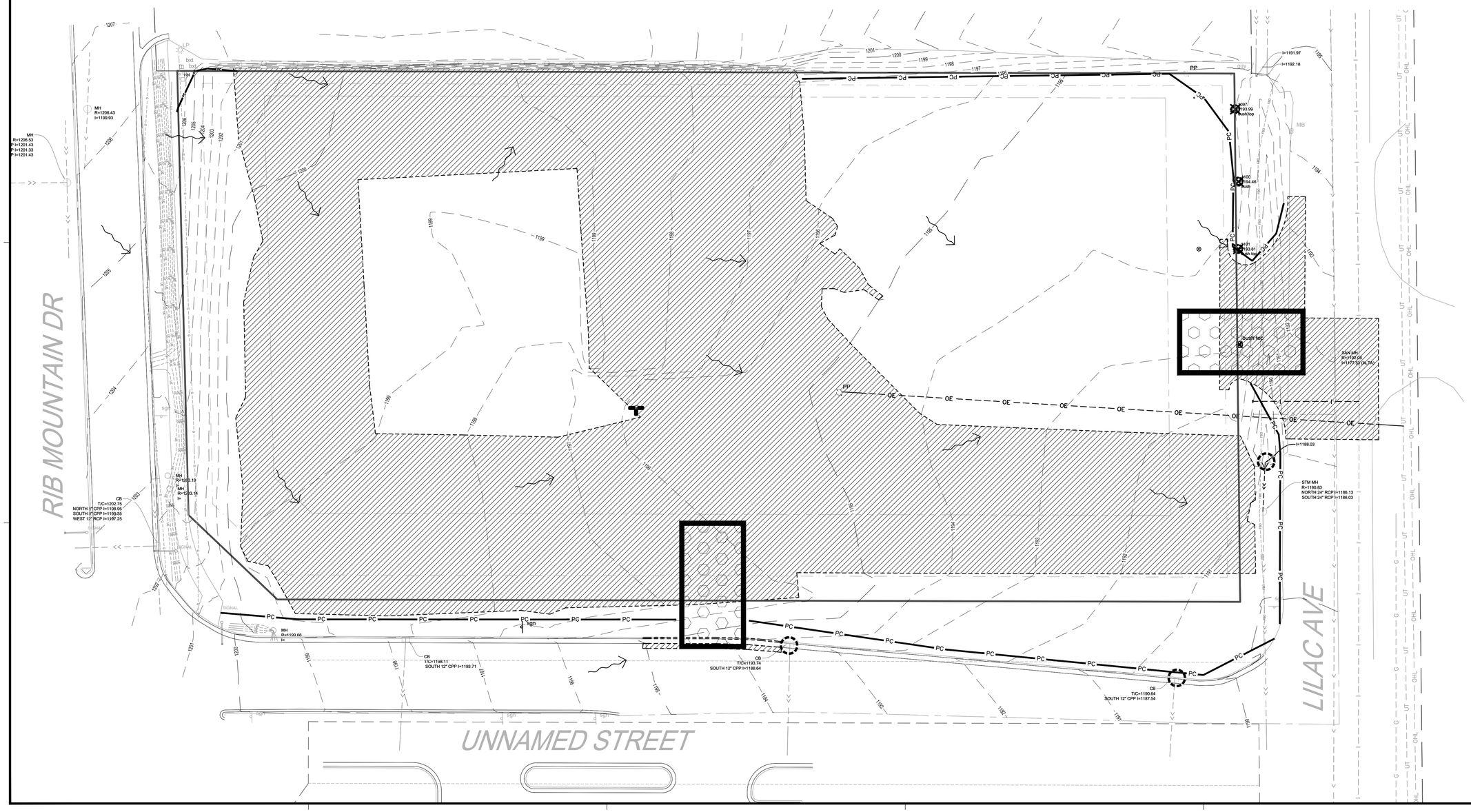
* PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

** QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

*** THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.

**** SEE SITE PLANTING PLAN FOR FINAL TURF ESTABLISHMENT

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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FILE NAME	21552 SWPPP
DRAWN BY	---
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

EXISTING STORMWATER POLLUTION PREVENTION PLAN

SHEET

C1-10

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	UNITS	QUANTITY	SYMBOL	DESCRIPTION	UNITS	QUANTITY
PC	*PERIMETER CONTROL	LF	820		STABILIZED CONSTRUCTION EXIT	EACH	2
	EXISTING STORM DRAIN INLET PROTECTION	EACH	3		EROSION CONTROL BLANKET	SY	390
	EXISTING DRAINAGE ARROW	EACH	5		PROPOSED STORM DRAIN INLET PROTECTION	EACH	13
	PROPOSED DRAINAGE ARROW				CONCRETE WASHOUT AREA	EA	1

* PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

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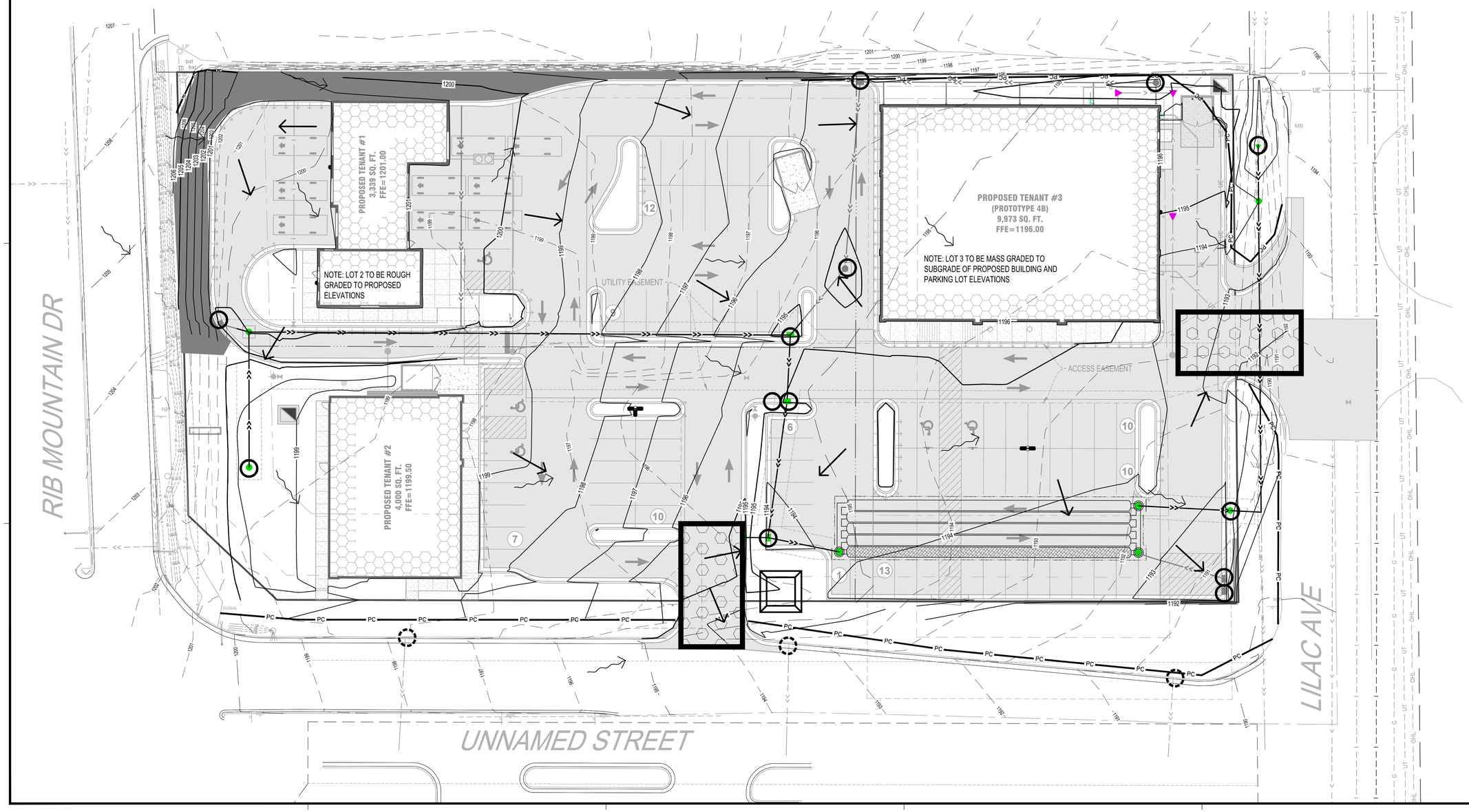

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PROJECT

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DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF

PROJECT NO.	18-21552
FILE NAME	21552 SWPPP
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

PROPOSED STORMWATER POLLUTION PREVENTION PLAN

SHEET

C1-11

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:
This project consists of the construction of a 4,000 SF building, a private access drive to the south, a relocated access drive to Lilac Avenue, and associated parking areas. This will include grading, paving, curb & gutter, utilities, stormwater management system, erosion control, site restoration and any additional components.

RESPONSIBLE PARTIES:
Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the SWPPP plans.

Company: Contact Person: Phone:

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Company: Contact Person: Phone:

PROJECT AREAS:
Total site area = 2.52 acres

Existing impervious surface area = 1.31 acres
Existing pervious surface area = 1.21 acres

Post construction impervious surface area = 1.72 acres
Post construction pervious surface = 0.40 acres

Total disturbed area = 2.28 acres

STORM WATER MANAGEMENT:
See stormwater report prepared for this site.

RECEIVING WATERS:

Name of Water Body	Type (ditch, pond, wetland, lake, etc.)	WisDNR Special or Impaired Water?
Wisconsin River	River	No

SOIL TYPES:
Soils information is provided within the geotech report prepared by American Engineering Testing, Inc. dated 7-5-18 included in the submittal. Soils consist of mostly fill, till and course alluvium. The fill consisted of sand with varying silt, gravel and clay contents. The till consisted of loose to medium dense clayey sand, lose sandy silt, firm sandy lean clay and soft lean clay with sand each with varying silt and gravel contents. The course alluvium was very loose to medium dense sand with verying silt and gravel contents. All soils sit above weathered bedrock anywhere from two feet to eight feet below existing ground elevations. Weathered bedrock was found at 1192.6'. Ground water was found at 1187.3' in the area being utilized for infiltration. Weathered bedrock will prevent any infiltration.

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:
Installation of silt fence and/or sediment logs and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked	
	Normal Water	Impaired Water
Steeper than 3:1	14 days	7 days
10:1 to 3:1	14 days	7 days
Flatter 10:1	14 days	7 days
Ditches	1 day	1 day
Pipe Ends	1 day	1 day
Within 200 Feet of Surface Water	1 day	1 day

Temporary cover during construction is incidental.

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

A. Reference Specifications for seeding mixture and applications. Mulch shall be applied at a rate of 1.5 tons/acre. Mulch shall be disc anchored. Fertilizer shall be applied to seeded areas incidental to seeding. Fertilizer per specifications.

B. Sod if used shall meet Wisconsin DOT Specifications.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

SEDIMENT CONTROL PRACTICES:
Installation of silt fence and/or sediment logs and all other erosion control measures shall be complete prior to land disturbing activities occur.

A stone tracking pad and tire washing station or other approved alternative must be constructed at the entry/exit point(s) to the project site. Reference detail on this sheet for standard practice.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

All streets must be swept up at the end of each work day.

Dust from the site shall be controlled, as needed, refer to DNR Dust Control on Construction Sites (1068) Technical Standard.

Silt fence must be installed around the perimeter of any soil stockpiled, including temporary stockpiles on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and remain until stabilization is achieved. This shall be accomplished through the use of sediment logs. (other methods approved by the DNR prior to installation shall also be placed acceptable)

CONSTRUCTION ACTIVITY NOTES:

POLLUTION PREVENTION:
All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to the City of River Falls.
4. Clean up the spilled material and dispose of the wastes properly, with the exception of used oil. Waste generated from used oil spills must be sent to a facility for energy recovery.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site.

Concrete washout onsite: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with City of Marshfield guidelines. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTION AND MAINTENANCE:
The Contractor is Responsible for the implementation of inspections and maintenance.

The Contractor must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the Storm water Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

All bio-rolls must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the roll.

FINAL STABILIZATION:
The Permittee(s) must ensure final stabilization of the site. All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

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TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 SWPPP
DRAWN BY	PJJ
DESIGNED BY	ART
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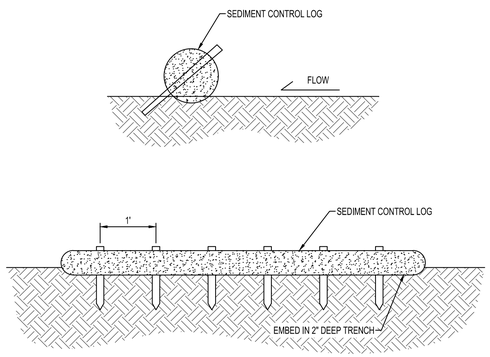
CLIENT PROJECT NO.	-

TITLE

SWPPP GENERAL INFORMATION & NOTES

SHEET

C1-12



NOTES:

SEDIMENT CONTROL LOGS TO BE 12" DIAMETER UNLESS OTHEWISE NOTED.

STAKED INTO THE GROUND WITH WOOD STAKES.

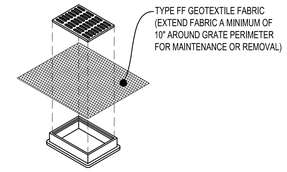
WOOD STAKES ARE A MINIMUM OF 2"x16"x¼" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.

WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.

WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

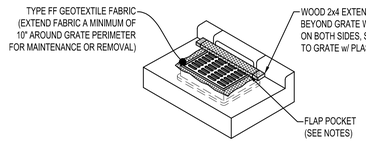
SEDIMENT CONTROL LOG STAKING

NTS EC300



TYPE B

(WITHOUT CURB BOX)



TYPE C

(WITH CURB BOX)

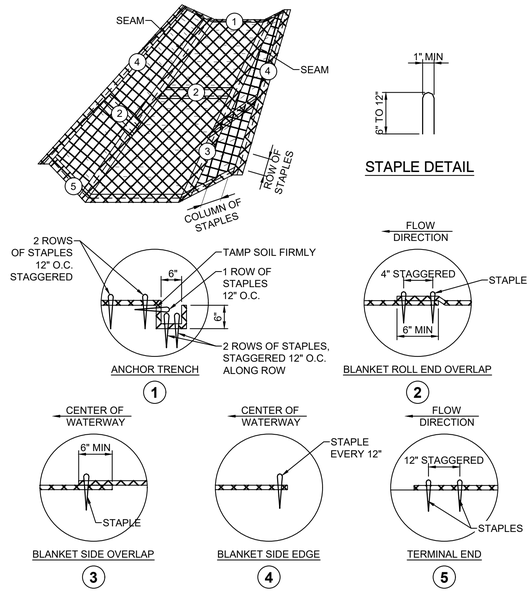
NOTES:

FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN TEH REBAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

TYPES B & C INLET PROTECTION

NTS EC221



NOTES:

INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.

THE ECB SHALL CONFORM TO WisDOT STANDARD SPECIFICATIONS.

PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.

THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.

START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.

THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT AS FOLLOWS.

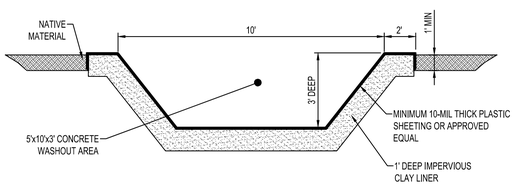
STAPLES SHALL BE "U" SHAPED, 0.12" DIAMETER WIRE OR GREATER (#11 GAUGE). (SEE STAPLE DETAIL FOR DIMENSIONS)

1. BURY UPSTREAM END OF MAT IN A TRENCH 6" WIDE BY 6" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH AS SHOWN IN DETAIL 1.
2. C. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6" OVER DOWN SLOPE MAT (SHINGLE STYLE). USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART, AS SHOWN IN DETAIL 2.
3. D. MATS ON SIDE SLOPES SHALL OVERLAP A MINIMUM OF 6" OVER THE MAT BELOW (SHINGLE STYLE). STAPLE OVERLAP AT 12" INTERVALS. (SEE DETAIL 3)
4. E. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12". (SEE DETAIL 4)

   F. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.
5. G. DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12" APART. (SEE DETAIL 5)

EROSION CONTROL BLANKET INSTALLATION

NTS EC700



NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

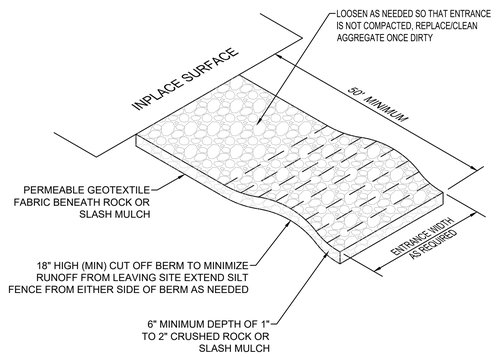
WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

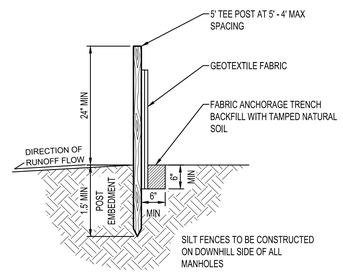
CONCRETE WASHOUT

NTS EC500



STABILIZED CONSTRUCTION EXIT

NTS EC600



SILT FENCE

NTS EC100

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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10

TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
03/12/20	CCD 02	LCH

PROJECT NO.	18-21552
FILE NAME	21552 SWPPP
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-13

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE DECIDUOUS TREE (CLEAR & GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

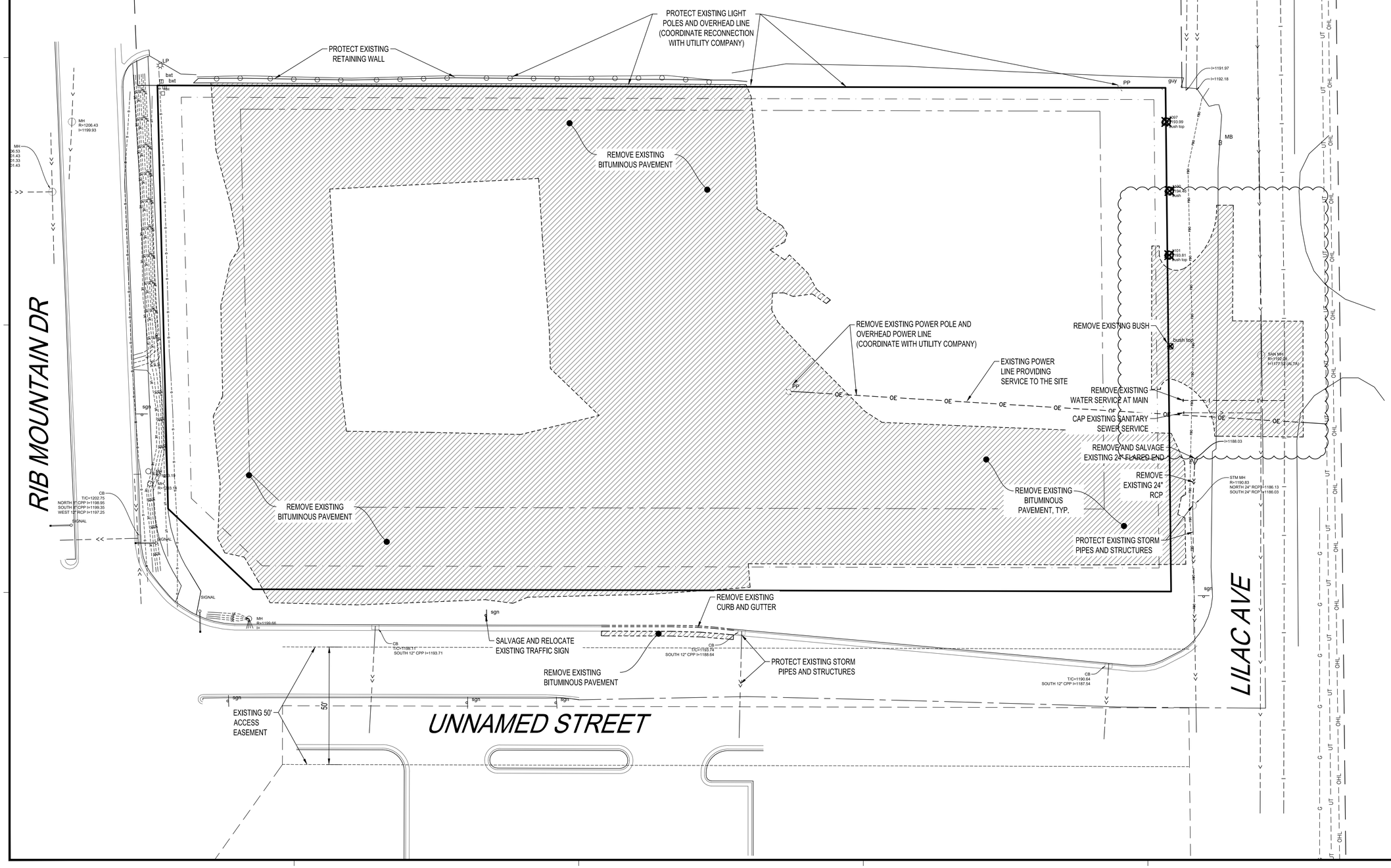
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.

WEATHERED BEDROCK WILL BE ENCOUNTERED DURING CONSTRUCTION AND WILL NEED TO BE REMOVED. REFER TO GEOTECH REPORT FOR EXACT LOCATIONS AND DEPTHS.

N

0 20 40

SCALE IN FEET



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FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

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CLIENT PROJECT NO.	-

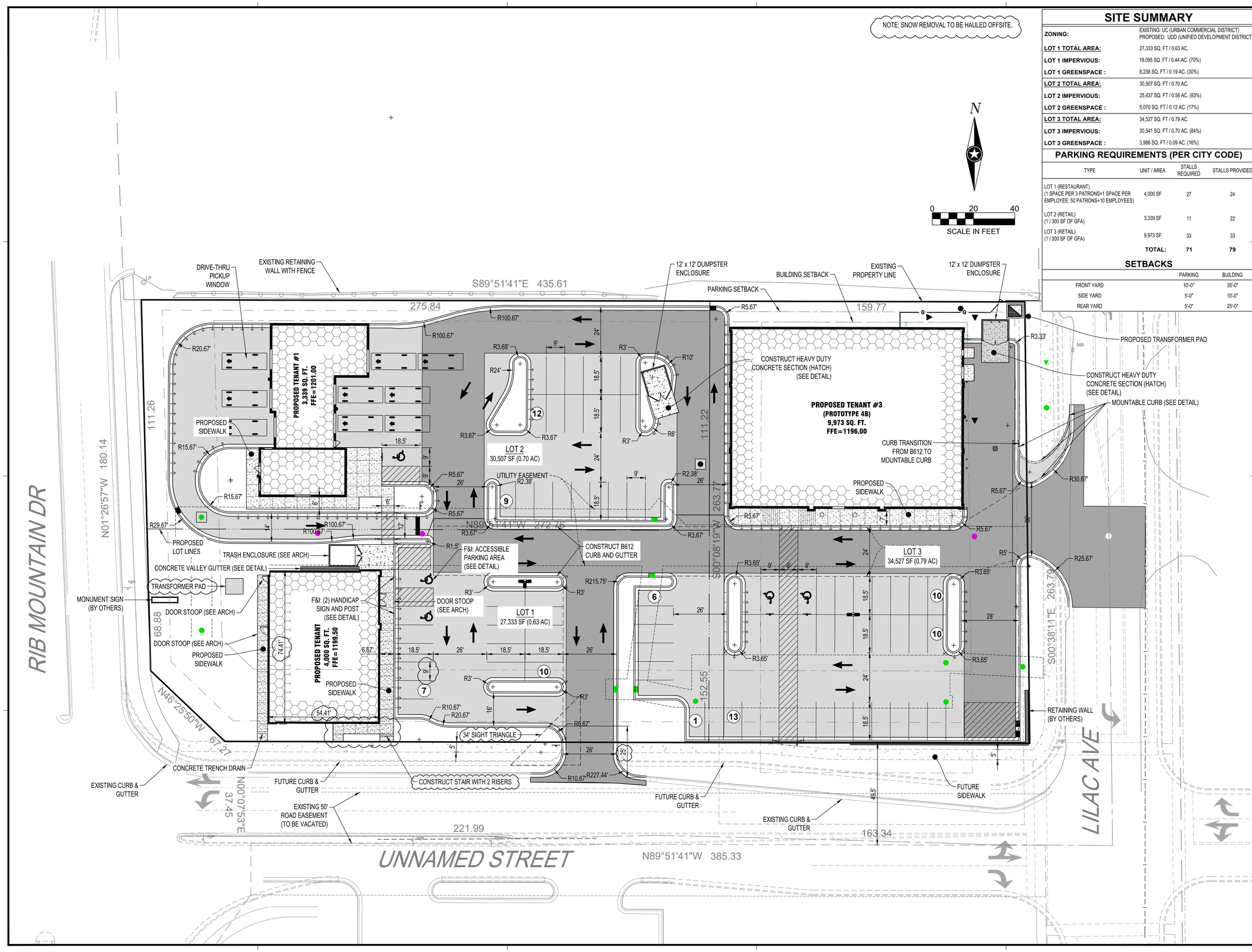
TITLE

EXISTING SITE AND REMOVALS

SHEET

C2-10

NOTE: SNOW REMOVAL TO BE HAULED OFFSITE.



SITE SUMMARY

ZONING:	EXISTING: UC (URBAN COMMERCIAL DISTRICT) PROPOSED: UDD (UNIFIED DEVELOPMENT DISTRICT)
LOT 1 TOTAL AREA:	27,333 SQ. FT / 0.63 AC.
LOT 1 IMPERVIOUS:	19,095 SQ. FT / 0.44 AC. (70%)
LOT 1 GREENSPACE :	8,238 SQ. FT / 0.19 AC. (30%)
LOT 2 TOTAL AREA:	30,507 SQ. FT / 0.70 AC.
LOT 2 IMPERVIOUS:	25,437 SQ. FT / 0.58 AC. (83%)
LOT 2 GREENSPACE :	5,070 SQ. FT / 0.12 AC. (17%)
LOT 3 TOTAL AREA:	34,527 SQ. FT / 0.79 AC.
LOT 3 IMPERVIOUS:	30,541 SQ. FT / 0.70 AC. (84%)
LOT 3 GREENSPACE :	3,986 SQ. FT / 0.09 AC. (16%)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
LOT 1 (RESTAURANT) (1 SPACE PER 3 PATRONS+1 SPACE PER EMPLOYEE; 50 PATRONS+10 EMPLOYEES)	4,000 SF	27	24
LOT 2 (RETAIL) (1 / 300 SF OF GFA)	3,339 SF	11	22
LOT 3 (RETAIL) (1 / 300 SF OF GFA)	9,973 SF	33	33
	TOTAL:	71	79

SETBACKS

	PARKING	BUILDING
FRONT YARD	10'-0"	35'-0"
SIDE YARD	5'-0"	10'-0"
REAR YARD	5'-0"	25'-0"

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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10
TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN JERREMY D. FOSS E-39500 PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF
09/30/19	REVISED PER TOWN REVIEW	ART
11/15/19	CCD 01	ART
03/12/20	CCD 02	LCH
07/21/20	ISSUED FOR PIP LOT 1 BUILDING	ART
07/28/20	PIP RESUBMITTAL	ART
07/29/20	SI 01	ART
08/06/20	REVISED PER TOWN REVIEW	ART

PROJECT NO.	18-21552
FILE NAME	21552 SITE
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

SHEET

C3-10

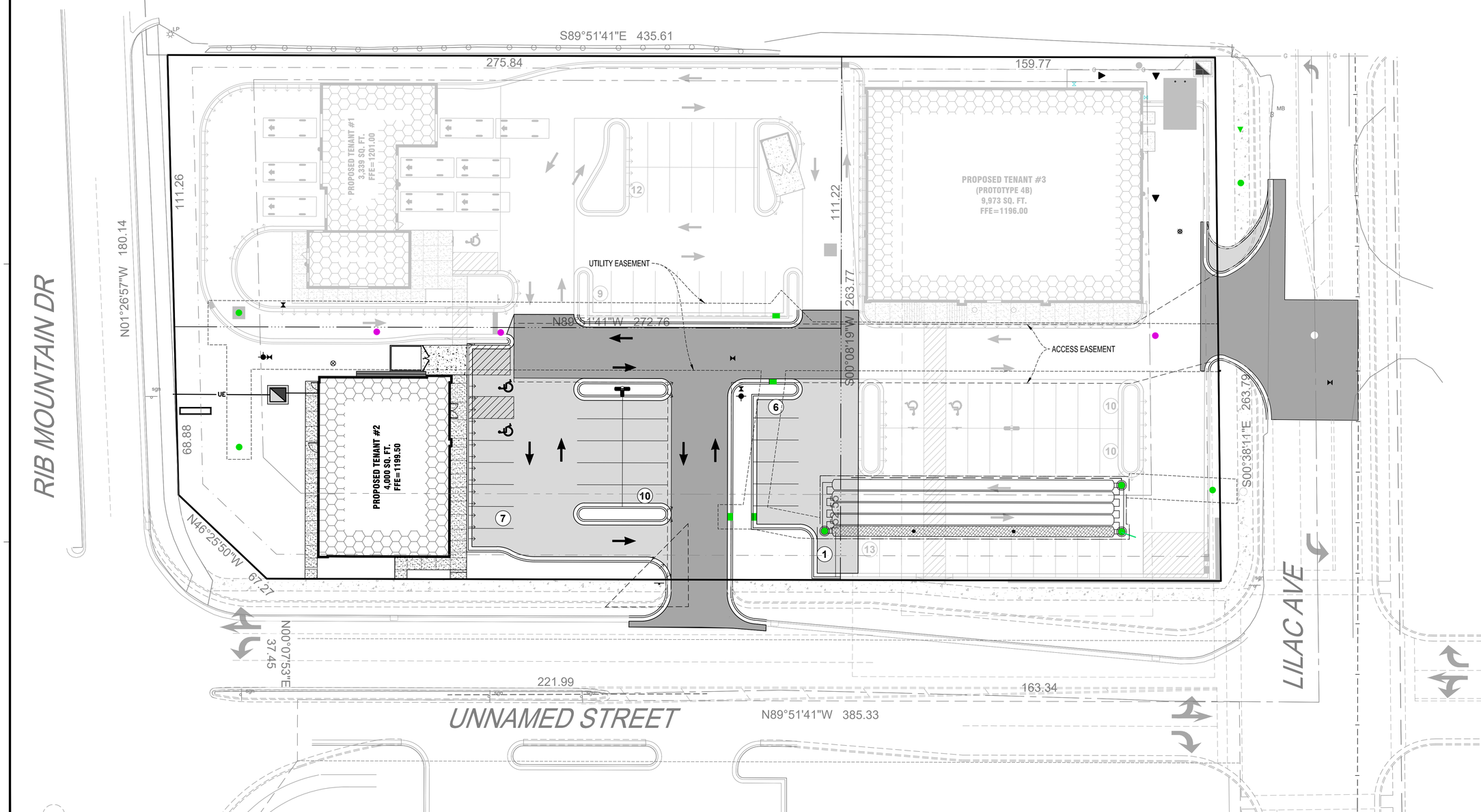
N

0 20 40

SCALE IN FEET

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	REVERSE PITCH CONCRETE CURB & GUTTER



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WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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FORE DEVELOPMENT

COMMERCIAL SITE

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07/21/20	ISSUED FOR PIP LOT 1 BUILDING	ART

PROJECT NO.	18-21552
FILE NAME	21552 SITE
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DESIGNED BY	ART
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ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

LOT 1 SITE PLAN

SHEET

C3-11

UTILITY LEGEND

EXISTING		PROPOSED
— — — >> — — —	STORM DRAIN	>>
— — — > — — —	SANITARY SEWER	>
— — — I — — —	WATER MAIN	I
— — — G — — —	GAS	G
— — — OE — — —	OVERHEAD ELECTRIC	OE
— — — UE — — —	UNDERGROUND ELECTRIC	UE
— — — UT — — —	UNDERGROUND TELEPHONE	UT

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR GAS AND COMMUNICATIONS SERVICES
2. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY THE CONTRACTOR
3. ENSURE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY LINES
4. ALL BURIED UNDERGROUND EXTERIOR NON-METALLIC SANITARY SEWERS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(SR) OF THE DSPS STATUTES.
5. INSTALL TRACER WIRE ON ALL PVC WATER MAIN PIPING.
6. ALL WATER MAIN TO HAVE A BURY DEPTH OF 7.5' MINIMUM.

STORM DRAIN APRON SCHEDULE

APRON NO.	APRON SIZE (in)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
SALVAGED-FES	24	RC	1191.50	P-21

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	A-1	1186.42	EX A-1	1186.13	15	HDPE	HDPE	2.33%	13
P-2	A-2	1188.50	A-1	1188.34	15	HDPE	HDPE	0.43%	37
P-3	A-3	1189.74	A-2A	1189.00	12	HDPE	HDPE	1.98%	37
P-3A	A-3A	1189.84	A-3	1189.84	12	HDPE	HDPE	0.00%	5
P-4	A-4	1189.26	A-2B	1189.00	18	HDPE	HDPE	0.87%	30
P-4A	A-4A	1189.44	A-4	1189.36	18	HDPE	HDPE	1.00%	8
P-5	A-5	1189.80	A-4	1189.36	18	HDPE	HDPE	0.79%	55
P-6	A-6	1190.17	A-5	1189.90	15	HDPE	HDPE	1.01%	27
P-8	A-8	1191.05	A-7	1190.59	12	HDPE	HDPE	0.60%	77
P-9	A-9	1191.75	A-8	1191.15	12	HDPE	HDPE	0.50%	120
P-10	A-10	1194.63	A-6	1190.27	12	HDPE	HDPE	1.98%	220
P-11	A-11	1196.91	A-10	1196.85	12	HDPE	HDPE	0.50%	13
P-12	A-12	1195.00	A-10	1194.73	12	RCP	RCP	0.50%	55
P-20	A-20	1187.39	EX A-1	1186.13	24	RCP	RCP	1.00%	126
P-21	SALVAGED-FES	1191.50	A-20	1187.49	24	RCP	RCP	17.43%	23

STORM DRAIN SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT LN FT	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
A-1	PRECAST CONCRETE	48 Ø	RC	NEENAH R-2502	6.89	1193.31	1186.42	P-1
A-2	PRECAST CONCRETE	48 Ø	RC	SOLID LID	5.27	1193.77	1188.50	P-2
A-2A	PRECAST CONCRETE	48 Ø	RC	SOLID LID	4.14	1193.14	1189.00	Iso Row Manifold
A-2B	PRECAST CONCTRETE	48 Ø	RC	SOLID LID	5.14	1194.14	1189.00	Iso Row Manifold
A-3	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	3.35	1193.09	1189.74	P-3
A-3A	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	3.25	1193.09	1189.84	P-3A
A-4	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	4.95	1194.22	1189.26	P-4
A-4A	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	5.75	1195.19	1189.44	P-4A
A-5	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	5.64	1195.44	1189.80	P-5
A-6	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	4.99	1195.16	1190.17	P-6
A-8	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	4.55	1195.60	1191.05	P-8
A-9	DRAIN BASIN	15 Ø	PVC	NYLOPLAST 1599CGS	1.87	1193.62	1191.75	P-9
A-10	PRECAST CONCRETE	48 Ø	RC	SOLID LID	5.37	1200.00	1194.63	P-10
A-11	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	3.29	1200.20	1196.91	P-11
A-12	PRECAST CONCRETE	48 Ø	RC	NEENAH R-2502	3.00	1198.00	1195.00	P-12
A-20	PRECAST CONCRETE	48 Ø	RC	SOLID LID	6.61	1194.00	1187.39	P-20

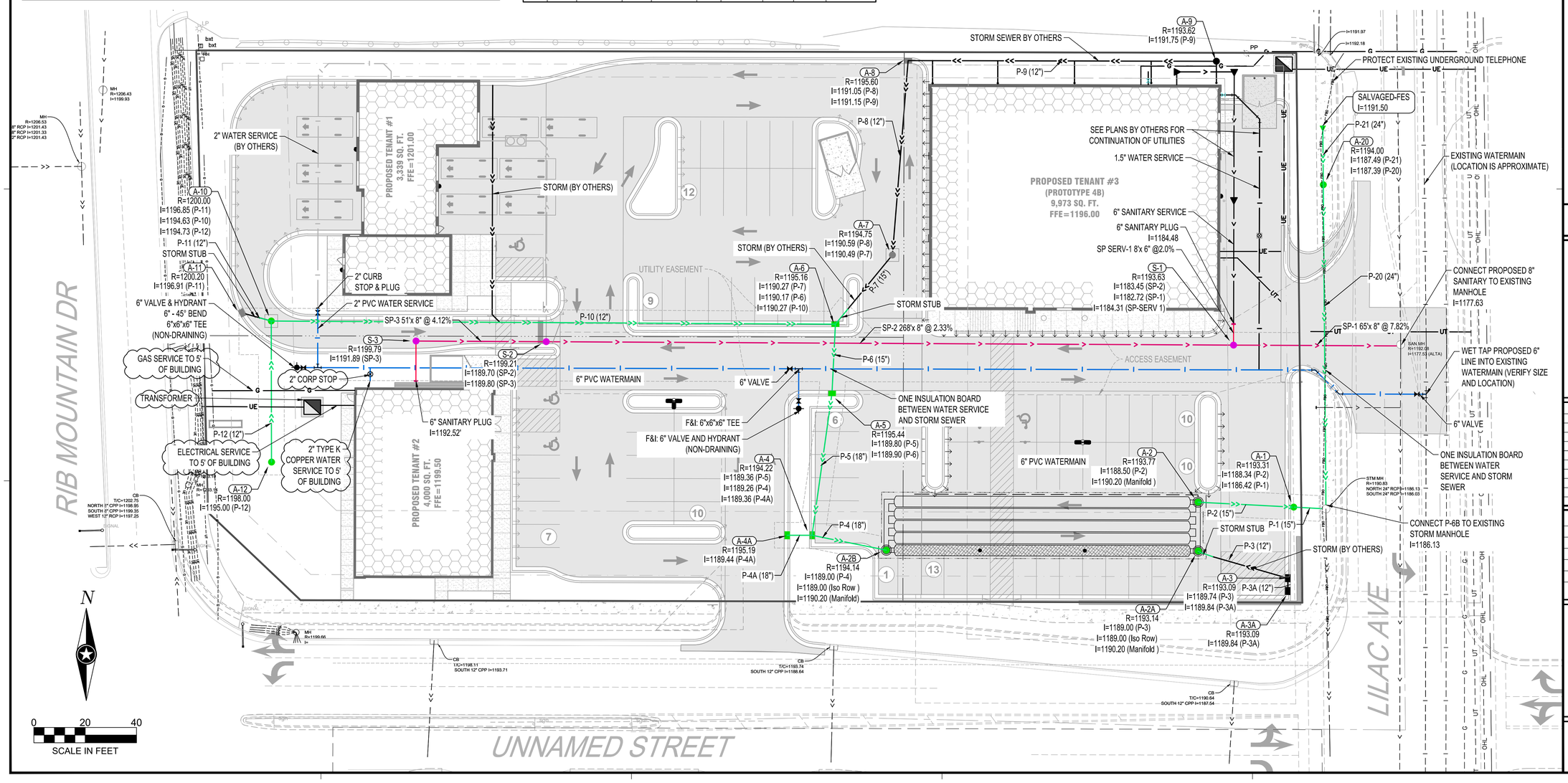
* PROPOSED RIM ELEVATIONS WITHIN CURB AND GUTTER ARE MEASURED AT THE TOP BACK OF CURB, NOT GUTTER LINE.

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT LN FT	TOP OF CASTING ELEVATION	INVERT ELEVATION	PIPE NO.
S-1	PRECAST CONCRETE	48 Ø	RC	NEENAH R-1540	10.91	1193.63	1182.72	SP-1
S-2	PRECAST CONCRETE	48 Ø	RC	NEENAH R-1540	11.51	1199.21	1187.70	SP-2
S-3	PRECAST CONCRETE	48 Ø	RC	NEENAH R-1540	7.90	1199.79	1191.89	SP-3

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-1	1182.72	A-31	1177.63	8"	PVC	SDR-35	7.82%	65
SP-2	S-2	1189.70	S-1	1183.45	8"	PVC	SDR-35	2.33%	268
SP-3	S-3	1191.89	S-2	1189.80	8"	PVC	SDR-35	4.12%	51



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JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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FORE DEVELOPMENT

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RIB MOUNTAIN WISCONSIN

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03/12/20	CCD 02	LCH
08/06/20	REVISED PER TOWN REVIEW	ART

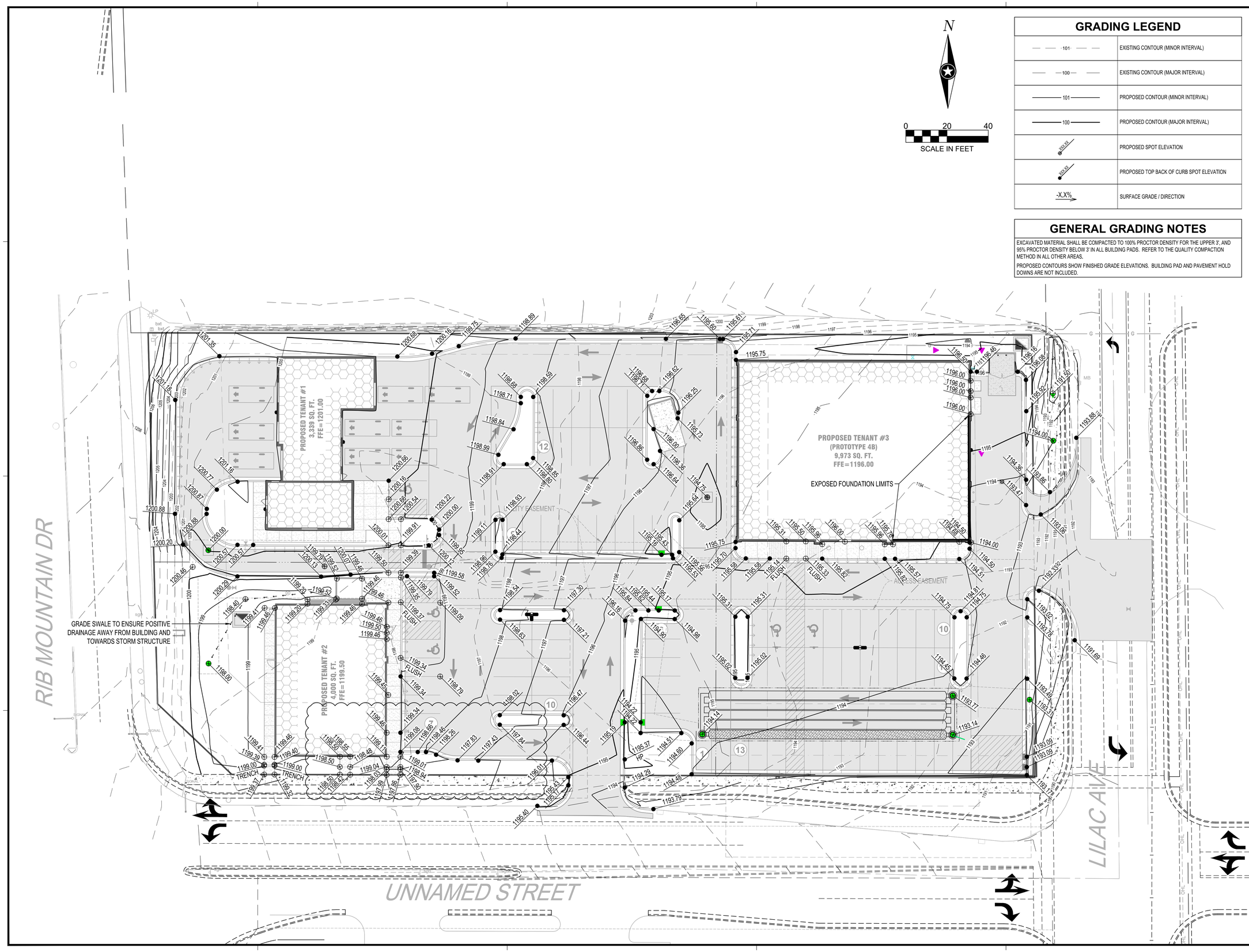
PROJECT NO.	18-21552
FILE NAME	21552 SITE
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

C3-12



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3', AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.

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09/30/19	REVISED PER TOWN REVIEW	ART
07/21/20	ISSUED FOR PIP LOT 1 BUILDING	ART
07/28/20	PIP RESUBMITTAL	ART
07/29/20	SI 01	ART
08/06/20	REVISED PER TOWN REVIEW	ART

PROJECT NO.	18-21552
FILE NAME	21552 GRADING
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

PLANT SCHEDULE LOT 1

LOW DEC. TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
SR	3	Japanese Tree Lilac	Syringa reticulata	1-1/2" Cal	Cont.	10 pts.
TCH	1	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis TM	1-1/2" Cal	B & B	10 pts.
MED. DEC. TREE	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
AO	2	Ohio Buckeye	Aesculus glabra	6` Ht	Cont.	15 pts.
RB	1	River Birch Multi-Trunk	Betula nigra	6` Ht	Cont.	15 pts.
TALL DEC. TREE	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
AM	5	Armstrong Red Maple	Acer rubrum `Armstrong`	1-1/2" Cal	B & B	30 pts.
LOW DEC. SHRUB	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
AH	9	Annabelle Smooth Hydrangea	Hydrangea arborescens `Annabelle`	18" ht.	Cont	1 pt.
AW	33	Anthony Waterer Spirea	Spiraea x bumalda `Anthony Waterer`	18" ht.	Cont	1 pt.
LOW EVR SHRUB	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
CJ	28	Andorra Juniper	Juniperus horizontalis `Plumosa Compacta`	12" Ht	Cont	3 pt.
MED. DEC. SHRUB	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
HC	8	Hedge Cotoneaster	Cotoneaster lucidus	24" Ht.	Cont	3 pt.
RR	20	Rugosa Rose	Rosa rugosa	24" Ht.	Cont	3 pt.

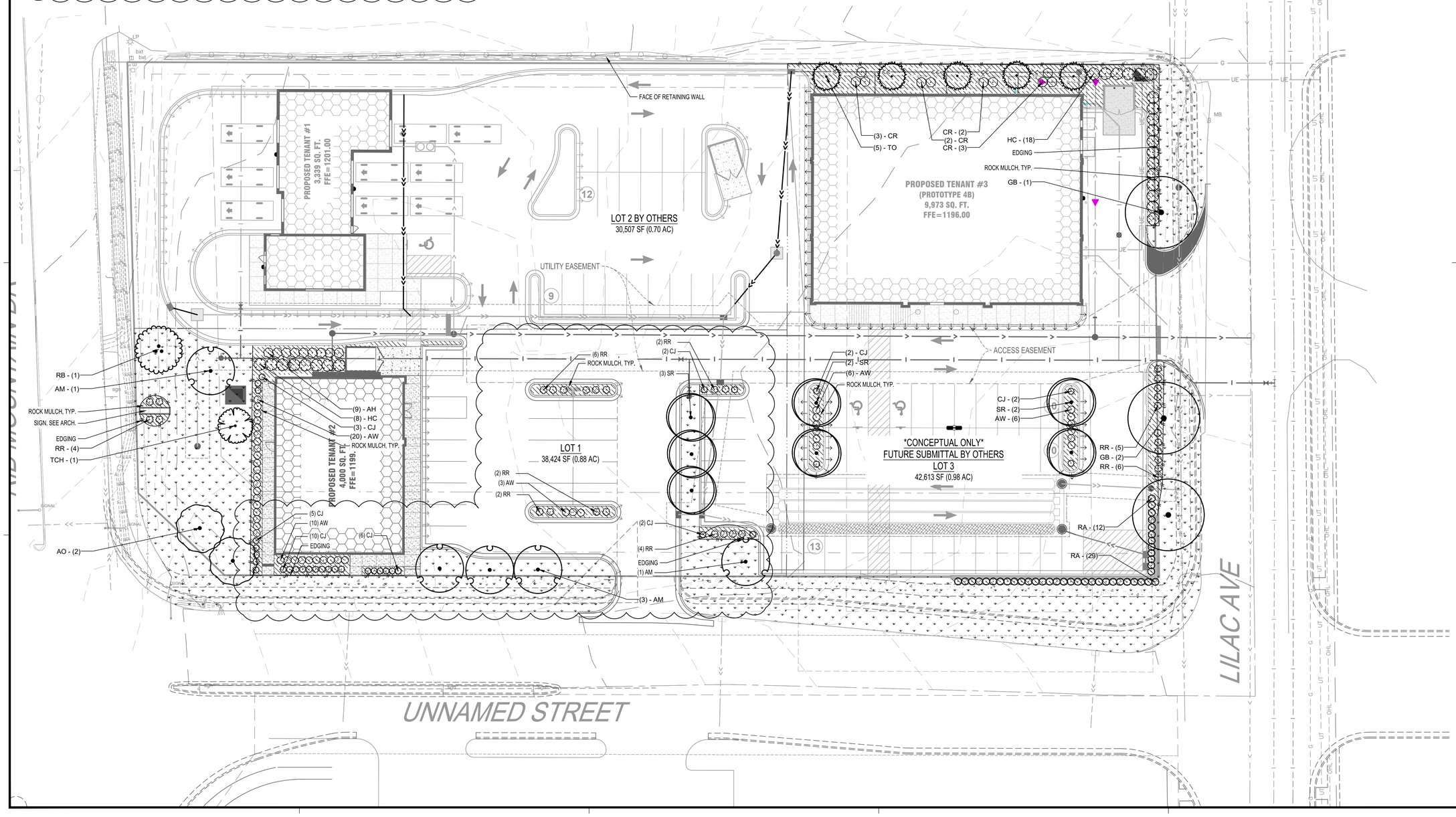
CONCEPTUAL PLANT SCHEDULE LOT 3

MEDIUM EVERGREEN TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
TO	5	American Arborvitae	Thuja occidentalis	4` Ht	Cont.	
CLIMAX TREE	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
GB	3	Maidenhair Tree	Ginkgo biloba	2" Cal	B & B	35 pts.
LOW DEC. TREE	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
SR	4	Japanese Tree Lilac	Syringa reticulata	1-1/2" Cal	Cont.	10 pts.
TALL DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
CR	10	Red Twig Dogwood	Cornus sericea	36" HT MIN	Cont	
LOW DEC. SHRUB	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
AW	12	Anthony Waterer Spirea	Spiraea x bumalda `Anthony Waterer`	18" ht.	Cont	1 pt.
RA	6	Alpine Currant	Ribes alpinum	18" ht.	Cont	1 pt.
LOW EVR SHRUB	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
CJ	4	Andorra Juniper	Juniperus horizontalis `Plumosa Compacta`	12" Ht	Cont	3 pt.
MED. DEC. SHRUB	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**NOTE**
DWE	15	Dwarf Winged Euonymus	Euonymus alatus `Compactus`	24" Ht.	Cont	3 pt.
HC	18	Hedge Cotoneaster	Cotoneaster lucidus	24" Ht.	Cont	3 pt.

GROUNDCOVER LEGEND

SALT TOLERANT TURF SOD
IRRIGATED
-

ROCK MULCH
-



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DEVELOPMENT + INVESTMENT GROUP

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TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
DANYELLE P. PIERQUET
LA-659
LANDSCAPE ARCHITECT

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

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07/29/20	SI 01	DPP
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PROJECT NO.	18-21552
FILE NAME	21552 LANDSCAPE
DRAWN BY	DPP
DESIGNED BY	DPP
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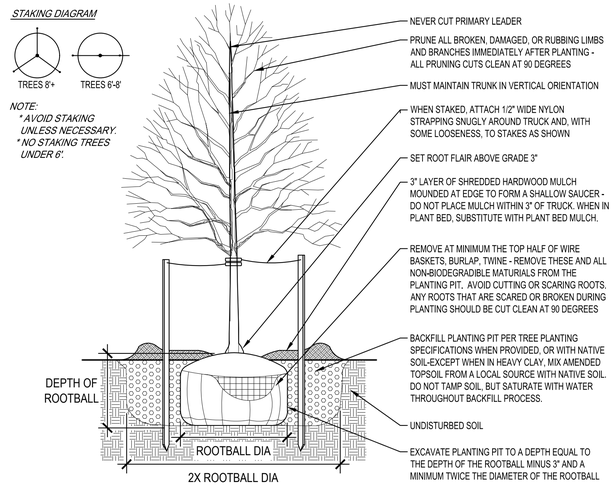
TITLE

PLANTING PLAN

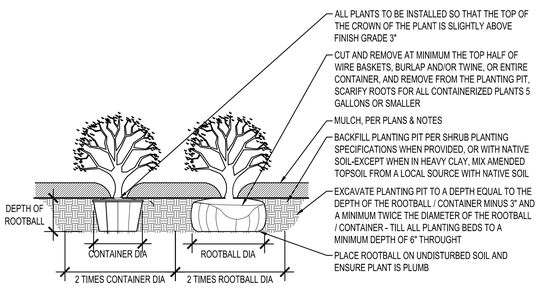
SHEET

C5-10



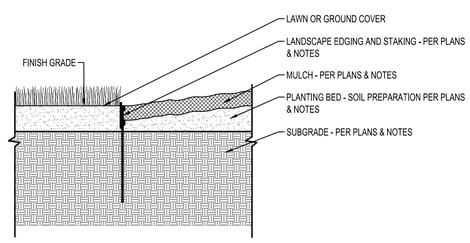
TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



LANDSCAPE EDGING DETAIL

NO SCALE

TOWN LANDSCAPE REQUIREMENTS

AS REQUIRED IN THE TOWN OF RIB MOUNTAIN, WISCONSIN ZONING CODE.
ZONED UC URBAN COMMERCIAL

** FOR LOT 1 ONLY ** - COMPLIANT WITH POINTS AS REQUIRED BY CODE.

REQUIREMENTS FOR BUILDING FOUNDATIONS:
BUILDING PERIMETER = 260'
104 POINTS REQUIRED (259 / 100 = 2.59, 2.59 x 40 (FROM CODE) = 103.6)
24 PTS = (8) MED DEC. SHRUBS
39 PTS = (39) LOW DEC. SHRUBS
72 PTS = (24) LOW EVRG. SHRUBS
---
135 POINTS SHOWN

REQUIREMENTS FOR DEVELOPED LOT:
GROSS FLOOR AREA = 4000 SF
40 POINTS REQUIRED (4000 / 1000 = 4.0, 4.0 X 10 (FROM CODE) = 40)
30 PTS = (1) CLIMAX DEC. TREE
10 PTS = (1) LOW DEC. TREE
---
40 POINTS SHOWN

REQUIREMENTS FOR STREET FRONTAGE:
STREET FRONTAGE = 353'
141 POINTS REQUIRED (353 / 100 = 3.53, 3.53 X 40 (FROM CODE) = 141.2)
90 PTS = (3) TALL DEC. TREE
45 PTS = (3) MED DEC. TREE
12 PTS = (4) MED DEC. SHRUBS
---
147 POINTS SHOWN

REQUIREMENTS FOR PAVED AREA:
PAVED AREA = 15,095 SF (19,095 SF IMPERVIOUS - 4,000 SF BLDG.)
*121 POINTS REQUIRED (15,095 / 10,000 = 1.51 X 80 (FROM CODE) = 120.8)
PARKING STALLS = 24 EACH
96 POINTS REQUIRED (24 / 20 = 1.2 X 80 (FROM CODE) = 96)
*121 TARGETED POINTS AS 121>96
PROVIDED
30 PTS = (1) TALL DEC. TREES
30 PTS = (3) LOW DEC. TREES
48 PTS = (16) MED. DEC. SHRUBS
3 PTS = (3) LOW DEC. SHRUBS
12 PTS = (4) LOW EVGRN SHRUBS
---
123 POINTS SHOWN

** FOR LOT 2 ONLY **

SUBMITTAL BY OTHERS AND NOT QUANTIFIED AS PART OF THIS APPLICATION.

**FOR LOT 3 ONLY **

SUBMITTAL BY OTHERS, PLANTS SHOWN ARE CONCEPTUAL ONLY.

GENERAL PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. LAWN AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
5. REFER TO PLANTING DETAILS PLAN FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. SEE DETAILS FOR MIX TYPE.
6. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
8. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
9. OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
11. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER.
13. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. PLANTING BED EDGING - USE 1/8" x 4" METAL EDGING IN ALL AREAS WHERE PLANTING BED MEETS LAWN AREAS OR WHERE INDICATED. USE 12" METAL SPIKES AS INSTRUCTED BY MANUFACTURER.
15. PROVIDE SHREDDED HARDWOOD MULCH, NATURAL COLOR, SURROUNDING ALL PROPOSED TREES TO A 3-INCH MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. IF LOCATED WITHIN A PLANT BED, SUBSTITUTE THIS MULCH WITH THE MULCH CALLED FOR WITHIN THAT PLANT BED. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
16. PROVIDE ROCK MULCH IN PLANTING BEDS TO A 3-INCH DEPTH. USE A PROFESSIONAL GRADE WOVEN WATER PERMEABLE LANDSCAPE FABRIC UNDERLAYMENT. DO NOT USE PLASTIC SHEETING. ROCK MULCH TO BE 1-1/4" SUGAR AND SPICE GRANITE BY KAFKA GRANITE, OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER FOR REVIEW AND APPROVAL.
17. ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED. SOD SECTIONS SHALL BE NO SMALLER THAN 24" X 36" STAKED IN PLACE WITH BIODEGRADABLE SOD STAKES WHEN SLOPE IS STEEPER THAN 5:1 OR WHEN CONDITIONS REQUIRE.
18. ALL PLANTS AND SOD TO BE IRRIGATED WITH A PERMANENT, UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGN BUILD.
19. INDICATED QUANTITIES ARE ESTIMATES AND SHOULD BE CONFIRMED BY THE CONTRACTOR/BIDDER.

ISG

NOTE:
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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10
TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
DANYELLE P. PIERQUET
LA-659
LANDSCAPE ARCHITECT

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY
09/13/19	REVISED PER TOWN REVIEW	JDF
08/06/20	REVISED PER TOWN REVIEW	DPP

PROJECT NO.	18-21552
FILE NAME	21552 LANDSCAPE
DRAWN BY	DPP
DESIGNED BY	DPP
REVIEWED BY	JF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

PLANTING SCHEDULE, NOTES & DETAILS

SHEET

C5-11

Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER		LAMPS	REMARKS
Y	WALL PACK	BEACON	TRV-D/24L-55/3K7/4/UNV/BL	55W LED	MOUNT ON BUILDING @ 12'-0"
Y2	WALL PACK	BEACON	TRV-D/24L-27/3K7/2/UNV/BL	27W LED	MOUNT ON BUILDING @ 12'-0"
Z2	SITE LIGHT DUAL HEAD SQUARE MOUNTING POLE	BEACON BEACON	(2) VPL/80L-180/3K7/4/UNV/BL SSS-B-25-40-A-2-B3-BL-VM2S24	(2) 180W LED	INSTALL ON 25' POLE/DUAL HEADS @ 180 DEG. SINGLE FIXTURE 25' MOUNTING POLE
Z3	SITE LIGHT TRIPLE HEAD SQUARE MOUNTING POLE	BEACON BEACON	(3) VPL/80L-180/3K7/4/UNV/BL SSS-B-25-40-A-3T-B3-BL-VM2S24	(3) 180W LED	INSTALL ON 25' POLE/TRIPLE HEADS @ 90 DEG. SINGLE FIXTURE 25' MOUNTING POLE

ALL FIXTURES TO BE FULL CUT OFF

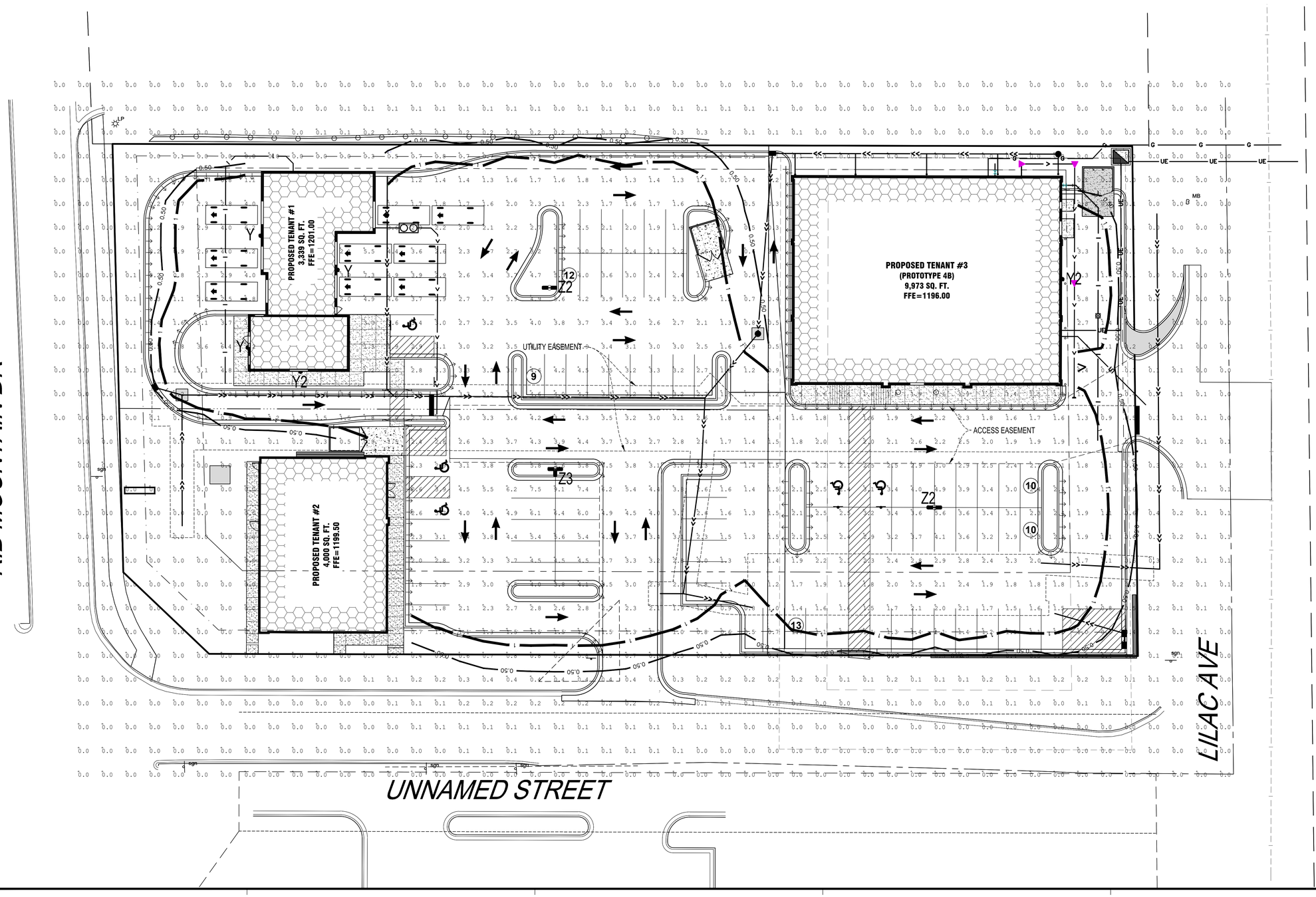
FOOTCANDLE LEGEND

0.50 FOOTCANDLE LINE	0.50
2.00 FOOTCANDLE LINE	1

N

0 20 40

SCALE IN FEET



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FORE DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10

TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 LIGHTING
DRAWN BY	RS
DESIGNED BY	RS
REVIEWED BY	JF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

PHOTOMETRIC PLAN

SHEET

C6-10

VIPER L
optics
STRIKE
LARGE VIPER LUMINAIRE

Cat.#	
Job	Type

BEACON
Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D622 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (LINV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energant for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energant).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

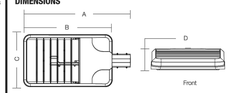
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

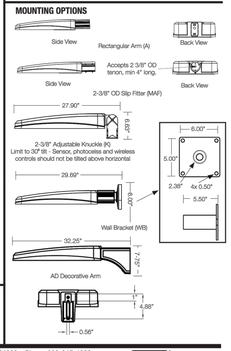
PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	Weight:	EPA
29.9" (741 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.2 ft²

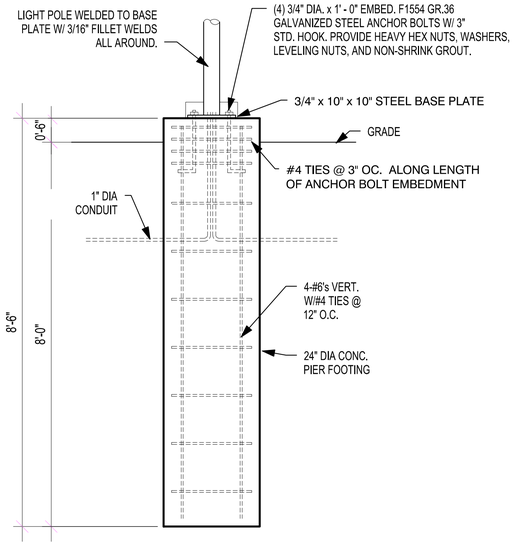
MOUNTING OPTIONS



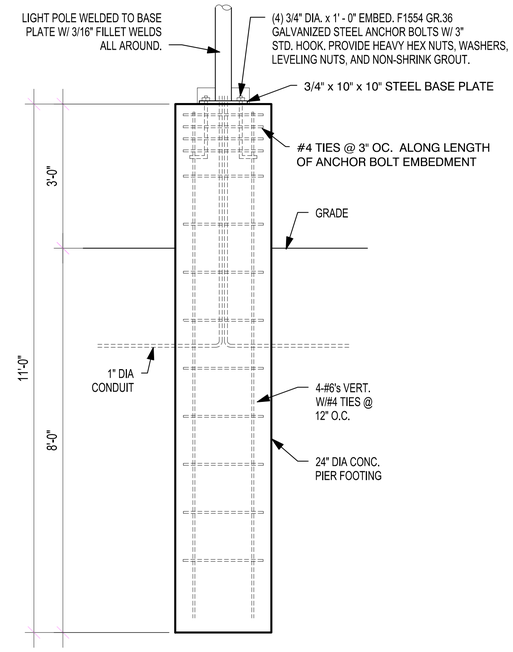
CERTIFICATIONS/LISTINGS

C US *3000K and warmer CCTs only

BEACON
Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2019 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA APRIL 17, 2019 3:46 PM
HUBBELL Lighting



** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR



** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR

LIGHT POLE BASE DETAILS

NTS

ISG

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FORE
DEVELOPMENT + INVESTMENT GROUP

B.M. ELEVATION=1202.10
TOP NUT OF HYDRANT WEST OF PROPERTY ACROSS RIB MOUNTAIN DRIVE.

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

FORE DEVELOPMENT

COMMERCIAL SITE

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 LIGHTING
DRAWN BY	PJJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

LIGHTING DETAILS

SHEET

C6-11

FORE DEVELOPMENT RETAIL CENTER RIB MOUNTAIN

WAUSAU, WISCONSIN

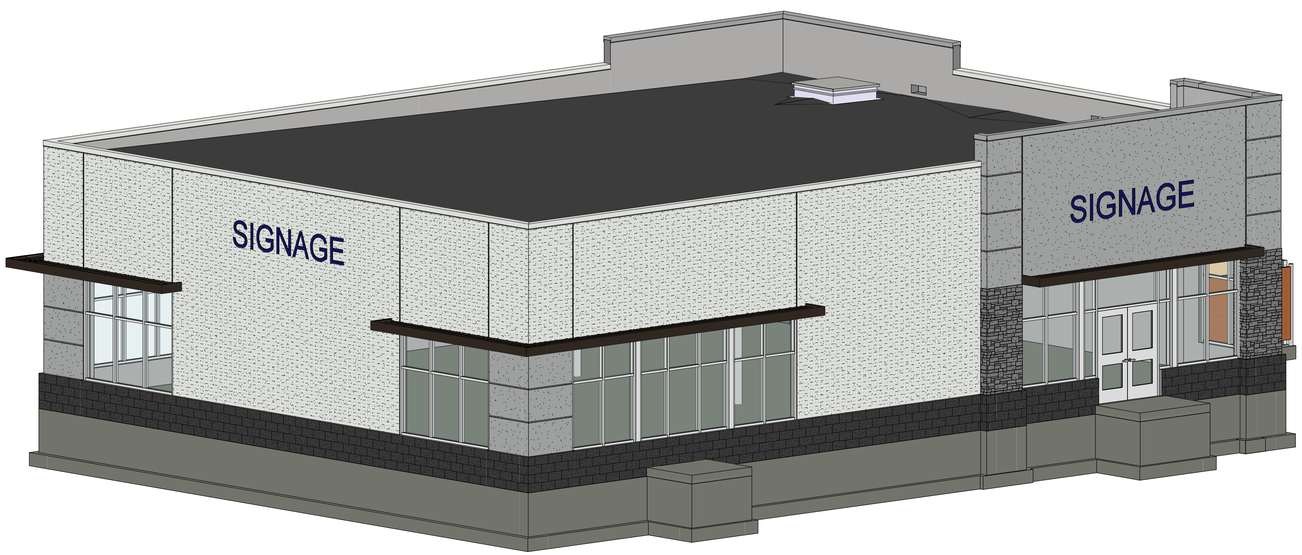
ISG PROJECT # 18-21552

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
8. PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
9. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
10. SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES.
11. PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
12. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
13. RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
14. PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC.

SHEET INDEX

SHEET #	SHEET TITLE
GENERAL	
G1-10	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
G1-21	CODE DATA AND CODE DATA PLAN
G1-22	COMCHECK ENVELOPE COMPLIANCE CERTIFICATE
ARCHITECTURAL	
A1-01	WALL TYPES, ABBREVIATIONS, SYMBOLS, DOORS, FRAMES, AND SCHEDULES
A1-21	FLOOR PLAN
A1-71	ROOF PLAN
A2-11	EXTERIOR ELEVATIONS
A2-12	EXTERIOR ELEVATIONS
A3-11	BUILDING SECTIONS
A3-21	WALL SECTIONS
A3-22	WALL SECTIONS
A3-23	ENLARGED DETAILS
A3-24	ENLARGED DETAILS
A5-11	TRASH ENCLOSURE DETAILS
STRUCTURAL	
S1-00	STRUCTURAL NOTES
S1-01	NAILING SCHEDULE
S1-11	FOOTING AND FOUNDATION PLAN
S2-11	FOOTING AND FOUNDATION DETAILS
S4-11	ROOF FRAMING PLAN
S4-12	FRAMING ELEVATION AND STRUCTURAL DETAILS



WISCONSIN ALYSSA F. CAMPBELL AIA WISC. ARCHITECT

WISCONSIN BRADLEY W. PENAR 34158 WEST DES MOINES, IOWA PROFESSIONAL ENGINEER

PROJECT INDEX:

OWNER:

FORE DEVELOPMENT +
INVESTMENT GROUP
DANIEL KLISTER
845 N STATE STREET #2414
CHICAGO, ILLINOIS 60610
(920) 470 - 0833

PROJECT ADDRESS:

FORE DEVELOPMENT RETAIL CENTER
4611 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401

MANAGING OFFICE:

MANKATO OFFICE
115 EAST HICKORY ST.
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651
FAX: 507.387.3583
PROJECT MANAGER: JEREMY WIESEN
EMAIL: Jeremy.Wiesen@ISGInc.com

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPW
REVIEWED BY	AFC, JPW
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

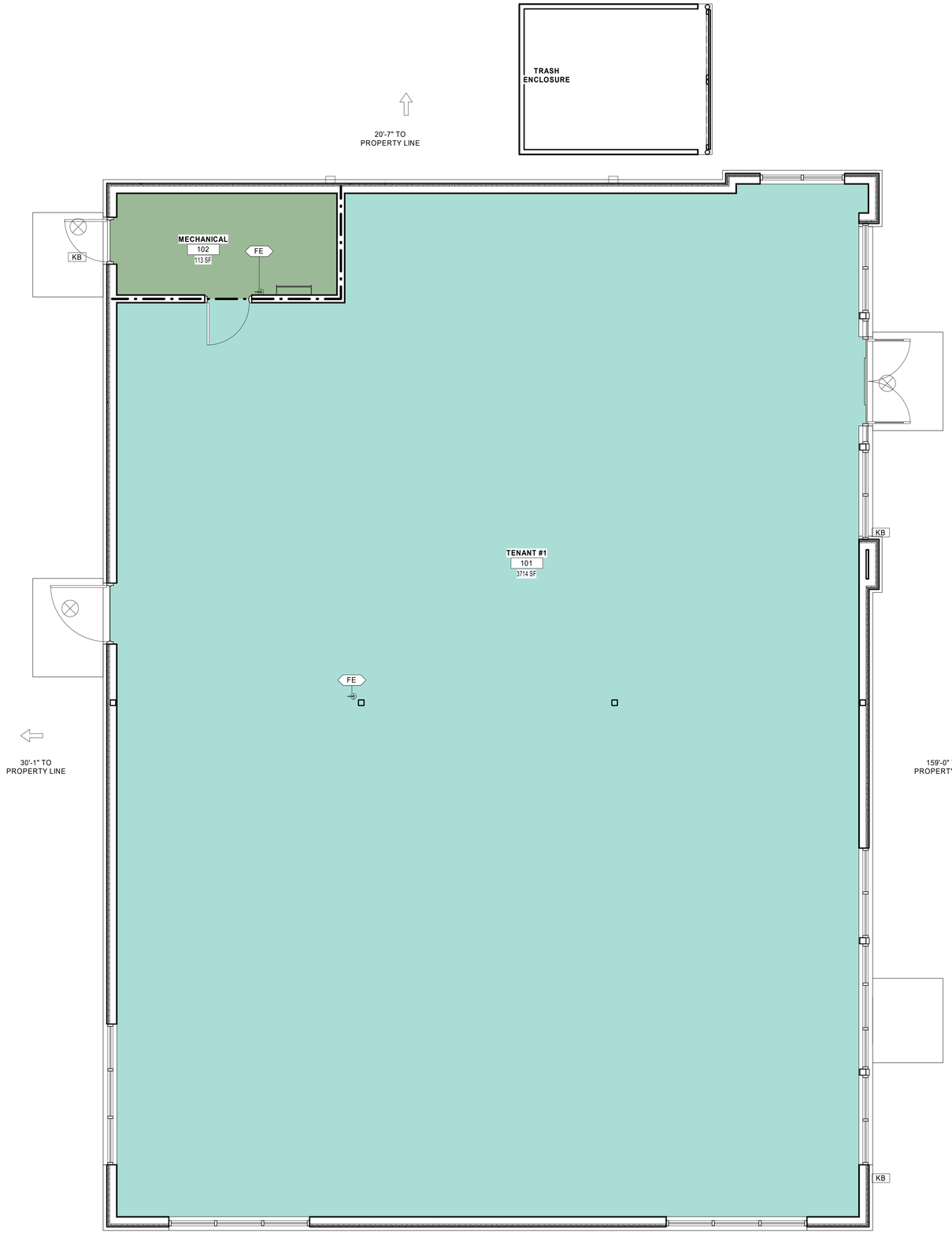
TITLE

TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES

SHEET

G1-10

7/21/2020 9:55:04 AM



1 CODE DATA PLAN
1/4" = 1'-0"

CODE DATA PLAN KEY

⊗	EXIT
	FIRE EXTINGUISHER
— · —	1-HOUR ASSEMBLY, REFER TO CODE DATA PLAN
	FRONTAGE DISTANCE
KB	KNOX BOX

GENERAL CODE DATA

OWNER

FORE DEVELOPMENT + INVESTMENT GROUP

ARCHITECT

ISG
115 EAST HICKORY STREET, SUITE 300
MANKATO, MINNESOTA 56001

BUILDING LOCATION

FORE DEVELOPMENT RETAIL CENTER
4611 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401

BUILDING CODE

WISCONSIN COMMERCIAL BUILDING CODE
(2015 IBC AND WISCONSIN AMENDMENTS)

ACCESSIBILITY CODE

WISCONSIN COMMERCIAL BUILDING CODE
2015 IBC AND WISCONSIN AMENDMENTS)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

USE AND OCCUPANCY CLASSIFICATION

BUSINESS GROUP B
MERCANTILE GROUP M

FIRE PROTECTION SYSTEMS

NONSPRINKLERED

MIXED USE AND OCCUPANCY

NONSEPARATED OCCUPANCIES

CONSTRUCTION TYPE

TYPE VB

BUILDING HEIGHT

TABULAR ALLOWABLE HEIGHT: 1 STORY / 40 FEET
ACTUAL HEIGHT: 1 STORY / 20 FEET

BUILDING AREA

TABULAR ALLOWABLE AREA FACTOR (A_t): 9,000 SF
TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED BUILDING (NS): 9,000 SF
AREA FACTOR INCREASE DUE TO FRONTAGE (I_f) = [(F / P) – 0.25] (W / 30)
[(261 / 261) – 0.25] (28 / 30) = 0.70
PERIMETER WITH MINIMUM 20 FEET OPEN (F): 261 FEET
PERIMETER OF ENTIRE BUILDING (P): 261 FEET
WIDTH OF OPEN SPACE (W)
WEIGHTED AVERAGE WIDTH (W) = [(L)(W) + (L)(W)] / F
[(56)(20) + (205)(30)] / 261 = 28
ALLOWABLE AREA (A_a) = [A_t + (NS)(I_f)]
[9,000 + (9,000)(0.70)] = 15,300 SF
ACTUAL AREA: 3,840 SF

OCCUPANT LOAD

FUTURE TENANT – OCCUPANT LOAD DETERMINED FOR BUILDOUT BY OTHERS

MEANS OF EGRESS

FUTURE TENANT – MEANS OF EGRESS DETERMINED FOR BUILDOUT BY OTHERS

PLUMBING FIXTURES REQUIRED

FUTURE TENANT – PLUMBING FIXTURE REQUIREMENTS DETERMINED FOR BUILDOUT BY OTHERS

PLUMBING FIXTURES PROVIDED

FUTURE TENANT – PLUMBING FIXTURES DETERMINED FOR BUILDOUT BY OTHERS

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPW
REVIEWED BY	AFC, JPW
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

CODE DATA AND CODE DATA PLAN

SHEET

G1-21

0 1/4" 1/2" 1" 2"

7/21/2020 9:44:53 AM

COMcheck Software Version 4.1.3.0

Envelope Compliance Certificate

Project Information

Energy Code:	2015 IECC
Project Title:	21552 FORE Development Rib Mountain WI
Location:	Wausau, Wisconsin
Climate Zone:	6a
Project Type:	New Construction
Vertical Glazing / Wall Area:	14%

Construction Site:
4611 Rib Mountain Drive
Wausau, Wisconsin 54401

Owner/Agent:
Dan Klister
Fore Development
845 N State Street 2414
Chicago, Illinois 60610
920.470.0833
dklister@foreinvestmentgroup.com

Designer/Contractor:
ISG
115 East Hickory Street, Suite 300
Mankato, Minnesota 56001
507-387-6651

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Building Area	Floor Area
1-Retail : Nonresidential	4004

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Floor: Slab-On-Grade:Unheated, Vertical 4 ft., [Bldg. Use 1 - Retail] (c)	280	---	0.0	0.730	0.540
Roof: Insulation Entirely Above Deck, [Bldg. Use 1 - Retail]	3840	---	30.0	0.032	0.032
NORTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	932	20.0	6.6	0.043	0.051
Window: Metal Frame Curtain Wall/Storefront, Fixed, Perf. Specs.: Product ID VE1-2M, SHGC 0.37, [Bldg. Use 1 - Retail] (b)	48	---	---	0.230	0.360
EAST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	1328	20.0	6.6	0.043	0.051
Door: , Perf. Specs.: Product ID VE1-2M, SHGC 0.37, [Bldg. Use 1 - Retail] (b)	21	---	---	0.230	0.770
Window: Metal Frame Curtain Wall/Storefront, Fixed, Perf. Specs.: Product ID VE1-2M, SHGC 0.37, [Bldg. Use 1 - Retail] (b)	343	---	---	0.230	0.360
SOUTH					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	1015	20.0	6.6	0.043	0.051
Window: Metal Frame Curtain Wall/Storefront, Fixed, Perf. Specs.: Product ID VE1-2M, SHGC 0.37, [Bldg. Use 1 - Retail] (b)	160	---	---	0.230	0.360
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Retail]	1328	20.0	6.6	0.043	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Retail]	55	---	---	0.350	0.370
Window: Metal Frame Curtain Wall/Storefront, Fixed, Perf. Specs.: Product ID VE1-2M, SHGC 0.37, [Bldg. Use 1 - Retail] (b)	80	---	---	0.230	0.360

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 10% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.3.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title	Signature	Date
Alyssa Campbell - Architect	Alyssa Campbell	07-15-2020

COMcheck Software Version 4.1.3.0

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1][1]	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.4.1 [PR10][1]	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.4.1 [PR11][1]	The skylight area <= 3 percent of the gross roof area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4][2]	Slab edge insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.2.1 [FO6][2]	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C104 [FO3][2]	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.6 [FO12][3]	Radiant heating systems panels insulated to >=R-3.5 on face opposite space being heated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12][2]	Fenestration products rated in accordance with NFRC.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.1.3 [FR13][1]	Fenestration products are certified as to performance labels or certificates provided.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.4.3 [FR10][1]	Vertical fenestration SHGC value.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.3, C402.4.3.4 [FR8][1]	Vertical fenestration U-Factor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.4 [FR14][2]	U-factor of opaque doors associated with the building thermal envelope meets requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1.2.1 [FR19][1]	The building envelope contains a continuous air barrier that is sealed in an approved manner and material permeability <= 0.004 dfm/ft2. Air barrier penetrations are sealed in an approved manner.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.5.2, C402.5.4 [FR18][3]	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.5.7 [FR17][3]	Vestibules are installed on all building entrances. Doors have self-closing devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3][1]	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <=3 in 12.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.1 [IN10][2]	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.2 [IN7][1]	Above-grade wall insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.2.1 [IN14][2]	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.2.1 [IN17][3]	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C104 [IN6][1]	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C104 [IN8][2]	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.6 [IN18][3]	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C104 [IN2][1]	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1.1 [IN1][1]	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPW
REVIEWED BY	AFC, JPW
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

COMCHECK ENVELOPE COMPLIANCE CERTIFICATE

SHEET

G1-22

0 1/4" 1/2" 1" 2"

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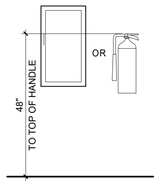
MOUNTING HEIGHTS AND STANDARDS



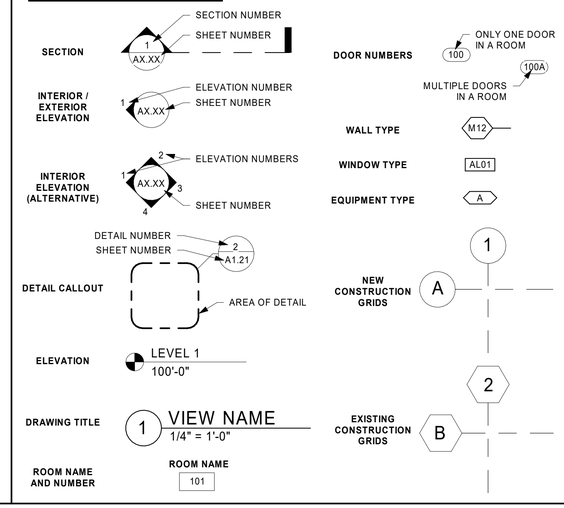
ABBREVIATIONS

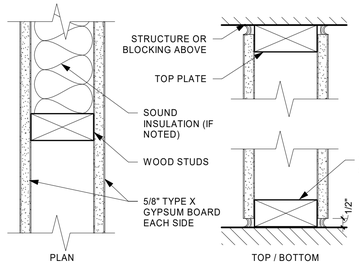
#	POUND OR NUMBER	EX	EXISTING	MIN	MINIMUM	SY	SQUARE YARDS
@	AT	EXP	EXPANSION	MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE
A.C.T.	ACOUSTICAL CEILING TILE	EXT	EXTERIOR	MO	MASONRY OPENING	T&P	TEMPERATURE AND PRESSURE
ADA	AMERICANS WITH DISABILITIES ACT	F&I	FURNISH AND INSTALL	MTD	MOUNTED	TBD	TO BE DETERMINED
ADD	ADDENDUM	FA	FRESH AIR	MULL	MULLION	TEL	TELEPHONE
ADDL	ADDITIONAL	FAAP	FIRE ALARM ANNUNCIATOR PANEL	NA	NOT APPLICABLE	TEMP	TEMPERATURE
ADJ	ADJACENT	FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	TER	TERRAZZO
AFF	ABOVE FINISH FLOOR	FD	FLOOR DRAIN	NTS	NOT TO SCALE	TO	TOP OF
AHU	AIR HANDLING UNIT	FE	FIRE EXTINGUISHER	OC / O.C.	ON CENTER	TOS	TOP OF STEEL
ALT	ALTERNATE	FEC	FIRE EXTINGUISHER CABINET	OCEW / O.C.E.W.	ON CENTER EACH WAY	TP	TOILET PARTITION
ALUM	ALUMINUM	FF	FLOOR FINISH	OD	OUTSIDE DIAMETER	TR	TAMPER RESISTANT
APPROX	APPROXIMATELY	FFE	FINISHED FLOOR ELEVATION	OH	OVERHEAD	TRANF	TRANSFORMER
ARCH	ARCHITECTURAL	FRP	FIBERGLASS REINFORCED PLASTIC	OL	OVERALL LENGTH	TS	TUBE STEEL / THRESHOLD / TRANSITION STRIP
B.O.	BOTTOM OF OR BY OWNER	FRZ	FREEZER	OPNG	OPENING	TV	TELEVISION
BD	BOARD	FT	FOOT OR FEET	OSB	ORIENTED STRAND BOARD	TYP	TYPICAL
BLDG	BUILDING	FTG	FOOTING	PC	PHOTO CELL	UH	UNIT HEATER
BRG	BEARING	GA	GAUGE	PLAM	PLASTIC LAMINATE	UNO	UNLESS NOTED OTHERWISE
BSMT	BASEMENT	GALV	GALVANIZED	PLWP	PLASTIC LAMINATE WALL PANEL	VCT	VINYL COMPOSITE TILE
CG	CORNER GUARD	GC	GENERAL CONTRACTOR	PNT	PAINT	VERT	VERTICAL
CIP	CAST IN PLACE	GFCI	GROUND FAULT CIRCUIT INTERRUPT	POLYETH	POLYETHYLENE	VEST	VESTIBULE
CJ	CONTROL JOINT	GL	GLAZING	POLYISO	POLYISOCYANURATE	VIF	VERIFY IN FIELD
CL	CENTERLINE	GYP	GYPSUM	PRV	POWER ROOF VENTILATOR	VTR	VENT THROUGH ROOF
CLG	CEILING	HD	HUB DRAIN	PVC	POLYVINYL CHLORIDE	VWP	VENEER WALL PANEL
CLR	CLEAR	HDG	HOT DIP GALVANIZED	QT	QUARRY TILE	W/	WITH
CM	CORRUGATED METAL	HDW	HARDWARE	QTZ	QUARTZ	W/O	WITHOUT
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	RA	RETURN AIR	WC	WATER CLOSET
CO	CLEANOUT	HORIZ	HORIZONTAL	RB	RESILIENT BASE	WCG	WALL COVERING
CONC	CONCRETE	HSS	HOLLOW STRUCTURAL SECTION	RBR	RUBBER	WD	WOOD
CONF	CONFERENCE	HT	HEIGHT	RCP	REFLECTED CEILING PLAN	WF	WALL FINISH
CONT	CONTINUOUS	HVAC	HEATING VENTILATION AND AIR CONDITIONING	RD	ROOF DRAIN	WG	WALL GUARD
CPT	CARPET	ID	INSIDE DIAMETER	REF	REFRIGERATOR	WH	WALL HYDRANT
CR	CHAIR RAIL	IG	ISOLATED GROUND	REINF	REINFORCED	WHTR	WATER HEATER
CRK	CORK	IMP	INSULATED METAL PANEL	REQD	REQUIRED	WP	WEATHERPROOF (ELEC)
CT	CERAMIC TILE	INFO	INFORMATION	REV	REVISION / REVISED	WWF	WELDED WIRE FABRIC
CY	CUBIC YARD	INP	IN-PLACE	RM	ROOM		
DEMO	DEMOLITION	INSUL	INSULATION	RO	ROUGH OPENING		
DF	DRINKING FOUNTAIN	INT	INTERIOR	ROW / R/W	RIGHT OF WAY		
DH	DOOR HOLDER (MAGNETIC)	JAN	JANITOR	RTU	ROOF TOP UNIT		
DIA	DIAMETER	JBE	JOIST BEARING ELEVATION	SA	SUPPLY AIR		
EA	EACH	JST	JOIST	SC	SEALED CONCRETE		
EF	EXHAUST FAN	LAV	LAVATORY	SF	SQUARE FOOT		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	LB	POUND	SIM	SIMILAR		
ELEC	ELECTRICAL	LLH	LONG LEG HORIZONTAL	SM	SURFACE MOUNTED		
ELEV	ELEVATION	LLV	LONG LEG VERTICAL	SPEC	SPECIFICATION		
EMERG	EMERGENCY	LN	LINEAR	SS	SOLID SURFACE		
ENCL	ENCLOSURE	LVT	LUXURY VINYL TILE	SSTL	STAINLESS STEEL		
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	MATL	MATERIAL	STD	STANDARD		
EPX	EPOXY	MAX	MAXIMUM	STN	STONE		
EQ	EQUAL	MECH	MECHANICAL	STOR	STORAGE		
EQUIP	EQUIPMENT	MEZZ	MEZZANINE	SUSP	SUSPENDED		
ETC	ETCETERA	MFR	MANUFACTURER	SV	SHEET VINYL		
EWC	ELECTRIC WATER COOLER	MH	MANHOLE				

MATERIALS KEY

- BATT INSULATION
- BRICK
- CONCRETE (SECTION)
- CMU (SECTION)
- EARTH
- GRANULAR FILL
- GRAVEL
- GYPSUM BOARD OR SHEATHING
- RIGID INSULATION
- PLYWOOD
- SAND
- STEEL
- SYNTHETIC STUCCO
- WOOD
- SPRAY IN PLACE INSULATION

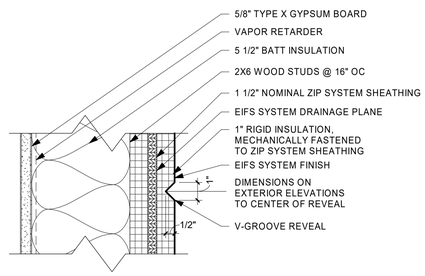
TAGS AND SYMBOLS





WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
E6	2x6	16"			1

1 WALL TYPE E (WOOD STUD PARTITION)
3" = 1'-0"



2 EIFS SECTION
3" = 1'-0"

INTERIOR PARTITION KEY NOTES:

NOT ALL KEY NOTES APPLY TO PROJECT. VERIFY WITH SPECIFIC WALL TYPE.

1. INCLUDE FIBERGLASS SOUND INSULATION.
2. PROVIDE FIRE-RATED SEALANT AT WALL BASE, TOP AND AROUND ALL PENETRATIONS.
3. REFER TO 2012 IBC TABLE 722.3.2 (OR 2009 IBC TABLE 721.3.2 IF APPLICABLE FOR THE AREA OF CONSTRUCTION) FOR CALCULATED FIRE-RESISTANCE RATING.
4. SPECIAL 8" BLOCK WITH 1.75" MIN. FACE SHELL THICKNESS.
5. REFER TO MANUFACTURER'S SPECIFICATIONS FOR STANDARD CONNECTION DETAILS, SPECIFIC R-VALUE AND ADDITIONAL INFORMATION.
6. REFER TO SPECIFICATIONS FOR SPECIFIC WALL PANEL FACE FINISH AND PROFILE.
7. INCLUDE ACOUSTIC SEALANT AT WALL BASE AND TOP TERMINATION, BOTH SIDES OF WALL.

GENERAL INTERIOR PARTITION NOTES:

1. NOT ALL WALL TYPES LISTED APPLY TO THIS PROJECT. REFER TO FLOOR PLAN FOR LOCATIONS AND ADDITIONAL NOTES.
2. LIGHT GAUGE STEEL FRAMING MEMBER DESIGNATION SYSTEM: (REFER TO STRUCTURAL NOTES)

   600S125-54 (EQUIVALENT TO 6" x 16 GAUGE STUD OR JOIST WITH 1 1/4" FLANGES)

   MINIMUM BASE METAL THICKNESS IN MILS. EXAMPLE - .054 = 54 MILS)
   18 = 25 GAUGE — 43 = 18 GAUGE
   27 = 22 GAUGE — 54 = 16 GAUGE
   30 = 20 GAUGE (DRYWALL) — 68 = 14 GAUGE
   33 = 20 GAUGE (STRUCTURAL) — 97 = 12 GAUGE

   FLANGE WIDTH (1/100 INCHES): EXAMPLE - 125 = 1.25"

   STYLE: S = STUD OR JOIST SECTION (WITH FLANGE STIFFENERS) =
   T = TRACK SECTION =
   U = CHANNEL SECTION (STUDS WITHOUT FLANGE STIFFENERS) =
   F = FURRING CHANNEL =
   Z = ZEE SECTION =

   MEMBER DEPTH (1/100 INCHES): EXAMPLE - 600 = 6"
3. IN ALL WET AREAS SUCH AS SHOWERS AND TUBS, INSTALL CEMENT-BASED BACKER BEHIND AREAS SCHEDULED TO RECEIVE TILE FINISH.
4. ON ALL RESTROOM WALLS AND OTHER AREAS SCHEDULED TO RECEIVE FRP OR TILE FINISH, PROVIDE A MINIMUM OF MOISTURE-RESISTANT GYPSUM BOARD.
5. ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE SHALL BE INSULATED.
6. WHERE GYPSUM BOARD EXTENDS TO UNDERSIDE OF STRUCTURE ABOVE, STOP GYPSUM BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL AS REQUIRED.
7. REFERENCE FLOOR FINISH PLANS AND WALL FINISH PLANS FOR ADDITIONAL FINISHES NOT INDICATED ON PARTITION TYPES.
8. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF WALL PENETRATIONS. SEAL ALL OPENINGS WITH ACOUSTICAL SEALANT.
9. PROVIDE FIRE-TREATED WOOD OR STEEL BACKING FOR ALL WALL-MOUNTED FINISH CARPENTRY, ARCHITECTURAL WOODWORK, TOILET PARTITIONS, ACCESSORIES AND OTHER SIMILAR ITEMS.

FIRE-RATED PARTITION NOTES:

1. ALL PARTITIONS NOTED TO BE FIRE-RESISTANCE RATED SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE REFERENCED FIRE RESISTANCE TEST.
2. FIRE-RATED PARTITIONS SHALL BE CONSTRUCTED BEFORE NON-RATED PARTITIONS.
3. ALL FIRE-RATED PARTITIONS TO EXTEND FROM TOP OF UNFINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. SEAL TOP, BOTTOM AND ALL PENETRATIONS WITH FIRE-RATED SEALANT.
4. ALL PENETRATIONS IN FIRE-RATED PARTITIONS SHALL BE SEALED WITH MATERIALS, SEALANTS AND/OR ASSEMBLIES WHICH MAINTAIN THE FIRE-RESISTANCE RATING OF THE PARTITION.

DOOR HARDWARE GROUPS

GROUP 1 (DOOR 101A)
2 CONTINUOUS HINGE
2 CYLINDER/CORE
2 EXIT DEVICE (ALWAYS LATCHED) WITH INTERNAL VERTICAL RODS TOP AND BOTTOM
2 EXTERIOR LEVER HANDLE
2 CONCEALED OVERHEAD STOP
2 CLOSER
2 THRESHOLD
2 SET WEATHERSTRIP
2 ASTRAGAL BRUSH SEAL
2 RAIN GUARD
2 SWEEP

GROUP 2 (DOOR 101B)
4 HINGES (HEAVY WEIGHT)
1 CYLINDER/CORE
1 EXIT DEVICE (ALWAYS LATCHED)
1 EXTERIOR LEVER HANDLE
1 SURFACE CLOSER WITH HOLD OPEN FUNCTION
1 OVERHEAD STOP
1 KICK PLATE
1 THRESHOLD
1 SET WEATHER-STRIPPING
1 RAIN GUARD
1 SWEEP

GROUP 3 (DOOR 102A)
3 HINGES (HEAVY WEIGHT)
1 CYLINDER/CORE
1 EXIT DEVICE (ALWAYS LATCHED)
1 EXTERIOR LEVER HANDLE
1 SURFACE CLOSER
1 KICK PLATE
1 THRESHOLD
1 SET WEATHER-STRIPPING
1 RAIN GUARD
1 SWEEP

GROUP 4 (DOOR 102B)
3 HINGES
1 STOREROOM FUNCTION LATCH SET
1 SURFACE CLOSER
1 OVERHEAD STOP
1 GASKET

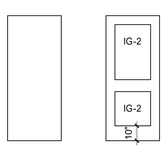
GLAZING SCHEDULE

MARK	MATERIAL	THICKNESS	COMMENTS
IG-1	INSULATED GLAZING ANNEALED	1"	VRE1-2M BY VIRACON
IG-2	INSULATED GLAZING TEMPERED	1"	VRE1-2M BY VIRACON

DOOR SCHEDULE

MARK	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HARDWARE GROUP	COMMENTS
101A	TENANT #1	6' - 0"	7' - 0"	FG1	ALUMINUM	AL-1	ALUMINUM	1	--
101B	TENANT #1	4' - 0"	7' - 0"	FL	HOLLOW METAL	1	HOLLOW METAL	2	COORDINATE HARDWARE NEEDS WITH TENANT BUILD OUT PLANS
102A	MECHANICAL	3' - 0"	7' - 0"	FL	HOLLOW METAL	1	HOLLOW METAL	3	--
102B	MECHANICAL	3' - 0"	7' - 0"	FL	HOLLOW METAL	1	HOLLOW METAL	4	20 MIN. RATED

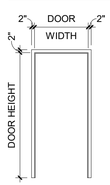
DOOR TYPES



FL
FLUSH

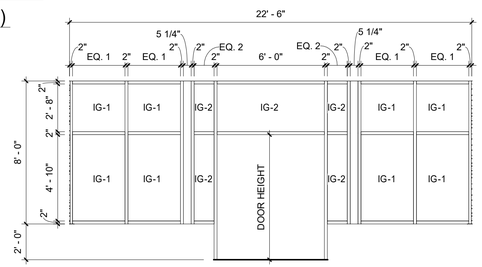
FG1
FULL GLASS W/ CENTER RAIL

FRAME TYPES

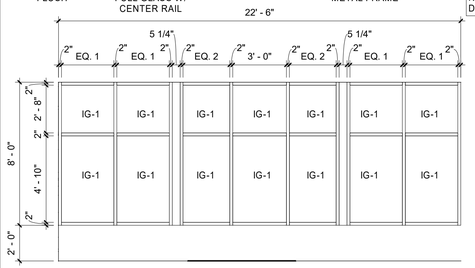


1
METAL FRAME

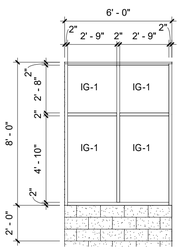
NOTE: ALUMINUM FRAMES AND DOORS TO BE CLEAR ANODIZED



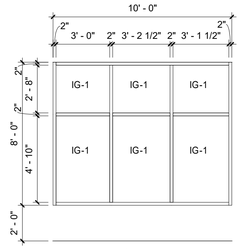
AL-1
ALUMINUM STOREFRONT



AL-2
ALUMINUM STOREFRONT



AL-3
ALUMINUM STOREFRONT



AL-4
ALUMINUM STOREFRONT

7/21/2020 9:48:07 AM

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPW
REVIEWED BY	AFC, JPW
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

WALL TYPES, ABBREVIATIONS, SYMBOLS, DOORS, FRAMES, AND SCHEDULES

SHEET

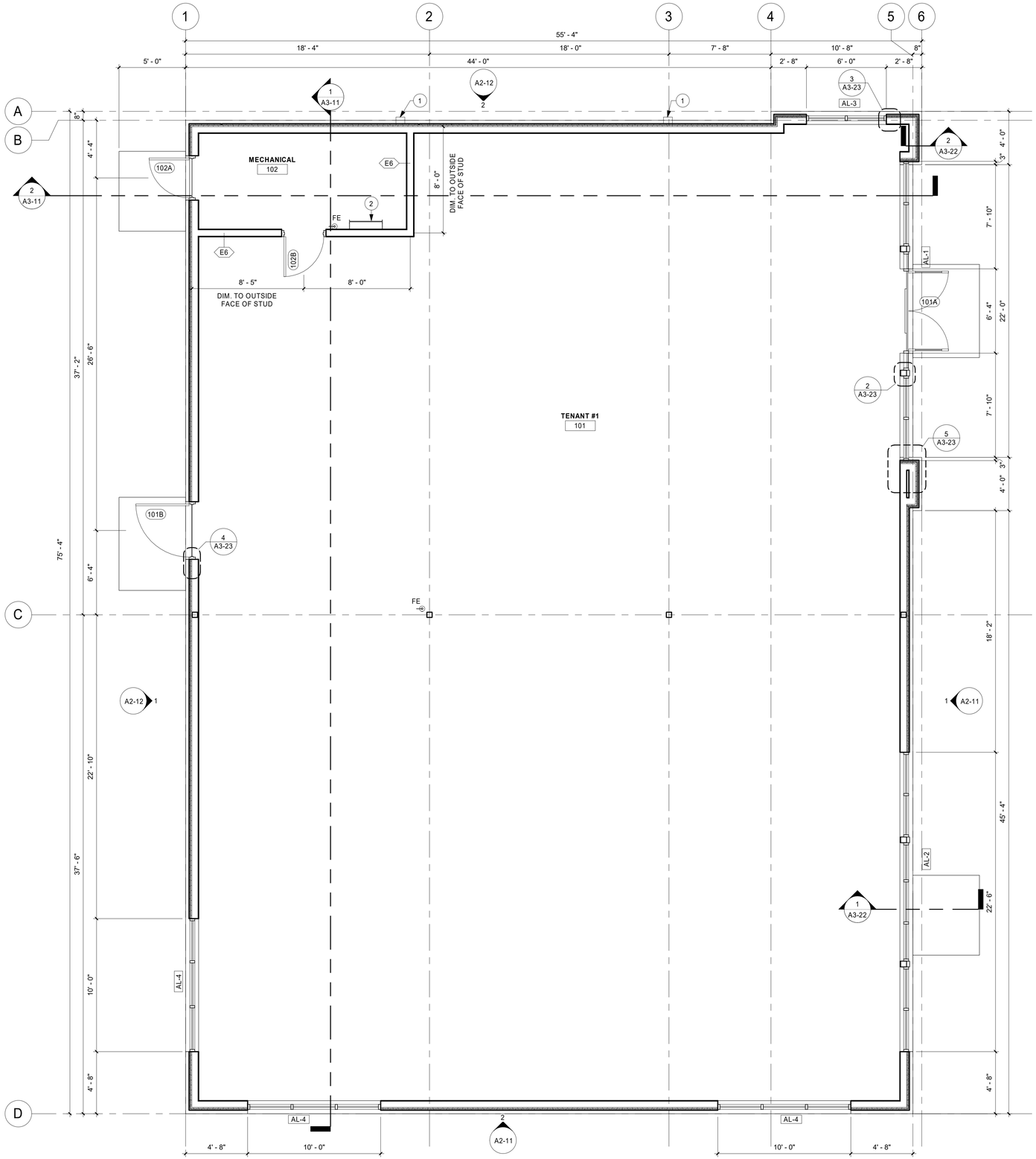
A1-01

SHEET NOTES

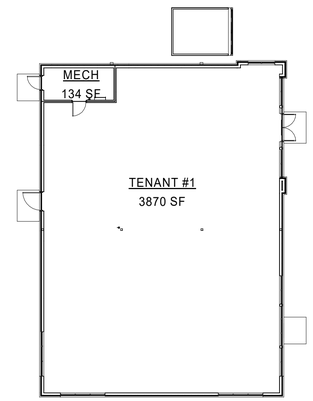
1. ALL WALLS IN THE TENANT SPACES TO BE TAPED, JOINTS SEALED, SMOOTH, AND READY TO RECEIVE PAINT UP TO ROOF STRUCTURE.

KEYNOTE LEGEND

1	SCUPPER AND DOWNSPOUT. PROVIDE CONCRETE SPLASH BLOCK. REFER TO EXTERIOR ELEVATIONS.
2	METAL LADDER. LADDER MANUFACTURER TO DESIGN ASSEMBLY.



1 FLOOR PLAN
1/4" = 1'-0"



TOTAL BUILDING SQUARE FOOTAGE: 4,004 SF

2 LEASABLE AREA PLAN
1/16" = 1'-0"

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FLOOR PLAN

SHEET

A1-21

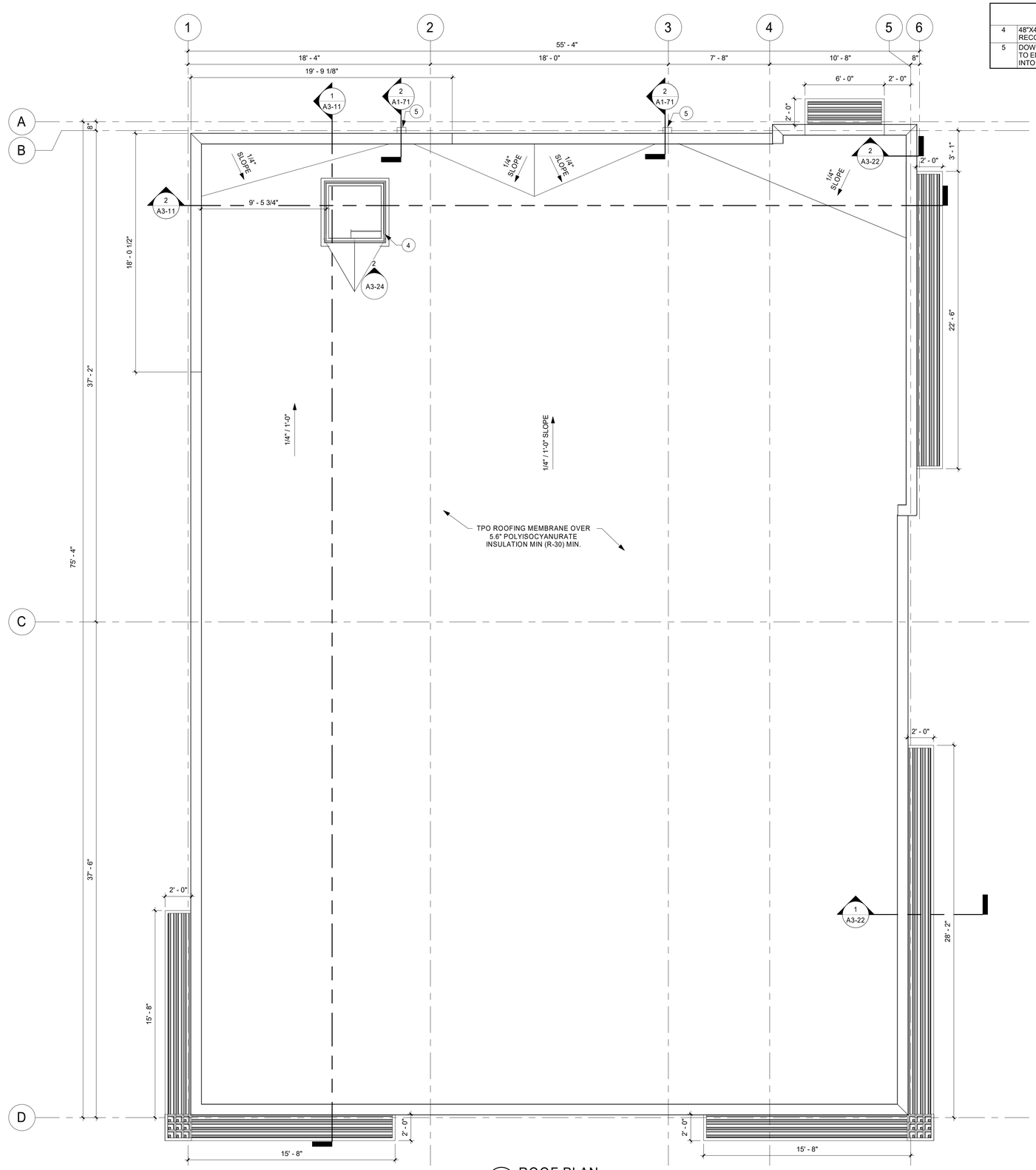
7/21/2020 9:48:09 AM

KEYNOTE LEGEND

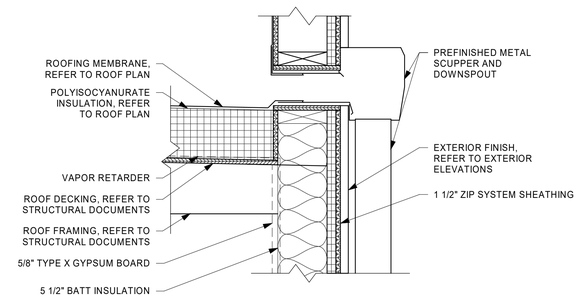
4	48"X48" ROOF HATCH, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5	DOWNSPOUTS TO BE COORDINATED WITH SITE DRAWINGS TO ENSURE WATER DRAINS AWAY FROM BUILDING AND INTO STORM SYSTEM.

SHEET NOTES

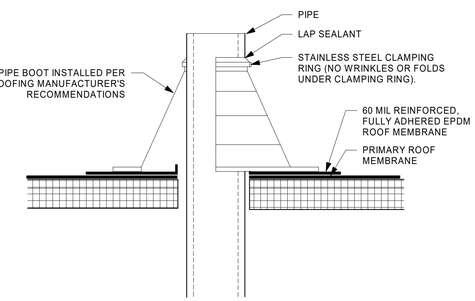
1. COORDINATE INSTALLATION OF ROOFTOP EQUIPMENT, CURBS, CRICKETS, ETC WITH STRUCTURAL DOCUMENTS, TRUSS SUPPLIER, LANDLORD AND TENANT BUILD-OUT REQUIREMENTS.



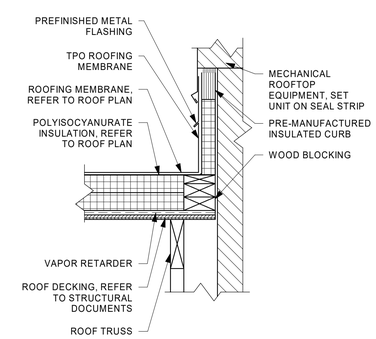
1 ROOF PLAN
1/4" = 1'-0"



2 TYPICAL SCUPPER DETAIL
1 1/2" = 1'-0"



3 TYPICAL PIPE ROOF PENETRATION
1 1/2" = 1'-0"



4 MECHANICAL CURB DETAIL
1 1/2" = 1'-0"

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ROOF PLAN

SHEET

A1-71

7/21/2020 9:48:11 AM

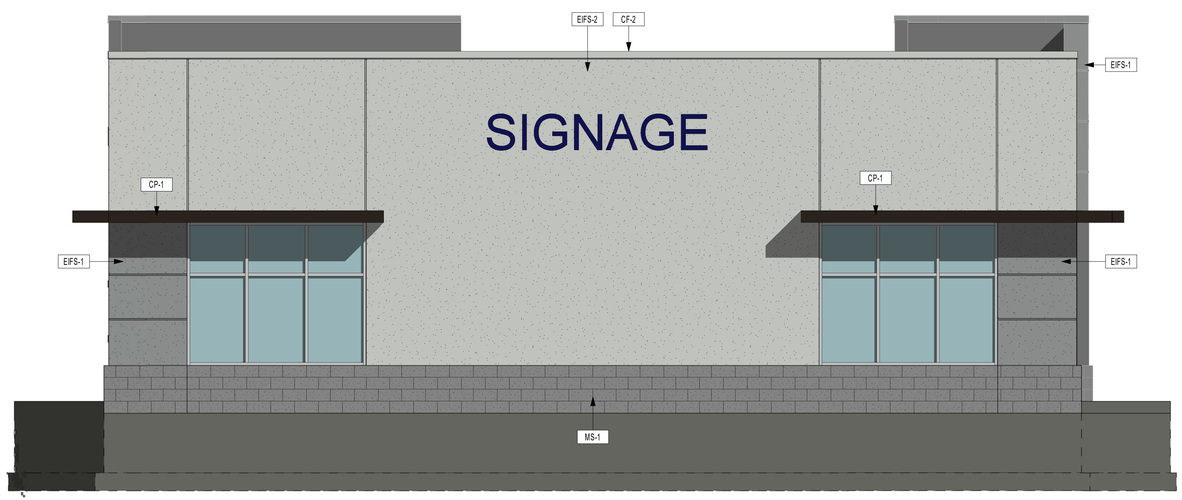
KEYNOTE LEGEND

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	PRODUCT	SIZE	COLOR	COMMENTS
BM-1	BREAK METAL	--	PREFINISHED METAL FLASHING	--	TO MATCH ALUMINUM FRAME SYSTEM	--
CF-1	CAP FLASHING	UNA-CLAD	PREFINISHED METAL CAP FLASHING	--	CITYSCAPE	USE AT EIFS-1
CF-2	CAP FLASHING	UNA-CLAD	PREFINISHED METAL CAP FLASHING	--	STONE WHITE	USE AT EIFS-2
CP-1	CANOPY	MAPES CANOPIES	SUPERSHADE	2' PROJECTION	EXTRA DARK BRONZE	NO SUPPORT RODS, LOUVERED DECK, 8"J FASCIA
CS-1	CULTURED STONE	BROCK WHITE	COUNTRY LEDGESTONE	--	ECHO RIDGE	GROUT TO MATCH STONE
DS-1	SCUPPER AND OPEN-FACED DOWNSPOUT	--	--	-- 6" X 8" DOWNSPOUT	TO MATCH ADJACENT WALL	
EIFS-1	EIFS	SENERGY	OUTSULATION PLUS MD	1"	CUSTOM GRAY SCS 4794A	LIGHT TEXTURE
EIFS-2	EIFS	SENERGY	OUTSULATION PLUS MD	1"	CUSTOM GRAY SCS 4793	LIGHT TEXTURE
MS-1	MASONRY	ECHELON	SPLIT FACE BLOCK	4" D, 8" H, 16" W	GRAY SPICE	GROUT TO MATCH BLOCK
PT-1	PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE PAINT	--	SW 7075 WEB GRAY	TRASH ENCLOSURE METAL GATE COMPONENTS
PT-2	PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE PAINT	--	SW 7075 WEB GRAY	EXTERIOR HM DOORS AND FRAMES
SL-1	SEALER	OLYMPIC STAINS	EXTERIOR GRADE, CLEAR/ TRANSPARENT SEALER	--	--	LOCATION: TRASH ENCLOSURE WOOD SLATS

NOTES:
1. ALL PRODUCTS AND FINISHES ARE THE BASIS OF DESIGN. OTHER MANUFACTURERS AND SUBSTITUTIONS ALLOWED PER THE SPECIFICATIONS.
2. COLOR SAMPLES AND SHOP DRAWINGS TO BE PROVIDED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT. A/E OR OWNER TO PROVIDE FINAL APPROVAL.

1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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RIB MOUNTAIN

WAUSAU WISCONSIN

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TITLE

EXTERIOR ELEVATIONS

SHEET

A2-11

0 1/4" 1/2" 1" 2"

7/21/2020 11:21:09 AM

KEYNOTE LEGEND

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	PRODUCT	SIZE	COLOR	COMMENTS
BM-1	BREAK METAL	--	PREFINISHED METAL FLASHING	--	TO MATCH ALUMINUM FRAME SYSTEM	--
CF-1	CAP FLASHING	UNA-CLAD	PREFINISHED METAL CAP FLASHING	--	CITYSCAPE	USE AT EIFS-1
CF-2	CAP FLASHING	UNA-CLAD	PREFINISHED METAL CAP FLASHING	--	STONE WHITE	USE AT EIFS-2
CP-1	CANOPY	MAPES CANOPIES	SUPERSHADE	2' PROJECTION	EXTRA DARK BRONZE	NO SUPPORT RODS, LOUVERED DECK, 8"J FASCIA
CS-1	CULTURED STONE	BROCK WHITE	COUNTRY LEDGESTONE	--	ECHO RIDGE	GROUT TO MATCH STONE
DS-1	SCUPPER AND OPEN-FACED DOWNSPOUT	--	--	-- 6" X 8" DOWNSPOUT	TO MATCH ADJACENT WALL	
EIFS-1	EIFS	SENERGY	OUTSULATION PLUS MD	1"	CUSTOM GRAY SCS 4794A	LIGHT TEXTURE
EIFS-2	EIFS	SENERGY	OUTSULATION PLUS MD	1"	CUSTOM GRAY SCS 4793	LIGHT TEXTURE
MS-1	MASONRY	ECHELON	SPLIT FACE BLOCK	4" D, 8" H, 16" W	GRAY SPICE	GROUT TO MATCH BLOCK
PT-1	PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE PAINT	--	SW 7075 WEB GRAY	TRASH ENCLOSURE METAL GATE COMPONENTS
PT-2	PAINT	SHERWIN WILLIAMS	EXTERIOR GRADE PAINT	--	SW 7075 WEB GRAY	EXTERIOR HM DOORS AND FRAMES
SL-1	SEALER	OLYMPIC STAINS	EXTERIOR GRADE, CLEAR/ TRANSPARENT SEALER	--	--	LOCATION: TRASH ENCLOSURE WOOD SLATS

NOTES:
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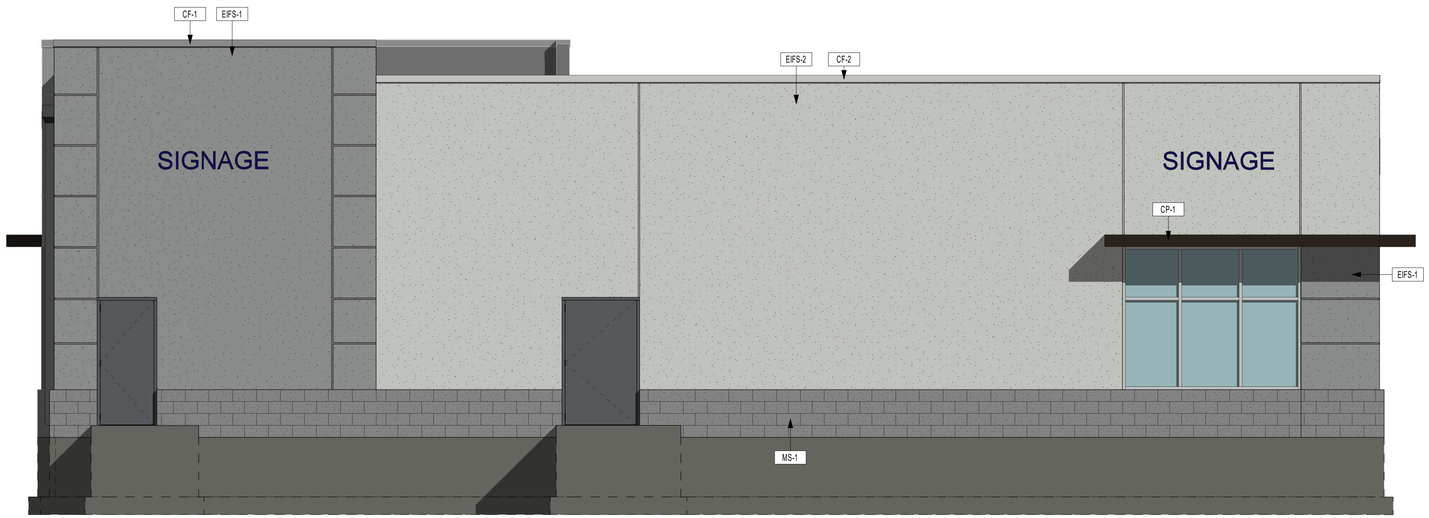
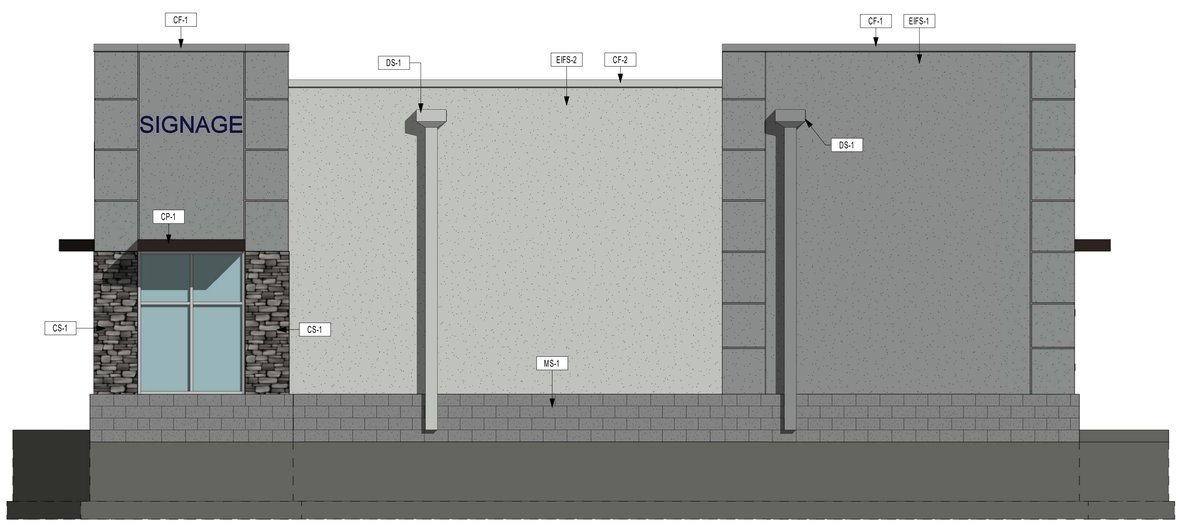
2. COLOR SAMPLES AND SHOP DRAWINGS TO BE PROVIDED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT. A/E OR OWNER TO PROVIDE FINAL APPROVAL.



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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TITLE

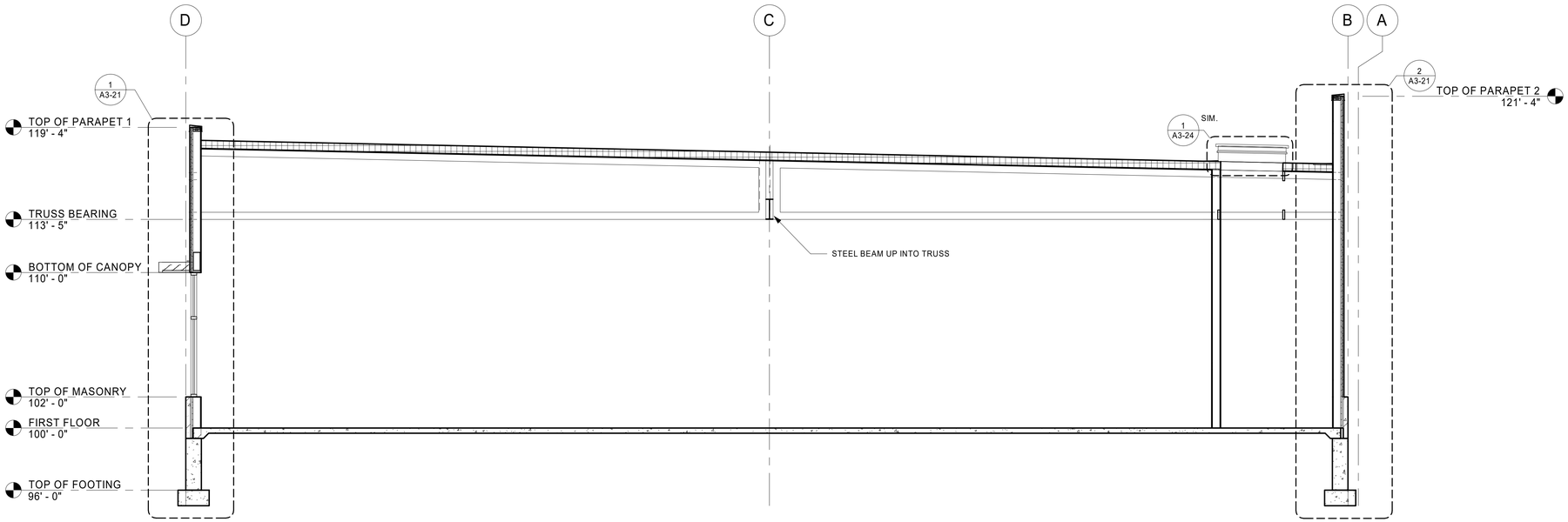
EXTERIOR ELEVATIONS

SHEET

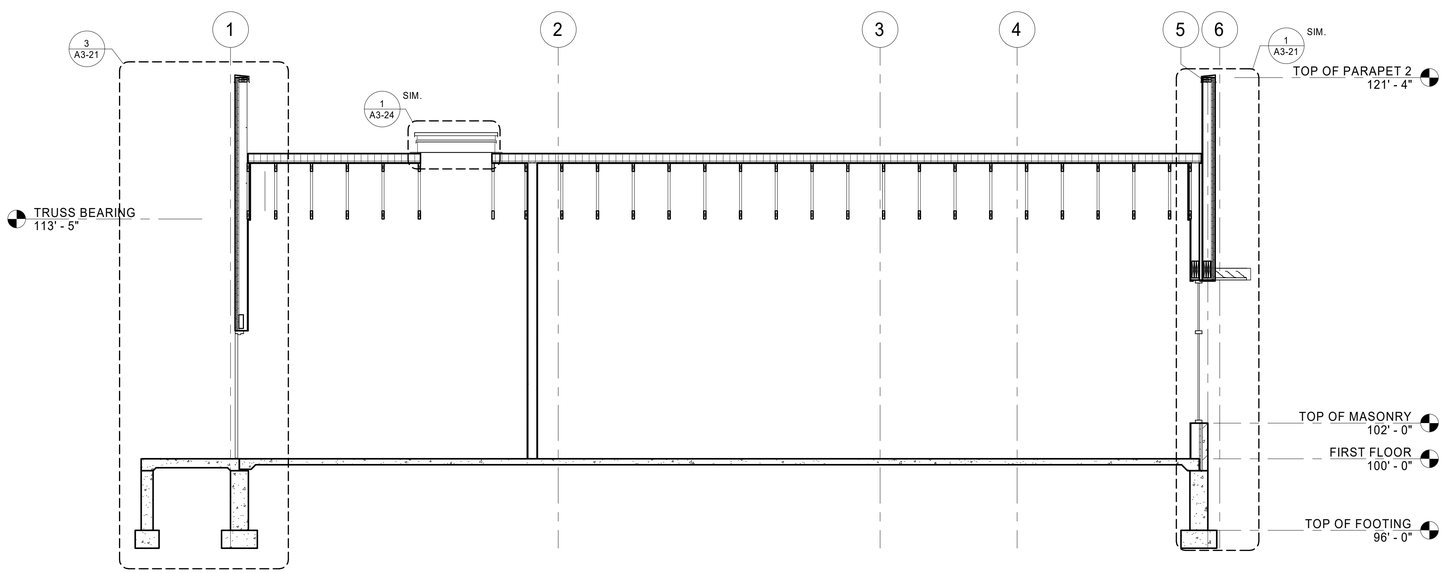
A2-12

0 1/4" 1/2" 1" 2"

7/21/2020 11:21:13 AM



1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

0 1/4" 1/2" 1" 2"

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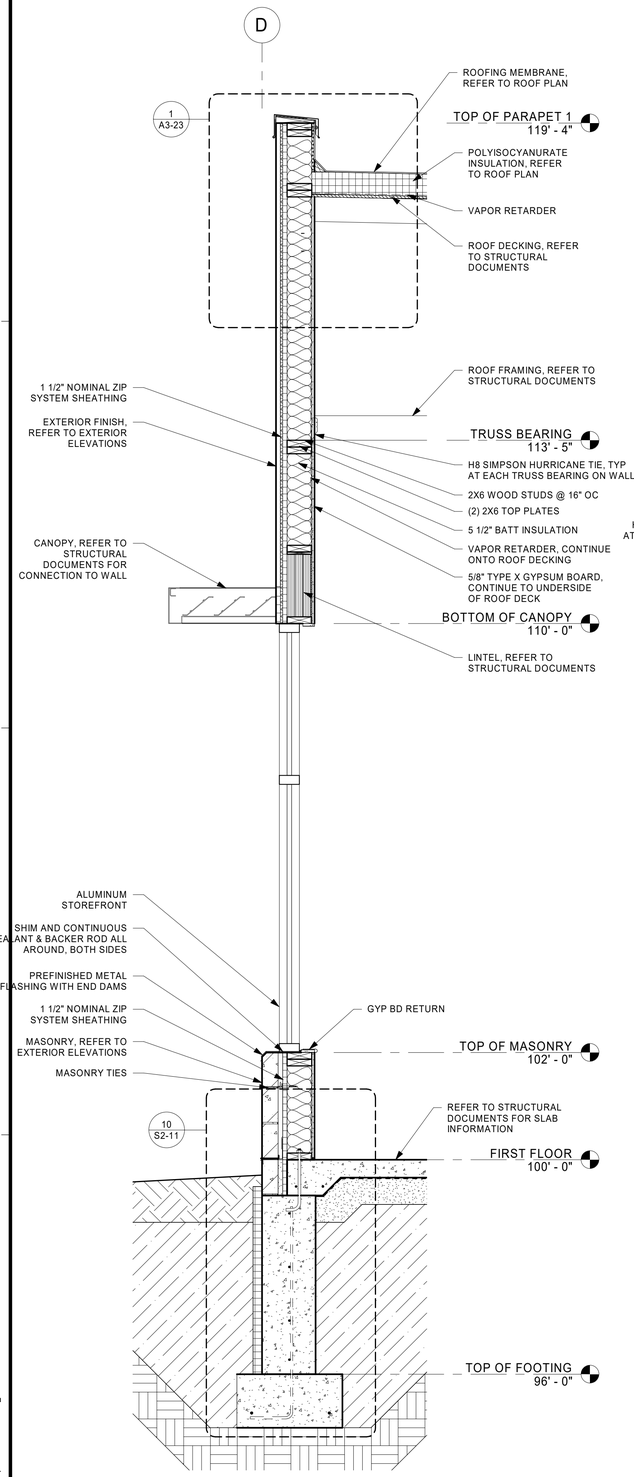
TITLE

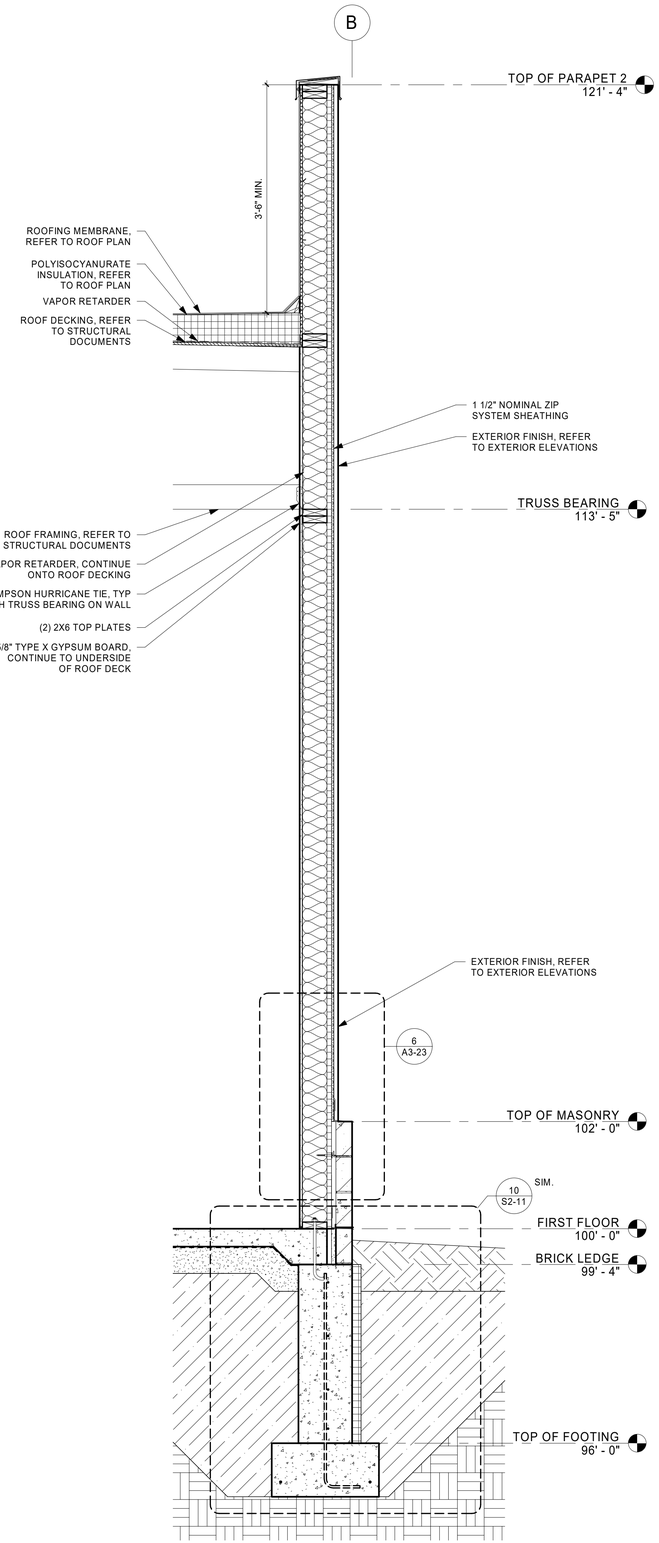
BUILDING SECTIONS

SHEET

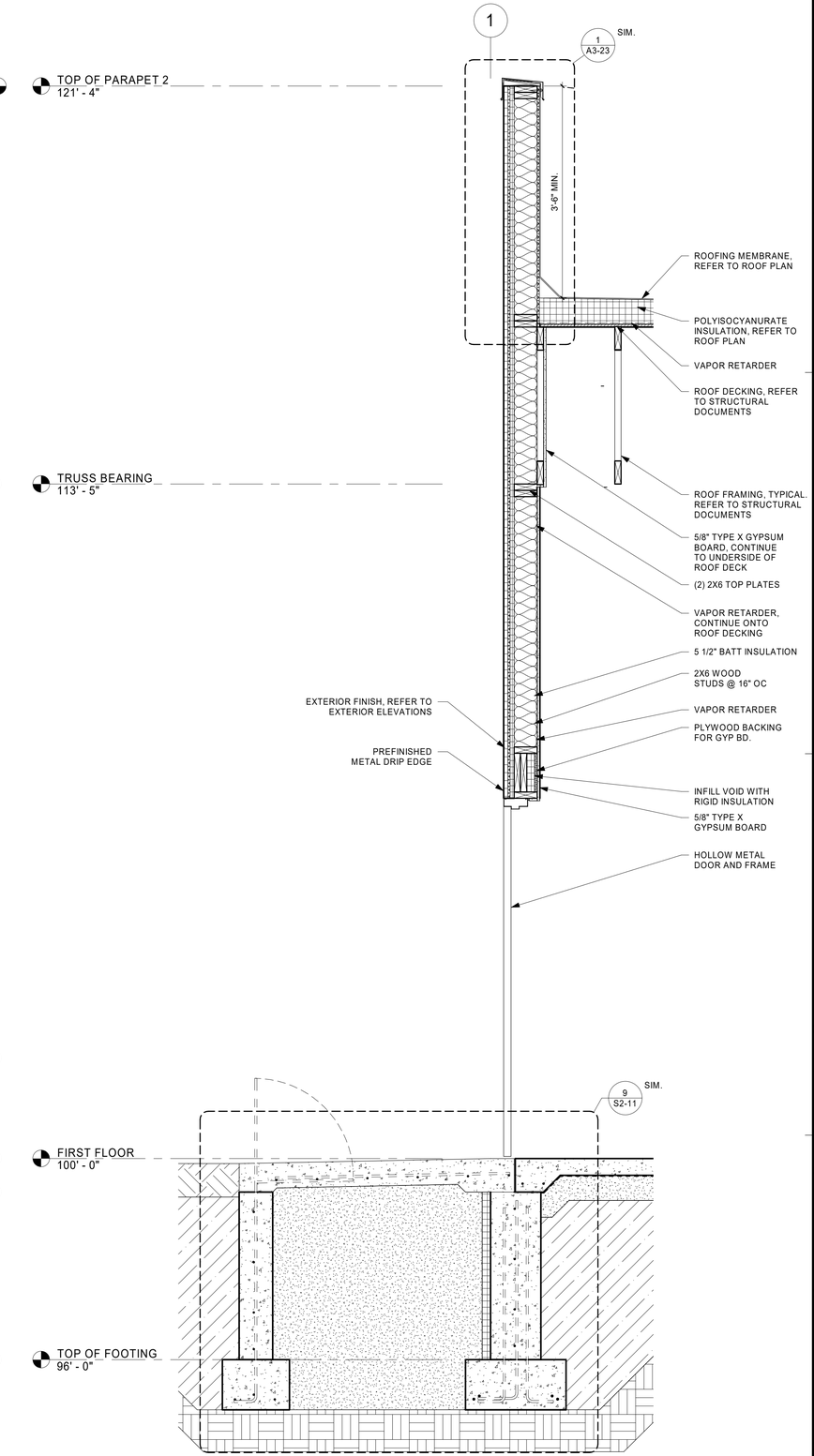
A3-11



1 WALL SECTION AT CANOPY
3/4" = 1'-0"



2 WALL SECTION PERPENDICULAR TO JOISTS
3/4" = 1'-0"



3 WALL SECTION PARALLEL TO JOISTS
3/4" = 1'-0"

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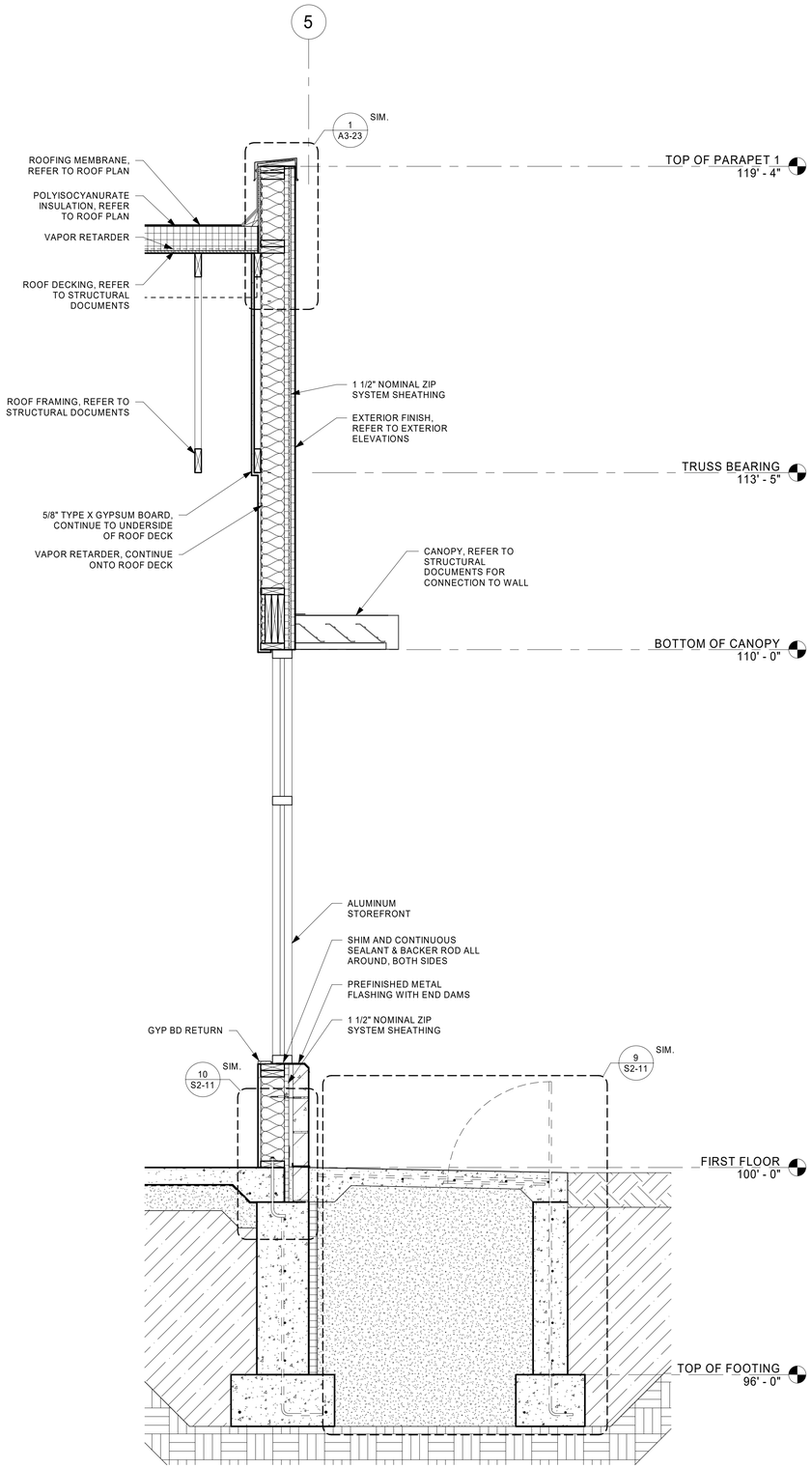
WALL SECTIONS

SHEET

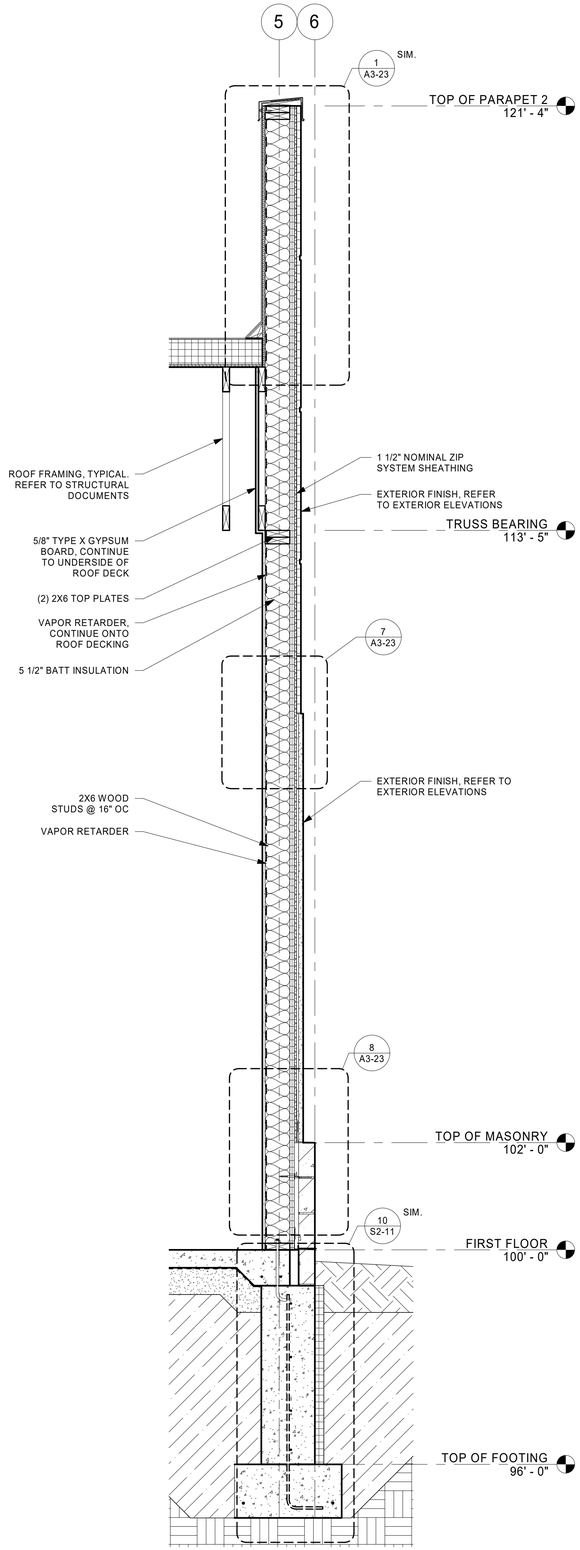
A3-21

0 1/4" 1/2" 1" 2"

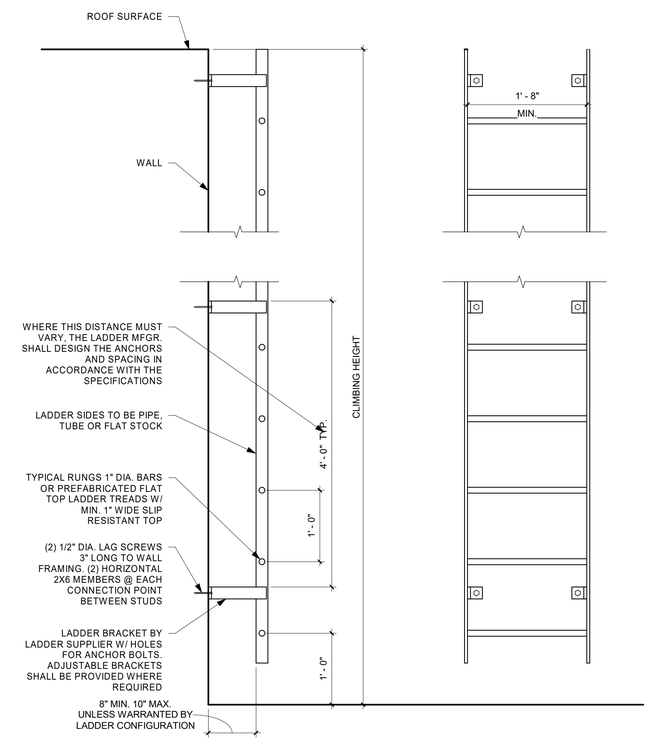
7/21/2020 9:48:18 AM



1 WALL SECTION AT STOREFRONT DOOR
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 LADDER DETAIL - WALL ANCHORED
1" = 1'-0"

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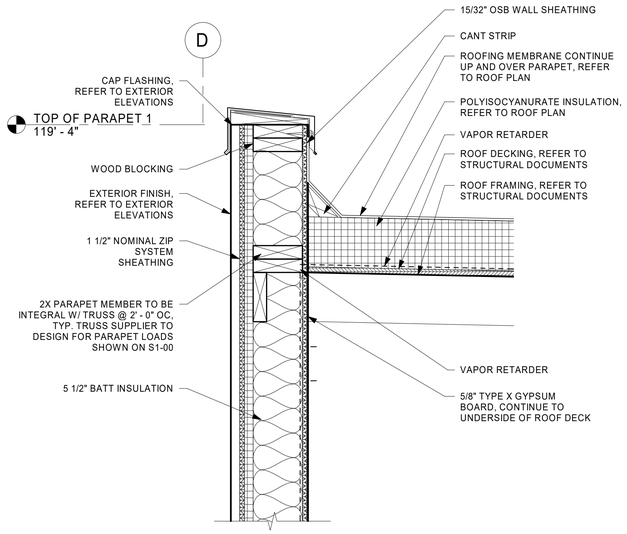
WALL SECTIONS

SHEET

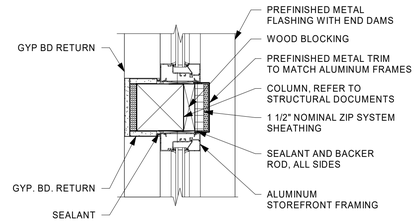
A3-22

0 1/4" 1/2" 1" 2"

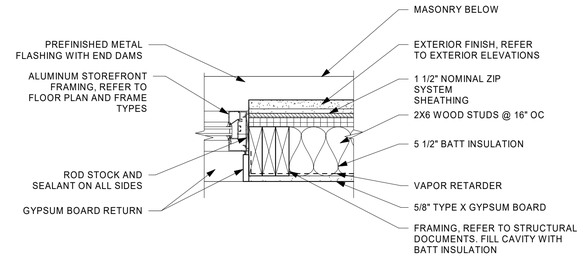
7/21/2020 9:48:19 AM



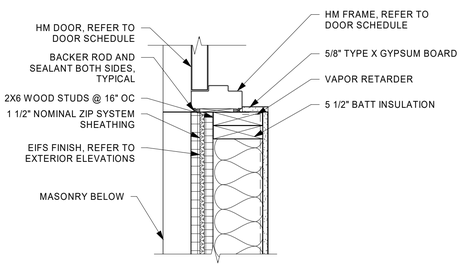
1 TYPICAL PARAPET DETAIL
1 1/2" = 1'-0"



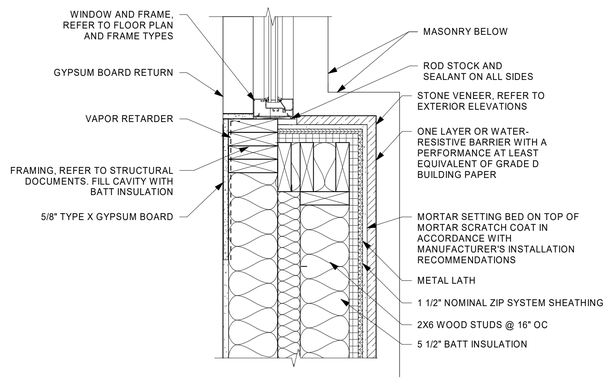
2 MULLION WINDOW JAMB
1 1/2" = 1'-0"



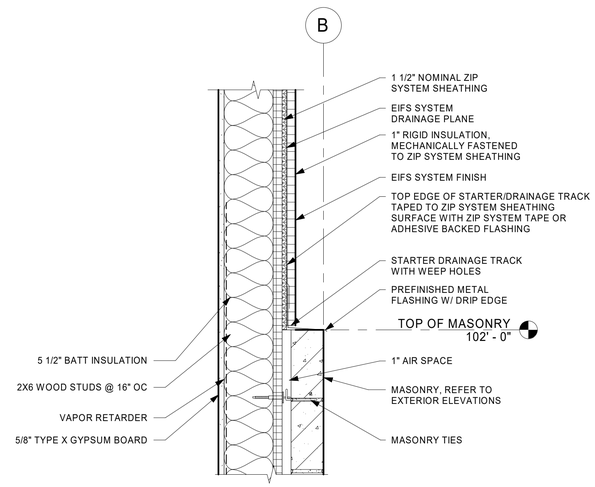
3 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



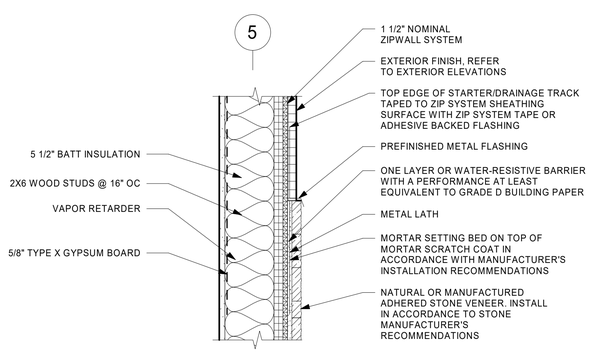
4 HM DOOR JAMB DETAIL
1 1/2" = 1'-0"



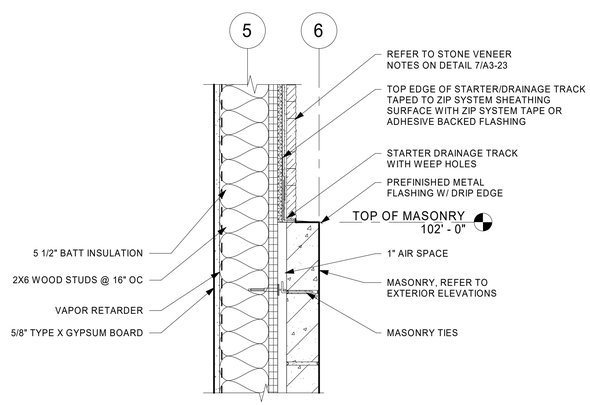
5 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



6 WALL DETAIL @ STONE WAINSCOT
1 1/2" = 1'-0"



7 WALL DETAIL
1 1/2" = 1'-0"



8 WALL DETAIL
1 1/2" = 1'-0"

0 1/4" 1/2" 1" 2"

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

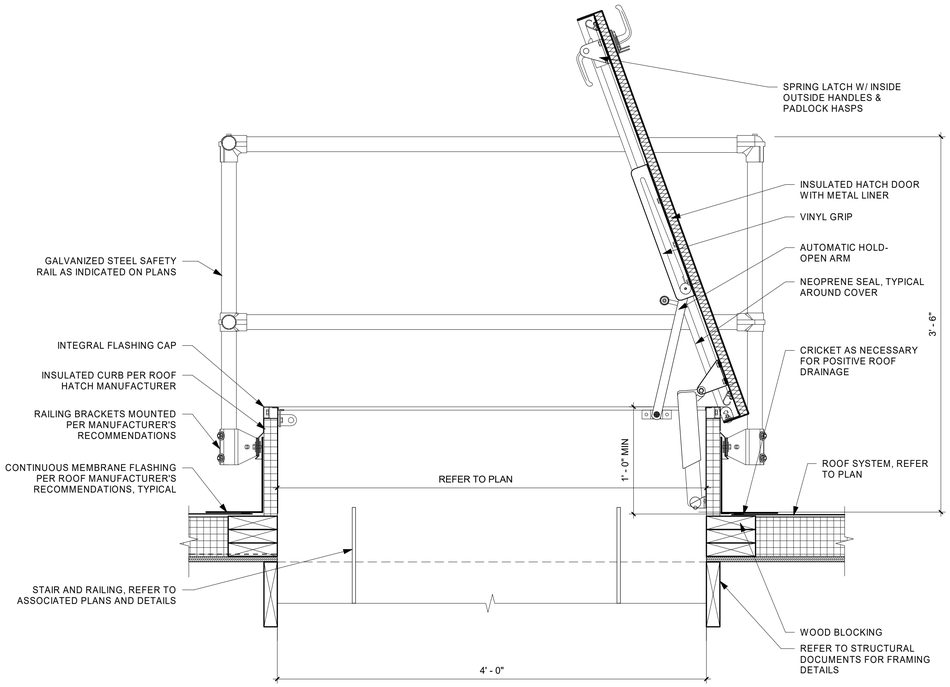
PROJECT NO.	18-21552
FILE NAME	21552 Arch R18.rvt
DRAWN BY	DRP
DESIGNED BY	JPW
REVIEWED BY	AFC, JPW
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

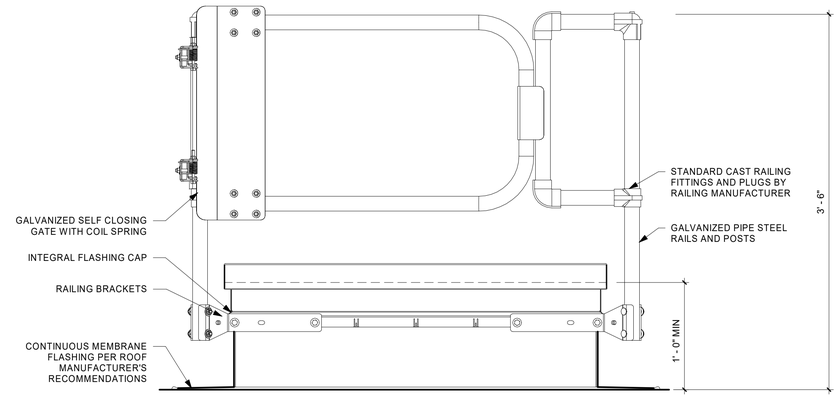
ENLARGED DETAILS

SHEET

A3-23



1 ROOF HATCH SECTION
1 1/2" = 1'-0"



2 ROOF HATCH ELEVATION
1 1/2" = 1'-0"

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ENLARGED DETAILS

SHEET

A3-24

0 1/4" 1/2" 1" 2"

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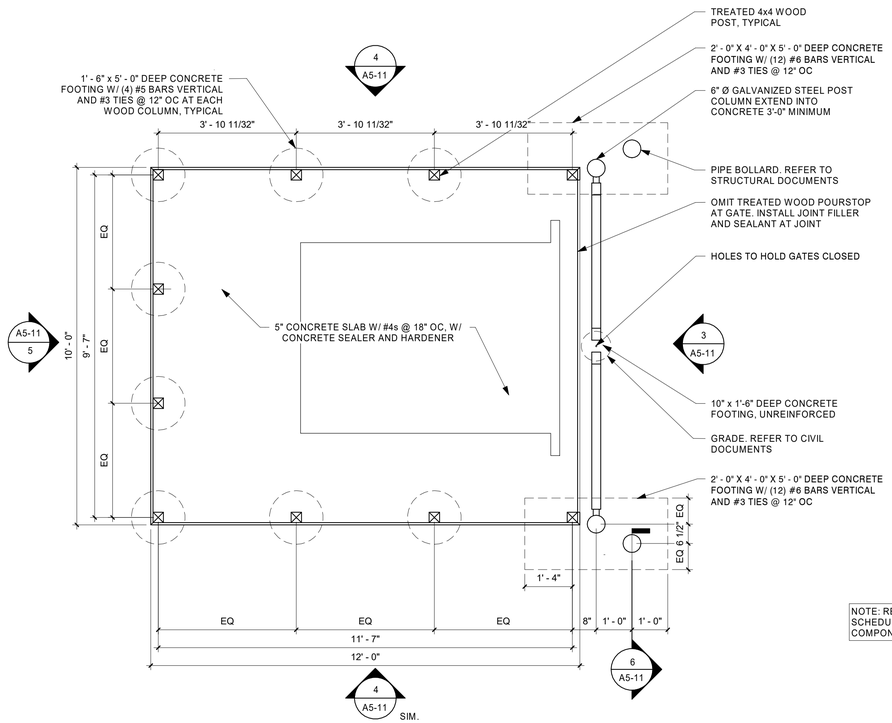
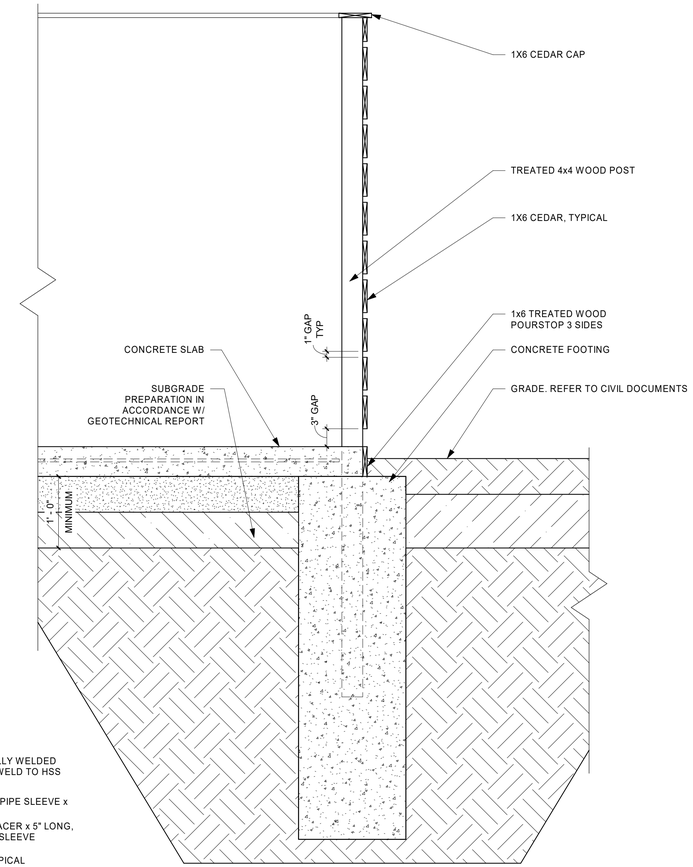
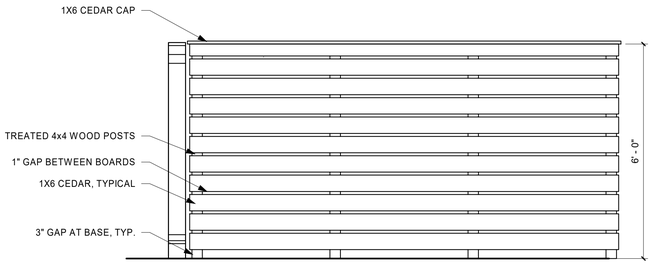


1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

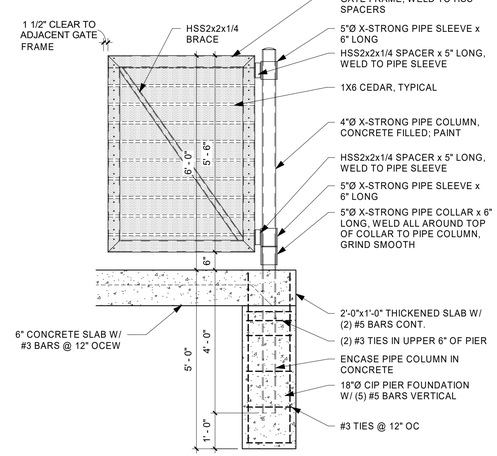
NOTE: REFER TO A2-11 EXTERIOR FINISH SCHEDULE FOR PAINT COLOR OF METAL COMPONENTS AND WOOD SEALER



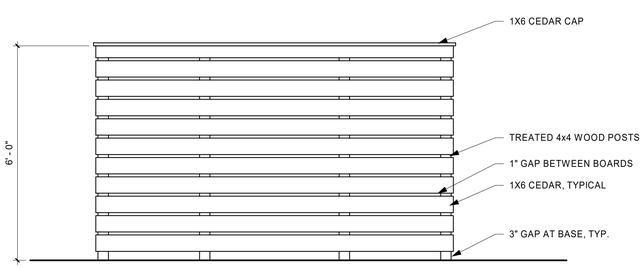
2 TRASH ENCLOSURE DETAILS
1" = 1'-0"



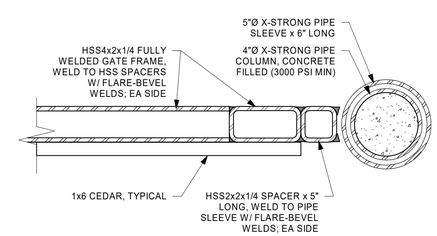
3 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



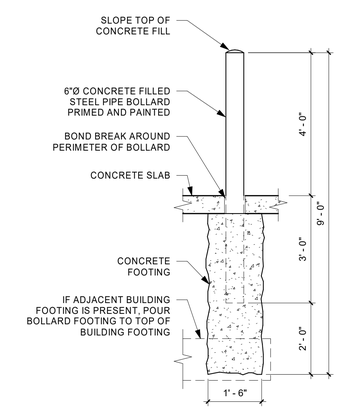
5 TRASH ENCLOSURE GATE DETAIL
1/2" = 1'-0"



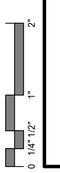
4 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



6 TRASH ENCLOSURE HINGE DETAIL
3" = 1'-0"



7 PIPE BOLLARD DETAIL
1/2" = 1'-0"



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TITLE

TRASH ENCLOSURE DETAILS

SHEET

A5-11

GENERAL NOTES

A. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.

B. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK; AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.

C. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

D. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE BEGINNING EXCAVATION.

E. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC.

F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURAL ELEMENTS DURING CONSTRUCTION. ALL SHORING SHALL BE ADEQUATE TO SUPPORT ALL STRUCTURAL LOADS DURING THE REMOVAL OF THE EXISTING STRUCTURE. TEMPORARY SHORING MUST REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL ELEMENTS ARE SECURED INTO PLACE PER CONSTRUCTION DOCUMENTS.

G. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND MANUALS (LATEST EDITION):
1. INTERNATIONAL BUILDING CODE (IBC).
2. AMERICAN CONCRETE INSTITUTE (ACI).
3. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE (FOR PLACING AND DETAILING OF ALL REINFORCING).
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
5. AMERICAN WELDING SOCIETY (AWS) STANDARDS FOR WELDING AS MODIFIED BY AISC SPECIFICATION.
6. MASONRY STANDARDS JOINT COMMITTEE (MSJC)
7. AMERICAN FOREST & PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION (AF & PA NDS)

DESIGN LOADS CRITERIA

A. CODES USED:
1. 2015 INTERNATIONAL BUILDING CODE
2. 2010 AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD 7 (ASCE 7-10)

B. WIND LOAD CRITERIA:
1. ULTIMATE WIND SPEED, V = 115 MPH (3 SECOND GUST)
2. NOMINAL WIND SPEED, V = 90 MPH (3 SECOND GUST)
3. WIND RISK CATEGORY: II
4. WIND LOAD EXPOSURE: C
5. INTERNAL PRESSURE COEFFICIENT: +/- 0.18 (ENCLOSED BUILDING)
6. WIND TOPOGRAPHIC FACTOR: K_{ZT} = 1.0
7. C & C WIND WALL PRESSURE - EDGE ZONE: 26.0 PSF (NOMINAL)
8. WIND NET UPLIFT: 15 PSF (NOMINAL)

C. SNOW LOAD CRITERIA:
1. GROUND SNOW LOAD, P_G = 50 PSF
2. FLAT-ROOF SNOW LOAD (BALANCED), P_F = 35 PSF
3. SNOW LOAD IMPORTANCE FACTOR, I = 1.0
4. SLOPE FACTOR, C_S = 1.0
5. THERMAL FACTOR, C_T = 1.0
6. SNOW EXPOSURE FACTOR, C_E = 1.0
7. UNBALANCED SNOW LOAD: ON PLAN IF APPLICABLE

D. EARTHQUAKE LOAD CRITERIA
1. SEISMIC IMPORTANCE FACTOR: I = 1.0
2. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
   - S_S = 4.6% g
   - S_1 = 3.3% g
3. SOIL SITE CLASS: D
4. SPECTRAL RESPONSE COEFFICIENT:
   - S_{DS} = 0.053
   - S_{D1} = 0.05
5. SEISMIC DESIGN CATEGORY = A
6. SEISMIC RESPONSE COEFFICIENT, C_S = 0.038
7. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL-FORCE ANALYSIS

E. LIVE LOADS
1. ROOF: 20 PSF
2. FLOOR: 50 PSF
3. STAIR ASSEMBLIES: 100 PSF
4. RAILING: 200 LBS AT ANY POINT OR 50 PLF, WHICHEVER PRODUCES MAXIMUM LOAD EFFECT
5. PARTITIONS: 15 PSF
6. LOBBIES AND FIRST FLOOR CORRIDORS: 100 PSF

F. DEAD LOADS
1. ROOF: 15 PSF
2. FRAMING: ACTUAL
3. MISCELLANEOUS CEILING: 6 PSF
4. MECHANICAL: SEE PLAN

SHOP DRAWINGS

A. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR ITS PREPARATION, WHO IS REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED.

B. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.

C. THE ENGINEER'S REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE OF THE DESIGN CONCEPT. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTALS THAT IS ACCEPTABLE TO BOTH CONTRACTOR AND ENGINEER. AFTER THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, PROMPT REVIEW BY THE ENGINEER WILL BE MADE OF ALL SUBMITTALS.

D. FOR LARGE SUBMITTALS, REASONABLE REVIEW TIME SHALL BE ALLOWED AND MAY EXCEED TWO WEEKS. THE CONTRACTOR SHALL SUBMIT NECESSARY REQUEST FOR INFORMATION (RFI's) DURING THE DETAILING PROCESS TO AVOID SUBMITTALS THAT ARE INCOMPLETE OR NEED SIGNIFICANT VERIFICATIONS. THE CONCURRENT SUBMITTAL OF MULTIPLE SHOP DRAWINGS ("DUMPING") WILL FURTHER EXTEND THE REVIEW PROCESS AND TIME FRAME NECESSARY TO PROPERLY REVIEW EACH SUBMITTAL.

E. UNLESS INDICATED OTHERWISE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FOLLOWING ITEMS FOR STRUCTURAL REVIEW. REFER TO SPECIFIC SECTION OF STRUCTURAL NOTES FOR ANY ADDITIONAL CRITERIA:
1. CONCRETE MIX DESIGNS
2. PRESTRESSED CONCRETE
3. STRUCTURAL STEEL
4. OPEN-WEB BAR JOISTS
5. STEEL ROOF DECK
6. PRE-ENGINEERED METAL BUILDING DESIGN
7. PRE-FABRICATED WOOD TRUSSES
8. PRE-ENGINEERED POST-FRAME BUILDING
9. ADDITIONAL STRUCTURAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS

F. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

G. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAIL SCHEDULES, PROCEDURES, AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS AND SUBMIT PRIOR TO FABRICATION.

H. ERECTION PLANS ARE THE RESPONSIBILITY OF THE FABRICATOR.

SPECIAL INSPECTIONS

A. SPECIAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1704 AND 1705. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, SHALL BE THOROUGHLY KNOWLEDGEABLE OF IBC SPECIAL INSPECTION REQUIREMENTS AND SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. THE CONTRACTOR SHALL CONTACT THE SPECIAL INSPECTOR DURING APPROPRIATE PHASES OF CONSTRUCTION SO THAT INSPECTIONS CAN BE MADE IN A TIMELY MANNER. THE SPECIAL INSPECTOR SHALL SUBMIT WRITTEN INSPECTION REPORTS TO THE ENGINEER OF RECORD'S OFFICE, WITHIN 3 WORKING DAYS OF EACH INSPECTION. ANY PROBLEMS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR. THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION:
1. STEEL
   a. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WORK DONE IN AN APPROVED FABRICATING SHOP. THE STEEL FABRICATOR MUST BE REGISTERED AND APPROVED BY THE BUILDING OFFICIAL TO PERFORM THE WORK WITHOUT SPECIAL INSPECTIONS. (IBC 1704.2.5.2).
   b. HIGH STRENGTH BOLTING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR SLIP-CRITICAL CONNECTIONS. PERIODIC INSPECTIONS ARE REQUIRED FOR BEARING-TYP. CONNECTIONS.
   c. FIELD WELDING: CONTINUOUS INSPECTIONS ARE REQUIRED FOR COMPLETE AND PARTIAL PENETRATION GROOVE WELDS, MULTI-PASS FILLET WELDS AND SINGLE-PASS FILLET WELDS GREATER THAN 5/16". PERIODIC INSPECTIONS ARE REQUIRED FOR FLOOR AND ROOF DECK WELDS AND SINGLE-PASS FILLET WELDS SMALLER THAN OR EQUAL TO 5/16". CORRECT WELD FILLER MATERIAL SHALL BE VERIFIED IN ALL CASES.
   d. STEEL ERECTION: PERIODIC INSPECTIONS SHALL BE MADE TO VERIFY COMPLIANCE WITH THE DESIGN DRAWINGS.
   e. MATERIALS: THE STEEL MANUFACTURERS CERTIFIED MILL TEST REPORTS SHALL BE SUBMITTED TO THE SPECIAL INSPECTOR OR TO THE ENGINEER OF RECORD.
2. CONCRETE
   a. REINFORCEMENT: REINFORCING STEEL SHALL BE INSPECTED ON A PERIODIC BASIS. WELDING OF REINFORCEMENT SHALL BE CONTINUOUSLY INSPECTED. ONLY ASTM A706 REINFORCEMENT MAY BE WELDED.
   b. SAMPLING AND TESTING: CONTINUOUS INSPECTIONS SHALL BE PROVIDED DURING SLUMP TESTS AND WHEN DETERMINING THE TEMPERATURE OF FRESH CONCRETE AT THE TIME OF MAKING SPECIMENS FOR STRENGTH TESTS.
   c. CONCRETE PLACEMENT: CONTINUOUS INSPECTION REQUIRED.
   d. COLD AND HOT WEATHER CONCRETING: PERIODIC INSPECTION OF COMPLIANCE IS REQUIRED.
3. MASONRY - LEVEL B QUALITY ASSURANCE
   a. BEGINNING OF CONSTRUCTION: PERIODIC INSPECTION SHALL BE MADE OF MORTAR PROPORTIONS, CONSTRUCTION OF MORTAR JOINTS AND REINFORCEMENT LOCATION AND CONNECTORS.
   b. ONGOING CONSTRUCTION: PERIODIC INSPECTION SHALL BE PROVIDED TO VERIFY SIZE AND LOCATION OF STRUCTURAL ELEMENTS, SIZE AND LOCATION OF ANCHORS, SIZE AND TYPE OF REINFORCEMENT AND COMPLIANCE WITH HOT OR COLD WEATHER REQUIREMENTS.
   c. GROUTING: PERIODIC INSPECTION SHALL BE PROVIDED TO VERIFY THAT THE GROUT SPACE IS PROPERLY POSITIONED AND SITE PREPARED GROUT IS PROPERLY PROPORTIONED. CONTINUOUS INSPECTION IS REQUIRED OF GROUT PLACEMENT.
   d. TEST SPECIMENS: CONTINUOUS INSPECTION SHALL BE MADE DURING PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND PRISMS.
4. SOILS
   a. THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOIL REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.

B. TESTING REQUIREMENTS
1. CONCRETE:
   a. SAMPLE FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS. A MINIMUM OF FIVE STRENGTH TESTS SHOULD BE MADE FOR A GIVEN PROJECT.
2. MASONRY-UNIT STRENGTH METHOD:
   a. MASONRY UNITS SHALL BE SAMPLED AND TESTED ACCORDING TO ASTM C140.
   b. GROUT SHALL BE SAMPLED AND TESTED ACCORDING TO ASTM C1019.

FOOTINGS AND FOUNDATIONS

A. SOIL BEARING DESIGN VALUE:
1. 3000 PSF (PER GEOTECHNICAL REPORT DATED 7-5-2018).
2. BEARING VALUE TO BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.

B. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.

C. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY THE ENGINEER BEFORE THE PLACEMENT OF ANY CONCRETE.

a. DESIGN FROST PENETRATION DEPTH: 42 INCHES (HEATED) OR 60 INCHES (UNHEATED)

E. MINIMUM OF 6" COMPACTED GRANULAR SUBGRADE BELOW SLABS.

MATERIAL COMPACTION CRITERIA	
LOCATION	MINIMUM RELATIVE COMPACTION PERCENTAGE (ASTM D698 STANDARD PROCTOR DENSITY (SPD))
1'-0" BELOW FOUNDATION AND SLAB SUBGRADE ELEVATIONS	98%
ABOVE BOTTOM OF FOUNDATIONS AND BELOW SLAB SUBGRADE ELEVATIONS	95%
BELOW EXTERIOR SLAB, WITHIN 1'-0" OF SUBGRADE ELEVATIONS	98%
BELOW EXTERIOR SLAB, MORE THAN 1'-0" BELOW SUBGRADE ELEVATIONS	95%

CONCRETE

A. CONCRETE SHALL BE STANDARD WEIGHT MIX UNLESS NOTED OTHERWISE AND MEET THE FOLLOWING CRITERIA:

LOCATIONS	f'c @ 28 DAYS	AIR ENTRAINMENT	MAX. WATER/CEMENT RATIO
FOOTINGS / FOUNDATIONS	3000 PSI		0.55
FLOORS ON GRADE	3500 PSI		0.55
COLUMNS	4000 PSI		0.55
EXTERIOR SLABS ON GRADE	4500 PSI	6% ± 1.5%	0.45
EXPOSED EXTERIOR WALLS	4500 PSI	6% ± 1.5%	0.45

B. CEMENT SHALL CONFORM TO ASTM C150, TYPE I / II.

C. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.

D. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE NOTES.

E. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).

F. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL 10 DAYS PRIOR TO FABRICATION AND INSTALLATION. ALL CONCRETE MIXES SHALL BE DESIGNED AND CERTIFIED BY A MATERIALS TESTING COMPANY.

G. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS DETAILED OR NOTED OTHERWISE.

H. PLACE VAPOR RETARDER DIRECTLY BELOW FLOOR SLAB.

I. CONCRETE FLOOR SHALL BE CURED IN ACCORDANCE WITH ASTM C309. CONCRETE FLOOR SHALL BE PROTECTED FROM MOISTURE LOSS FOR A MINIMUM OF 14 DAYS, USING AN APPROVED SHEET MEMBRANE IN ACCORDANCE WITH C171.

J. FLOOR FLATNESS AND LEVELNESS TOLERANCES:
1. UNLESS NOTED OTHERWISE, FLOORS SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES:
   a. FLOOR FLATNESS NUMBER (F_F)
      - SPECIFIED OVERALL VALUE = 20
      - MINIMUM LOCAL VALUE = 15
   b. FLOOR LEVELNESS NUMBER (F_L)
      - SPECIFIED OVERALL VALUE = 20
      - MINIMUM LOCAL VALUE = 15
2. FLOOR TOLERANCE (F_F AND F_L) MEASUREMENTS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 1155. ACTUAL OVERALL F-NUMBERS SHALL BE CALCULATED USING THE INFERIOR / SUPERIOR AREA METHOD.
3. CORRECT DEFECTIVE SLABS BY GRINDING OR REMOVING AND REPLACING DEFECTIVE WORK. RE-MEASURE CORRECTED AREAS BY THE SAME PROCESS.

ANCHOR BOLTS

A. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNLESS NOTED OTHERWISE.

B. ALL ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 HEX-HEAD, UNLESS NOTED OTHERWISE. NUTS SHALL BE ASTM A563 GRADE A HEAVY HEX. OVER-SIZED PLATE WASHERS SHALL BE ASTM A36.

C. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.

D. POST-INSTALLED ANCHORS SHALL BE ADHESIVE ANCHORING SYSTEM PROVIDED AND INSTALLED BY FRAMING CONTRACTOR. ADHESIVE ANCHORS SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHOR SYSTEM" OR APPROVED ALTERNATE. ANCHORS SHALL BE "HILTI HAS-E" THREADED ROD CONFORMING TO ISO 898-1 CLASS 5.8 OR SHALL BE MADE FROM ALL-THREADED ROD CONFORMING TO ASTM A572 GRADE 60, OR APPROVED ALTERNATE, UNLESS NOTED OTHERWISE.

REINFORCING STEEL

A. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60.

B. MINIMUM DEVELOPMENT LENGTH OF REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

MINIMUM LENGTH FOR STANDARD UN-COATED BARS IN NORMAL WEIGHT CONCRETE						
CONCRETE STRENGTH f'c IN PSI	DEVELOPMENT LENGTH (Ld) FOR STRAIGHT BARS (MIN. OF 12 INCHES)					FOR 90 DEGREE HOOKED BARS, HOOK DEVELOPMENT LENGTH
	TENSION CLASS A		TENSION CLASS B		COMPRESSION	
	#6 AND SMALLER	#7 TO #11	#6 & SMALLER	#7 TO #11	#18, #14, & #11 AND SMALLER	
3000	44 Db	55 Db	57 Db	71 Db	30 Db	22 Db
3500	41 Db	51 Db	53 Db	66 Db	30 Db	20 Db
4000	38 Db	47 Db	49 Db	62 Db	30 Db	19 Db
4500	36 Db	45 Db	47 Db	58 Db	30 Db	18 Db
5000	34 Db	42 Db	44 Db	55 Db	30 Db	17 Db
NOTE: Db = DIAMETER OF REINFORCEMENT. Ld = DEVELOPMENT LENGTH						

C. TYPICAL SPLICES: CLASS B AS DEFINED IN ACI 318, UNLESS NOTED OTHERWISE

D. ADJUSTMENT FACTORS FOR STRAIGHT BARS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
2. EPOXY COATED = 1.2.
3. EPOXY COATED WITH COVER LESS THAN 3DB OR CLEAR SPACING LESS THAN 6 DB = 1.5.
4. HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = 1.3
5. EPOXY COATED HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = NOT GREATER THAN 1.7.

E. ADJUSTMENT FACTORS FOR STRAIGHT HOOKS IN TENSION
1. LIGHTWEIGHT CONCRETE = 1.3.
2. EPOXY COATED = 1.2.

F. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER FOR CAST-IN-PLACE CONCRETE UNLESS NOTED OTHERWISE:

MINIMUM CLEAR CONCRETE COVER FOR REINFORCING STEEL	
CONCRETE ON SOIL (DIRECT CONTACT)	3"
SLAB ON GRADE	CENTERED
WALLS, STRUCTURAL SLABS EXPOSED TO SOIL OR WEATHER	
#6 TO #18 REBAR	2"
#5 AND SMALLER REBAR	1 1/2"
WALLS, STRUCTURAL SLABS NOT EXPOSED TO EARTH OR WEATHER	
#11 AND SMALLER REBAR	3/4"
COLUMNS AND PIERS (COVER TO STIRRUPS AND TIES)	1 1/2"

G. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUAL, BEFORE PLACING CONCRETE OR GROUT.

H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCING.

I. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL A MINIMUM OF 10 DAYS PRIOR TO FABRICATION AND INSTALLATION.

J. BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4.

WOOD

A. GENERAL:
1. ALL WOOD MEMBERS SHALL BE AS FOLLOWS (UNLESS APPROVED BY THE ENGINEER):
   a. STUDS - SPRUCE PINE FIR (SPF) STUD GRADE OR SOUTHERN PINE STUD GRADE.
   b. HEADERS/JOISTS - DOUGLAS FIR-LARCH (DF-L) NO. 2 OR BETTER, HEM-FIR NO. 2 OR BETTER, OR SOUTHERN PINE NO. 2 OR BETTER.
2. ALL SHEATHING SHALL BE APA RATED SHEATHING.
3. CUTTING, NOTCHING, OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
4. ALL NAILING SHALL CONFORM TO NAILING SCHEDULE IBC TABLE 2304.9.1, UNLESS NOTED OTHERWISE.
5. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED SOUTHERN PINE NO. 2.
6. ALL MEMBER SIZES GIVEN OR DRAWINGS ARE NOMINAL DIMENSIONS.
7. SPACING OF BRIDGING FOR JOISTS SHALL NOT EXCEED 8'.
8. WOOD LINTELS AND HEADERS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END.
9. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
10. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH JOIST HANGERS.
11. WOOD JOISTS SHALL BEAR THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC. UNLESS OTHERWISE NOTED).
12. PRE-BORE HOLES FOR ALL FASTENERS GREATER THAN 1/4" Ø PER MANUFACTURER'S RECOMMENDATIONS.

B. SILL PLATES
1. UNLESS NOTED OTHERWISE, SILL PLATES SHALL BE BOLTED TO FOUNDATION WALL WITH 1/2"Ø G185 HOT-DIPPED GALVANIZED, TYPE 304 OR TYPE 316 STAINLESS BOLTS (TYPICAL FOR ALL FASTENERS / CONNECTORS IN CONTACT WITH ACQ TREATED LUMBER) AT 4'-0" MAXIMUM O.C. BOLTS SHALL EXTEND 12" MINIMUM INTO FOUNDATION. EACH SILL PLATE TO HAVE A MINIMUM OF TWO BOLTS WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.

C. MANUFACTURED WOOD TRUSSES
1. WOOD TRUSS DESIGN SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF IBC WOOD SECTION 2303.4.
2. LUMBER FOR WOOD TRUSSES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. TRUSS, BRIDGING, BRACING AND/OR BLOCKING, TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY, SHALL BE SUBMITTED BY TRUSS MANUFACTURER FOR ENGINEER'S REVIEW.
4. LOCATIONS FOR LATERAL RESTRAINT SHALL BE IDENTIFIED ON THE TRUSS DESIGN DRAWINGS.
5. NO CUTTING, NOTCHING, AND/OR FIELD MODIFICATIONS OR REPAIRS OF TRUSSES WITHOUT ENGINEER OF RECORD AND TRUSS MANUFACTURER ENGINEER'S WRITTEN APPROVAL.
6. DAMAGED TRUSSES, INCLUDING DAMAGED AND/OR LOOSE TRUSS METAL-PLATE-CONNECTORS, MAY NOT BE USED.
7. GABLE END TRUSS KNEE BRACING PER MANUFACTURER'S RECOMMENDATIONS.
8. PROVIDE BALLOON-FRAMED GABLE END WALL FOR DIAPHRAGM FORCE TRANSFER AND TRUSS STABILITY.
9. TOTAL LOAD DEFLECTION LIMITATIONS:
   a. ROOF TRUSSES LESS THAN L/360.
   b. VERTICAL SCISSOR TRUSSES LESS THAN 3/4".
10. SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL, SHOWING THE ERECTION PLAN, ALL BEARING CONDITIONS, AND CONNECTIONS. CALCULATIONS CERTIFIED BY A PROFESSIONAL ENGINEER SHALL BE REQUIRED FOR ALL WOOD TRUSSES.
11. WOOD TRUSS SUPPLIER SHALL DETAIL BEARING OF TRUSSES SO AS NOT TO EXCEED STRESS PERPENDICULAR TO GRAIN OF WOOD PLATES THAT SUPPORT THE TRUSSES.
12. DESIGN OF BOTH TEMPORARY AND PERMANENT TRUSS MEMBER RESTRAINING FOR ALL TRUSSES WHICH CLEAR SPAN 60 FEET OR GREATER SHALL BE PROVIDED BY TRUSS SUPPLIER.

D. LAMINATED VENEER LUMBER (LVL):
1. DESIGN STRESSES:
   a. E = 1,900,000 PSI
   b. F_B = 2,600 PSI
   c. F_V = 285 PSI

E. LAMINATED STRAND LUMBER (LSL)
1. DESIGN STRESSES:
   a. E = 1,300,000 PSI
   b. F_B = 1,700 PSI
   c. F_V = 400 PSI

F. PARALLEL STRAND LUMBER (PSL)
1. DESIGN STRESSES:
   a. E = 2,000,000 PSI
   b. F_B = 2,900 PSI
   c. F_V = 290 PSI

G. MULTIPLE MEMBER BEAMS SHALL BE ASSEMBLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, BUT NOT LESS THAN NAILING SPECIFIED IN DIMENSIONAL LUMBER SECTION OF THESE NOTES.

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPS
REVIEWED BY	BWP, JPS
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

STRUCTURAL NOTES

SHEET

S1-00

0 1/4" 1/2" 1" 2"

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NAILING SCHEDULE BASED ON THE INTERNATIONAL BUILDING CODE

CONNECTION	FASTENING (*a, *m)	LOCATIONS
1. JOIST TO SILL OR GIRDER	(3) 8D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
2. BRIDGING TO JOIST	(2) 8D COMMON (2) 3" X 0.131" NAILS (2) 3" 14 GAGE STAPLES	TOE NAIL EACH END
3. 1" X 6" SUBFLOOR TO EACH JOIST	(2) 8D COMMON	FACE NAIL
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST	(3) 8D COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16D COMMON	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	(2) 16D COMMON 16D AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACE WALL PANEL	(3) 16D AT 16" (4) 3" X 0.131" NAILS AT 16" O.C. (4) 3" X 14 GAGE STAPLES PER 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	(4) 8D COMMON (4) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	END NAIL
9. DOUBLE STUDS	16D AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16D AT 16" O.C. 3" X 0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	(8) 16D COMMON (12) 3" X 0.131" NAILS (12) 3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES AT 6" O.C.	TOE NAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8D COMMON (5) 3" X 0.131" NAILS (5) 3" 14 GAGE STAPLES	TOE NAIL
16. CONTINUOUS HEADER TO STUD	(4) 8D COMMON	TOE NAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	(3) 16D COMMON MINIMUM (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	(3) 16D COMMON MINIMUM (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	(3) 8D COMMON (3) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	TOE NAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8D COMMON (2) 3" X 0.131" NAILS (2) 3" 14 GAGE STAPLES	FACE NAIL
21. 1" X 8" SHEATHING TO EACH BEARING WALL	(3) 8D COMMON	FACE NAIL
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING	(3) 8D COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16D COMMON 3" X 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20D AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	(2) 20D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16D COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	(3) 10D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	(3) 10D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	TOE NAIL
	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	TOE NAIL
	(2) 16D COMMON (3) 3" X 0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	(3) 16D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	(3) 16D COMMON (4) 3" X 0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL AT EACH JOIST
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (*b) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS: 6D (*c,*l) 19/32" TO 3/4": 2 3/8" X 0.113" NAIL (*n); 1 3/4" 16 GAGE STAPLES (*o); 8D (*d) OR 6D (*e) 7/8" TO 1": 2 3/8" X 0.113" NAIL (*p); 2" 16 GAGE STAPLES (*p); 8D (*c) 1 1/8" TO 1 1/4": 10D (*d) OR 8D (*e)	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS: 6D (*e) 7/8" TO 1": 8D (*e) 1 1/8" TO 1 1/4": 10D (*d) OR 8D (*e)	
32. PANEL SIDING (TO FRAMING)	1/2" OR LESS: 6D (*f) 5/8": 8D (*f)	
33. FIBERBOARD SHEATHING (*g)	1/2": NO. 11 GAGE ROOFING NAIL (*h); 6D COMMON NAIL (2" X 0.113"); NO. 16 GAGE STAPLES (*i) 25/32": NO. 11 GAGE ROOFING NAIL (*h); 6D COMMON NAIL (2" X 0.113"); NO. 16 GAGE STAPLES (*i)	
34. INTERIOR PANELING	1/4": 4D (*j) 3/8": 6D (*k)	

(*a) COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
(*b) NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305 OF THE IBC. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
(*c) COMMON OR DEFORMED SHANK. (6D - 2" X 0.113"; 8D - 2 1/2" X 0.131"; 10D - 3" X 0.148")
(*d) COMMON (6D - 2" X 0.113"; 8D - 2 1/2" X 0.131"; 10D - 3" X 0.148")
(*e) DEFORMED SHANK (6D - 2" X 0.113"; 8D - 2 1/2" X 0.131"; 10D - 3" X 0.148")
(*f) CORROSION-RESISTANT SIDING (6D - 1 7/8" X 0.106"; 8D - 2 3/8" X 0.128") OR CASING (6D - 2" X 0.099"; 8D - 2 1/2" X 0.113") NAILS
(*g) FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.
(*h) CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER HEAD AND 1-1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1-3/4 INCH LENGTH FOR 25/32 INCH SHEATHING.
(*i) CORROSION RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 25/32 INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
(*j) CASING (1 1/2" X 0.080") OR FINISH (1 1/2" X 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
(*k) PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
(*l) FOR ROOF SHEATHING APPLICATIONS, 8D (2 1/2" X 0.113") NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
(*m) STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
(*n) FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
(*o) FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
(*p) FASTENERS SPACED 4 INCHES ON CERTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

0 1/4" 1/2" 1" 2"

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPS
REVIEWED BY	BWP, JPS
ORIGINAL ISSUE DATE	07/21/2020
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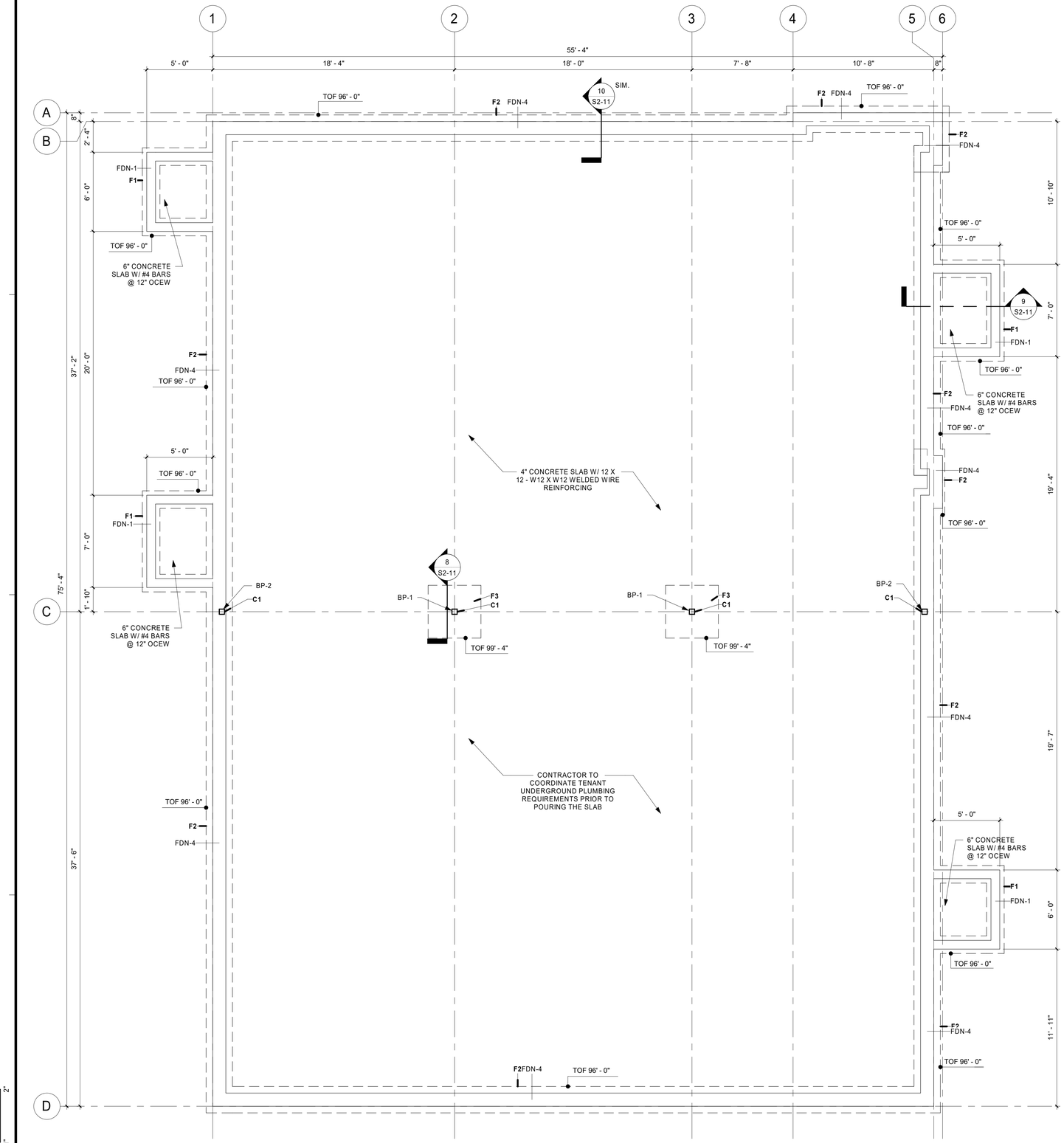
TITLE

NAILING SCHEDULE

SHEET

S1-01



1 FOOTING AND FOUNDATION PLAN
1/4" = 1'-0"

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS: CONT FOOTING	THICKNESS: PAD FOOTING	REINFORCING	COMMENTS
F1		1' - 4"	1' - 0"		(2) #5 BARS CONTINUOUS	
F2		2' - 0"	1' - 0"		(2) #5 BARS CONTINUOUS	
F3	4' - 0"	4' - 0"		1' - 0"	#5 BAR @ 12" OCEW	

FOUNDATION WALL SCHEDULE

MARK	WIDTH	REINFORCING	COMMENTS
FDN-1	0' - 8"	#4 BARS @ 12" OC HORIZONTAL AND 18" OC VERTICAL	CIP CONCRETE
FDN-4	1' - 0"	(2) MATS OF #4 BAR @ 14" OC HORIZONTAL AND 18" OC VERTICAL	6" WIDE FOR TOP 8", REFER TO FOOTING AND FOUNDATION DETAILS, CIP CONCRETE

COLUMN SCHEDULE

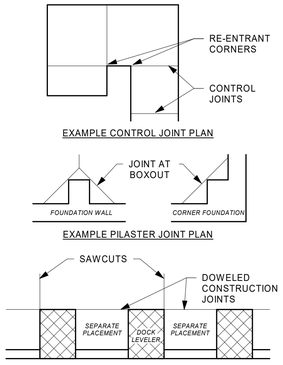
MARK	TYPE	DESCRIPTION	BASE LEVEL	BASE OFFSET	TOP LEVEL	TOP OFFSET
C1	HSS5x5x1/4		FIRST FLOOR		FIRST FLOOR	14' - 8 11/32"
C2	5.25 x 5.25	BASE CONNECTION: SIMPSON CB66 TO FOUNDATION WALL, CAP CONNECTION" SIMPSON PC6Z TO DOUBLE TOP PLATE	FIRST FLOOR	0' - 0"	TRUSS BEARING	0' - 0"

SHEET NOTES

1. REFER TO FOUNDATION DETAILS FOR TYPICAL CONSTRUCTION JOINT AND CONTROL JOINT DETAILS.
2. INSTALL SLABS AFTER TENANT IMPROVEMENT ROUGH-INS ARE COMPLETED.

CONTROL JOINT PLACEMENT GUIDELINES

1. SPACE JOINTS (IN FEET) NO MORE THAN 2-3 TIMES THE SLAB THICKNESS (IN INCHES). FOR EXAMPLE, A 4" SLAB SHOULD HAVE JOINTS 8' TO 12' APART.
2. CUT JOINTS 25% OF THE DEPTH OF SLAB, MIN.
3. CUT JOINTS USING GROOVING TOOLS IN FRESH CONCRETE OR SAW CUTTING JOINTS AS SOON AS THE CONCRETE IS HARD ENOUGH THAT THE EDGES ABUTTING THE CUT DON'T CHIP FROM THE SAW BLADE.
4. IN HOT WEATHER, CONCRETE MIGHT CRACK IF JOINTS ARE NOT CUT WITHIN 6-12 HOURS AFTER FINISHING CONCRETE. PLAN ALTERNATE JOINT CUTTING EQUIPMENT ACCORDINGLY.
5. WHERE POSSIBLE, PLACE JOINTS UNDER PROPOSED NON-LOAD-BEARING WALL LOCATIONS OR UNDER CARPET AREAS.
6. MINIMIZE RE-ENTRANT CORNERS AND AVOID WHERE POSSIBLE.



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TITLE

FOOTING AND FOUNDATION PLAN

SHEET

S1-11

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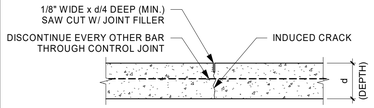
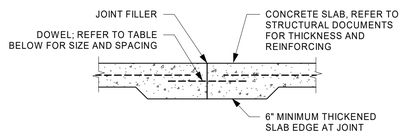


TYPICAL CONTROL JOINT SPACING AND JOINT DEPTH		
REINFORCED SLAB DEPTH	PREFERRED SPACING	CONTROL JOINT DEPTH (MIN.)
4"	8' TO 12'	1"
5"	10' TO 15'	1.25"
6"	12' TO 18'	1.5"
7"	14' TO 21'	1.75"
≥ 8"	16' TO 24'	2"
REFER TO CONTROL JOINT PLACEMENT GUIDE FOR ADDITIONAL CONTROL JOINT INFORMATION.		

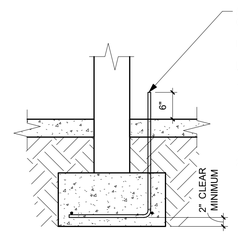
1 TYPICAL CONTROL JOINT DETAIL
1" = 1'-0"



DOWEL SIZE AND SPACING FOR CONSTRUCTION JOINTS						
	DOWEL DIMENSIONS			DOWEL SPACING (CENTER-TO-CENTER)		
SLAB DEPTH	ROUND	SQUARE	PLATE DOWEL	ROUND	SQUARE	PLATE DOWEL
5" TO 6"	3/4"Ø x 10"	3/4" x 10"	M/R*	12"	14"	18"
7" TO 8"	1"Ø x 13"	1" x 13"	M/R*	12"	14"	18"
9" TO 11"	1 1/4"Ø x 15"	1 1/4" x 15"	M/R*	12"	12"	18"

*M/R = MANUFACTURER'S RECOMMENDATIONS. BECAUSE OF THE VARIOUS PLATE DOWEL GEOMETRIES AND INSTALLATION DEVICES AVAILABLE FROM DIFFERENT MANUFACTURERS, THE MANUFACTURERS SHOULD BE CONSULTED FOR THEIR RECOMMENDED PLATE DOWEL SIZE.

2 TYPICAL CONSTRUCTION JOINT DETAIL
1" = 1'-0"

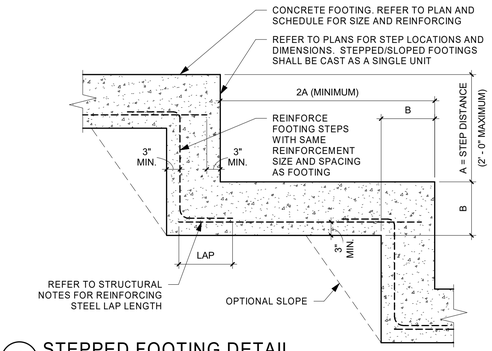


#5 BAR GROUNDING ELECTRODE; CONNECT W/ STEEL WIRE TIES TO 1/2" DIAMETER BY 20 LINEAR FEET MINIMUM FOOTING REINFORCEMENT

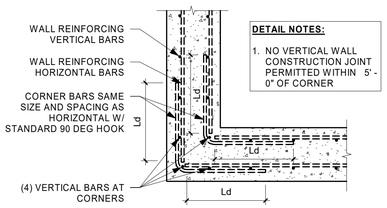
NOTES:

1. PURPOSE OF DETAIL IS TO INDICATE TYPICAL GROUNDING ELECTRODE INFORMATION ONLY AND DOES NOT REFLECT ACTUAL FOUNDATION CONSTRUCTION; REFER TO PLANS, SECTIONS, AND DETAILS FOR FOUNDATION CONSTRUCTION INFORMATION.
2. SUPPLY AND INSTALL GROUNDING ELECTRODE FOR GROUNDING OF ELECTRICAL SERVICE AS REQUIRED BY ELECTRICAL DOCUMENTS.

3 GROUNDING ELECTRODE DETAIL
3/4" = 1'-0"



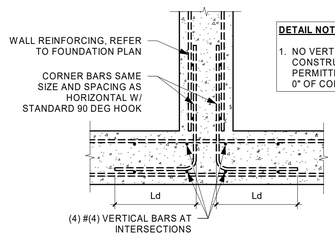
4 STEPPED FOOTING DETAIL
3/4" = 1'-0"



DETAIL NOTES:

1. NO VERTICAL WALL CONSTRUCTION JOINT PERMITTED WITHIN 5' - 0" OF CORNER

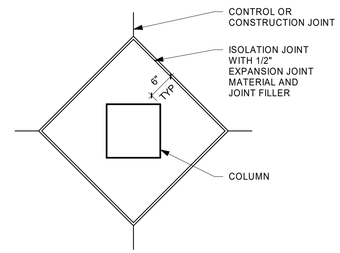
5 CIP CONCRETE CORNER REINFORCING DETAIL
3/4" = 1'-0"



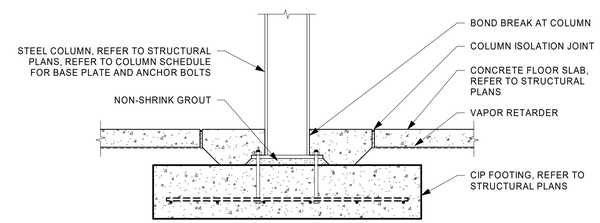
DETAIL NOTES:

1. NO VERTICAL WALL CONSTRUCTION JOINT PERMITTED WITHIN 5' - 0" OF CORNER

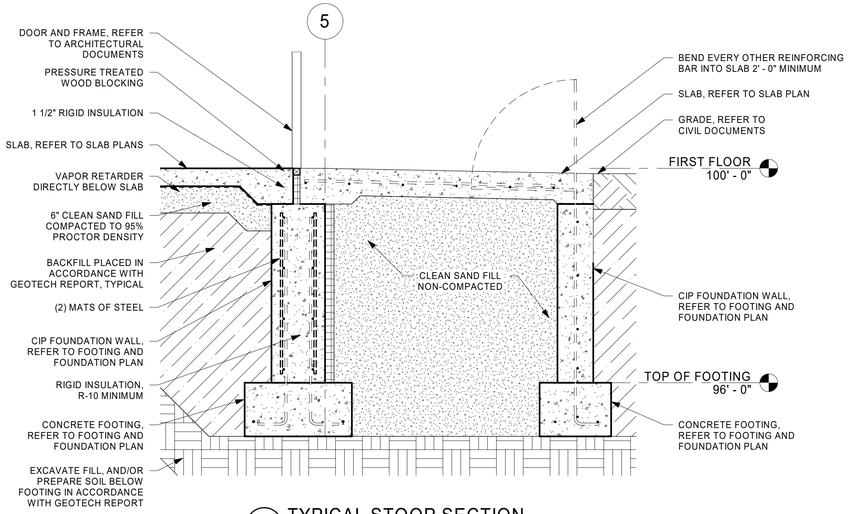
6 CIP CONCRETE INTERSECTING WALL REINFORCING DETAIL
3/4" = 1'-0"



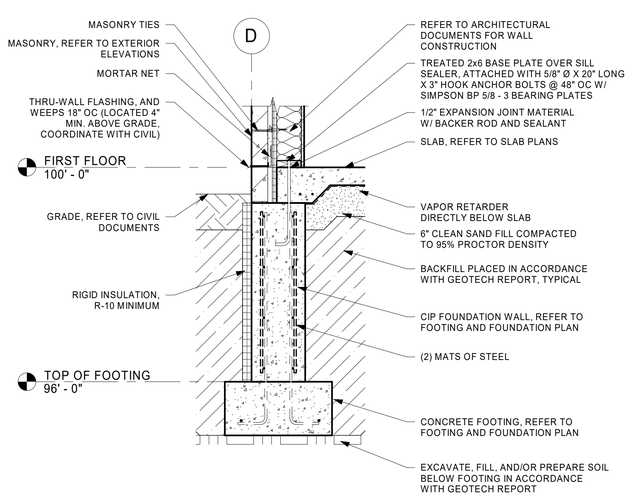
7 FLOOR/COLUMN ISOLATION JOINT DETAIL
3/4" = 1'-0"



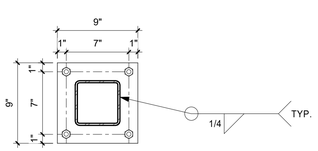
8 STL108 - INTERIOR COLUMN FOOTING DETAIL
3/4" = 1'-0"



9 TYPICAL STOOP SECTION
3/4" = 1'-0"

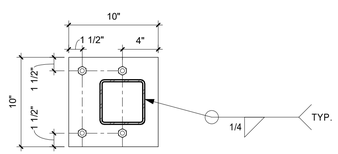


10 TYPICAL FOUNDATION SECTION
3/4" = 1'-0"



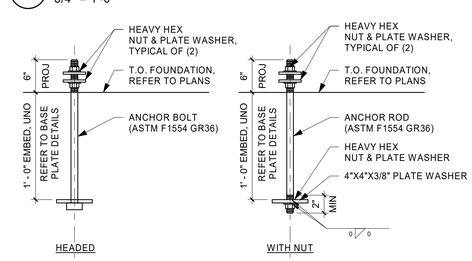
TYPE A
5/8" BASE PLATE W/ (4) 1/2" DIA.
F1554 GR 36 HOOKED ANCHOR
RODS WITH 8" EMBEDMENT

11 BP-1
1 1/2" = 1'-0"



TYPE B
1/2" BASEPLATE W/ (4) 1/2"
DIA. F1554 GR 36 ANCHOR
RODS WITH 12" EMBEDMENT

12 BP-2
1 1/2" = 1'-0"



13 ANCHOR BOLT DETAIL
1 1/2" = 1'-0"

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPS
REVIEWED BY	BWP, JPS
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

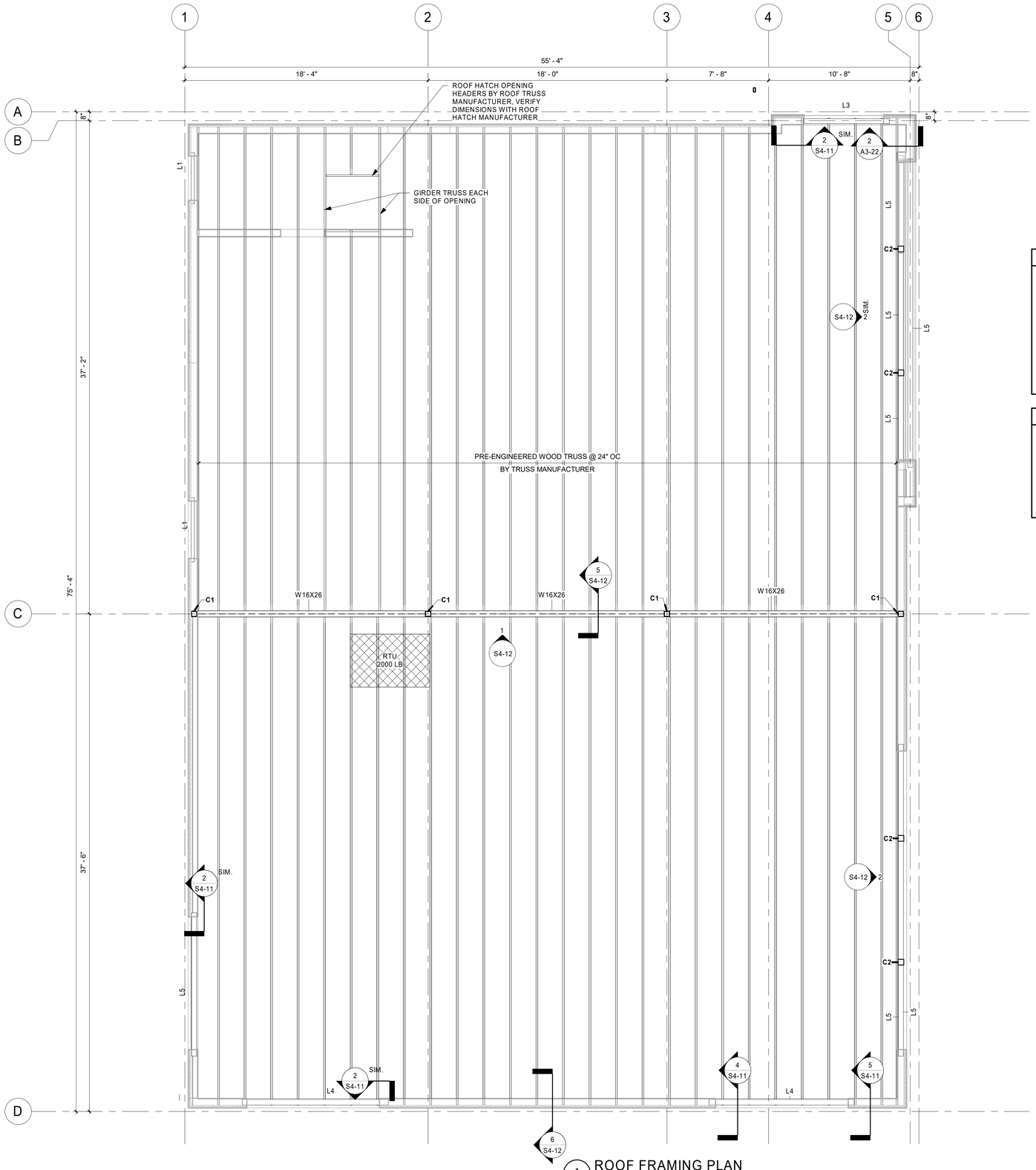
FOOTING AND FOUNDATION DETAILS

SHEET

S2-11

0 1/4" 1/2" 1" 2"

7/21/2020 9:48:29 AM



1 ROOF FRAMING PLAN
1/4" = 1'-0"

LINTEL SCHEDULE

MARK	SIZE	BEARING	COMMENTS
L1	(2) 2X10 DFL NO 2	(1) JACK STUD, (1) KING STUD	
L3	(3) 2X12 DFL NO 2	(3) JACK STUDS, (3) KING STUDS	
L4	(3) 1.75 X 14 LVL (2.0E)	(3) JACK STUDS, (3) KING STUDS	
L5	(3) 1.75 X 11.25 LVL (2.0E)	(1) JACK STUD, (3) KING STUDS	

COLUMN SCHEDULE

MARK	TYPE	DESCRIPTION	BASE LEVEL	BASE OFFSET	TOP LEVEL	TOP OFFSET
C1	HSS5x5x1/4		FIRST FLOOR		FIRST FLOOR	14' - 8 11/32"
C2	5.25 x 5.25	BASE CONNECTION: SIMPSON CB66 TO FOUNDATION WALL. CAP CONNECTION" SIMPSON PC6Z TO DOUBLE TOP PLATE	FIRST FLOOR	0' - 0"	TRUSS BEARING	0' - 0"

SHEET NOTES

1. ALL ROOF TOP MECHANICAL UNITS SHOWN ARE MEANT TO ACT AS PLACEHOLDERS; ONLY PRELIMINARY ESTIMATES OF FUTURE UNIT DIMENSIONS, LOCATIONS, AND WEIGHTS. COORDINATE ACTUAL SIZES, LOCATIONS, AND WEIGHTS WITH LANDLORD AND TENANT BUILD-OUT.
2. ALL EXTERIOR WALL FRAMING TO BE DFL #2 OR GREATER. TYPICAL U.N.O. TWO ROWS OF WALL STUD BLOCKING TYP. AT ALL EXTERIOR WALLS.
3. ZIP SYSTEM SHEATHING TO HAVE MAXIMUM EDGE/FIELD FASTENER SPACING OF 3/12. (0.131" SHANK NAILS 1.5" EMBEDMENT MINIMUM).
4. MINIMUM ONE SIDE OF SHEATHING ATTACHED TO EXTERIOR FRAMING PRIOR TO ROOF BEING CONSTRUCTED.

ROOF TRUSS DESIGN LOADS

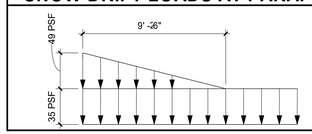
ROOF: 10 PSF TOP CHORD DEAD LOAD
10 PSF BOTTOM CHORD DEAD LOAD
35 PSF BALANCED SNOW LOAD

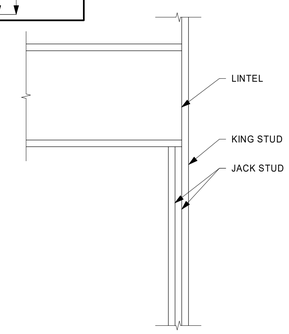
SEE ROOF FRAMING PLAN FOR DRIFTING SNOW LOADS TO BE CONSIDERED. DRIFTS CAN NOT FORM SIMULTANEOUSLY AND THEIR EFFECT ON THE ROOF TRUSS DESIGN SHOULD BE EVALUATED INDIVIDUALLY.

NOTE: TRUSS MANUFACTURER TO DESIGN ROOF TRUSSES FOR THE SHOWN MECHANICAL ROOF TOP UNIT LOADS.

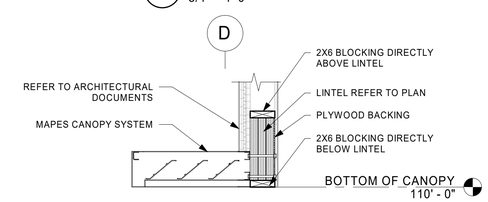
ROOF TOP UNITS TO BE COORDINATED WITH TRUSS MANUFACTURER PRIOR TO PRODUCTION. TRUSS MANUFACTURER TO PROVIDE ADDITIONAL REINFORCING AS NEEDED.

SNOW DRIFT LOADS AT PARAPETS

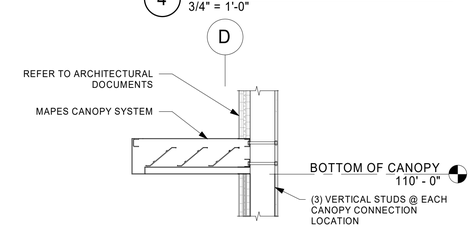




2 LINTEL DETAIL
3/4" = 1'-0"



4 CANOPY DETAIL @ WINDOW
3/4" = 1'-0"



5 CANOPY DETAIL @ WALL
3/4" = 1'-0"

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPS
REVIEWED BY	BWP, JPS
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

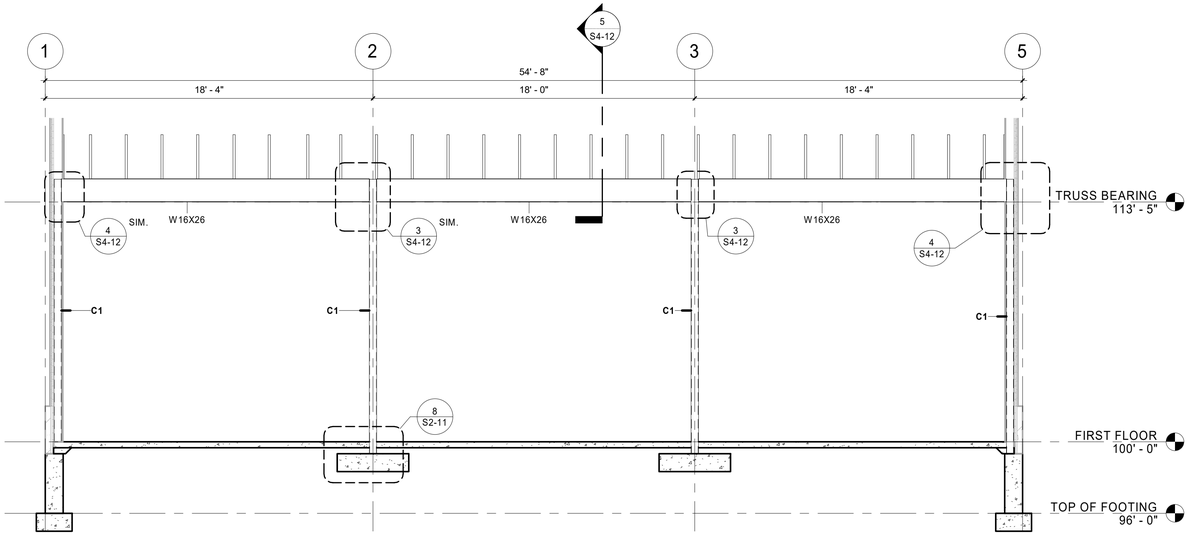
TITLE

ROOF FRAMING PLAN

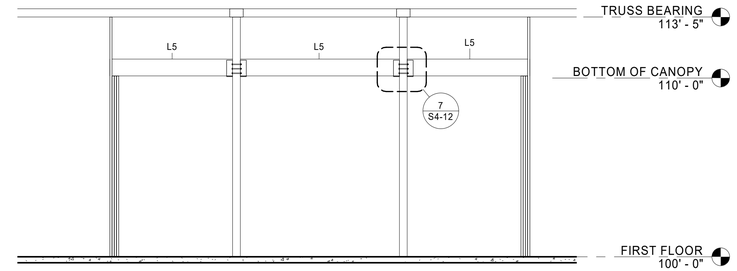
SHEET

S4-11

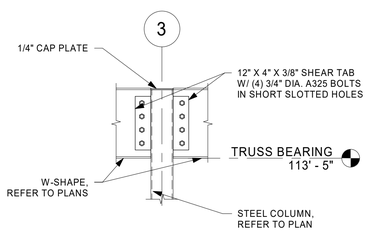
7/21/2020 9:48:31 AM



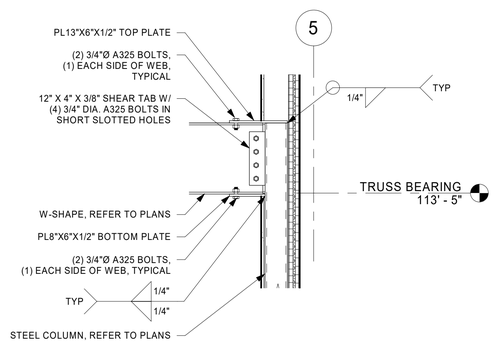
1 FRAMING ELEVATION - GRID C
1/4" = 1'-0"



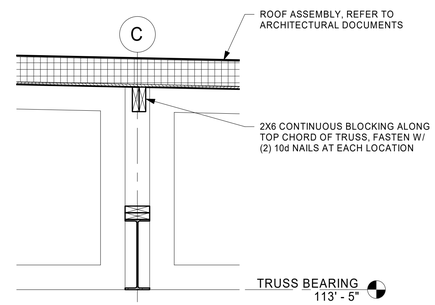
2 FRAMING ELEVATION - WINDOW
1/4" = 1'-0"



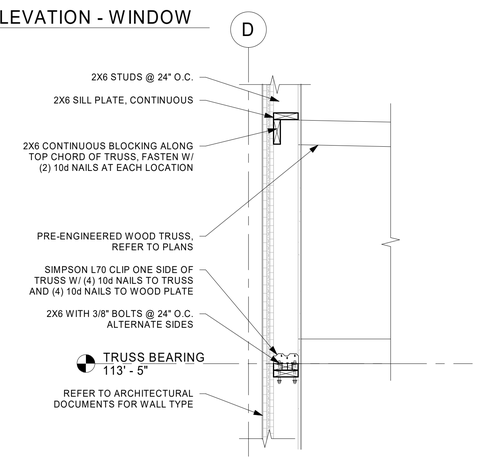
3 STRUCTURAL FRAMING DETAIL
3/4" = 1'-0"



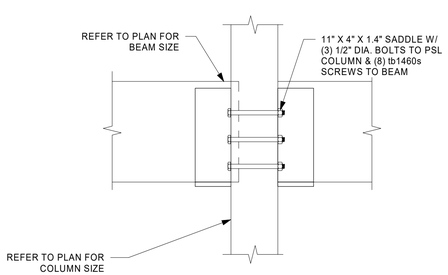
4 STRUCTURAL FRAMING DETAIL
3/4" = 1'-0"



5 DOUBLE TRUSS BEARING ON BEAM
3/4" = 1'-0"



6 TRUSS BEARING SECTION DETAIL
3/4" = 1'-0"



7 STRUCTURAL FRAMING DETAIL
1 1/2" = 1'-0"

0 1/4" 1/2" 1" 2"

7/21/2020 9:48:33 AM

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PROJECT

FORE DEVELOPMENT RETAIL CENTER

RIB MOUNTAIN

WAUSAU WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21552
FILE NAME	21552 Arch R20
DRAWN BY	DRP
DESIGNED BY	JPS
REVIEWED BY	BWP, JPS
ORIGINAL ISSUE DATE	07/21/2020
CLIENT PROJECT NO.	

TITLE

FRAMING ELEVATION AND STRUCTURAL DETAILS

SHEET

S4-12

TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI
PRECISE IMPLEMENTATION PLAN PERMIT #2020-011

This CONDITIONAL USE PERMIT is issued as of 18th day of August, 2020, by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to FORE RIB MOUNTAIN, LLC, a Wisconsin registered limited liability company, 100 West Lawrence Street, Suite 214, Appleton, WI 54911.

WHEREAS, FORE RIB MOUNTAIN, LLC., is the owner of the property described below in the TOWN OF RIB MOUNTAIN, intends to construct a building for INDOOR SALES OR SERVICE. The said property upon which said activity is to take place is more particularly described as follows:

> Lot 1 of Certified Survey Map number 18499 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 91, Page 130 of Surveys (Document #179370); located in part northwest ¼ of the northwest ¼ of Section 14 T28N R7E, Town of Rib Mountain, Marathon County, Wisconsin; more commonly known as 152440 Valley Inn Way.

WHEREAS, the property described above is in the UDD UNIFIED DEVELOPMENT DISTRICT base zoning district of the TOWN OF RIB MOUNTAIN, which permits the use of a INDOOR SALES OR SERVICE in said zoning district through PRECISE IMPLEMENTATION PLAN approval; and

WHEREAS, FORE RIB MOUNTAIN, LLC. has requested a PRECISE IMPLEMENTATION PLAN permit for the property, Section 17.233 Unified Development District Procedures, so as to allow the use of a INDOOR SALES OR SERVICE on said premise; and

WHEREAS, a petition for a PRECISE IMPLEMENTATION PLAN permit having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held August 12, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a PRECISE IMPLEMENTATION PLAN permit, as set forth in the Town Ordinance, including Section 17.233(6), recommend approval of said application in writing to the BOARD OF SUPERVISORS.

WHEREAS, upon the discontinuance of the use of a INDOOR SALES OR SERVICE on said premise for a period exceeding 365 days, the issuance of this permit shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved PRECISE IMPLEMENTATION PLAN permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this permit herein.

NOW, THEREFORE, BE IT RESOLVED, the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN, in Marathon County, Wisconsin, here by grant FORE RIB MOUNTAIN, LLC. a PRECISIE IMPELEMENTATION PLAN permit for the property described above, for the use of a INDOOR SALES OR SERVICE as defined in Section 17.213(1)(g) of the Town Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. Construction shall be in accordance with the performance standards depicted on the Site Plan and Performance Standards listed in Chapter 17 of the Rib Mountain Municipal Code;
2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Architectural Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
3. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or

exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and

5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

Violation of any of the terms, provisions or conditions of this PRECISE IMPLEMENTATION PLAN permit may, pursuant to the Ordinances of the TOWN OF RIB MOUNTAIN, result in termination of the rights and privileges granted herein

Dated this 18th day of August 2020

TOWN OF RIB MOUNTAIN BOARD OF SURPERVISORS

By: _____

Allen Opall, its Chair

ATTEST:

_____

Jared Wehner, Zoning Administrator

PROPERTY OWNER/DEVELOPER

By: _____

Jack Klister or Dan Klister, its Agent

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

Personally, came before this _____ day of August 2020, the above-named Allen Opall, Chair, and Jared Wehner, Zoning Administrator and Jack Klister/Dan Klister, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____

Notary Public

My Commission expires on _____.

DRAFT

THIS INSTRUMENT DRAFTED BY:
Jared M. Wehner, Zoning Administrator
Community Development, Town of Rib Mountain
227800 Snowbird Avenue, Wausau, WI 54401

TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, August 12, 2020
ITEM:	Docket #2020-012: Discussion and recommendation on a requested modification of a Precise Implementation Plan for a drive-through restaurant on the east side of the intersection of Lilac Avenue and Valley Inn Way (Culver's).
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Charles Gray, Gray's Rib Mountain, LLC., 8106 Southridge Dr, Rothschild, WI 54474
OWNER:	Fore Rib Mountain, LLC., 100 W. Lawrence Street, Ste 214 Appleton, WI 54911
PROPERTY ADDRESS:	Lilac Avenue, east of the intersection of Valley Inn Way and Lilac Avenue (No address)
PIN/PARCEL #:	068-2807-142-0960
ZONING:	UDD – Unified Development District
ADJACENT ZONING:	**NORTH:** UC **SOUTH:** UC **EAST:** UC **WEST:** UDD
FUTURE LAND USE:	Suburban Flex

BACKGROUND

The project has already been approved through the initial PIP. The applicant wishes to add a second drive-through lane on the inside of the proposed drive-through lane, not impacting any setbacks. Culver's is seeking the second drive-through since they have seen a large increase in drive-through sales. There is also a roof being proposed over the refuse and recycling enclosure.

PREVIOUS ACTIONS:	PIP Approval on April 1, 2019
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Precise Implementation Plan Determination Report, Draft PIP Permit, Zoning Map, Proposed Site Plan, Project Narrative and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION:	Approve option A on the Determination Report.
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 7/7 [Staff]

OFFICE USE – DO NOT PUBLISH IN PAPER

1ST NOTICE DATE: **Wednesday, July 29th, 2020**
2ND NOTICE DATE: **Wednesday, August 5th, 2020**

HEARING DATE: Wednesday, August 12th, 2020

TOWN OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 12th day of August, 2020,** at 6:00 P.M. to hear and consider the request of:

Mark Thuot, owner, request a conditional use approval for construction of private residential garage area in excess of 1,000 square feet of gross floor area in a residential zoning district at the property located north of intersection of County Road NN and Spring Creek Drive; per Rib Mountain Municipal Code Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed.

Fore Rib Mountain, LLC., owner, requests Precise Implementation Plan approval for retail development on the northeast corner of the intersection of Valley Inn Way and Rib Mountain Drive, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Tom Radenz, REI Engineering, Inc, agent of property owner, requests a modification of Precise Implementation Plan approval for retail development on the property east of the intersection of Valley Inn Way and Lilac Avenue, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Paul W. Szmanda, request a conditional use approval for a temporary outdoor assembly/special event at the property southwest of the intersection of Trillium Lane and Clover Road, per Rib Mountain Municipal Code Section 17.056(9)(e) – Unclassified Uses.

DATED this 27th day of July, 2020

Jared Wehner, Director of Community Development

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

PRECISE IMPLEMENTATION PLAN DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-012	**HEARING DATE:**	August 12, 2020
APPLICANT:	Charles Gray, Gray's Rib Mountain, LLC., 8106 Southridge Dr, Rothschild, WI 54474		
OWNER:	Fore Rib Mountain, LLC., 100 W. Lawrence Street, Ste 214 Appleton, WI 54911		
LOCATION:	Lilac Avenue, Lot 1 of CSM in Vol 91 Pg 120 (#18489) (Doc# 1792705)		
DESCRIPTION:	Modification of previously approved PIP, adding a second drive-through lane and modifying the refuse and recycling enclosure.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.225 Unified Development District Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING:	**UDD Unified Development District**
DEFINITION: 17.038	This district is intended to provide for flexible development. This District is designed to forward both aesthetic and economic objectives of the Town by controlling the site design and the appearance, density, or intensity of development within the district in a manner that is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 17.233 for the procedure applicable to proposal review in this overlay district. The purpose of the Unified Development District is also to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features, such as woods, streams, wetlands, etc., as integral components of a balanced ecology. The intent of these regulations provides for the development of land on the basis of comprehensive and coordinated site plans for specific project development, regulated by objective criteria rather than through the application of fixed formulae, thereby allowing for greater flexibility and improved quality of environmental design. Such a district may be established only with the consent of the owners of the land affected.
FUTURE LAND USE:	**Suburban Flex**
DESCRIPTION:	Vibrant, pedestrian-orientated mixed residential and commercial development which allows for people to live, work, shop and obtain daily services within a walking distance. Carefully blended to include a mix of uses on one site or adjacent sites which integrate with one another. These areas shall be served public sewer and water facilities as this designation is within the 2040 sewer service boundary.
DEVELOPMENT POLICIES:	1. All development shall incorporate and integrate with adjacent existing residential uses, if none, a residential component of the project would be strongly recommended when located within or adjacent to an existing neighborhood.

	2. Promote shared off-street parking 3. Promote the creation of 3rd places 4. Promote the interconnection of the road and trail networks within and among neighborhoods. 5. Promote infill and redevelopment projects at outdated sites. 6. New development should be multi-storied and mixed-use when practical. 7. Setbacks should be reduced where appropriate. 8. At the time of development, sidewalks should be constructed in the right-of-way, with the intent to connect to Rib Mountain Drive and Robin Lane or to any adjacent sidewalks. 9. Big Box or regional retail should be confined to areas closest to Rib Mountain Drive and not within established neighborhoods, specifically on the areas mapped east of Rib Mountain Drive.
PROPOSED LAND USE:	**In-Vehicle Sales or Service.**
DEFINITION SECTION: 17.056(4)(F)	In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see Section 17.056(8)(k)).

LAND USE PERFORMANCE STANDARDS [SECTION IV]

Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).	***Meets requirements.***
The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.	***Meets requirements.***
In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.	***Meets requirements.***
The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure.	***Meets requirements.***
All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4 ton axle load.	***Meets requirements.***

Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150).	***Meets requirements.***
Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.	***Meets requirements.***
Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.	***Meets requirements.***
Parking Regulations: One space for each employee on the largest shift.	***Meets requirements.***
Drive-in restaurants for food pick-up: A minimum of 80 feet shall be provided in front of each drive-up window where food is ordered.	***Meets requirements.***
Drive-in restaurants where food is delivered to and eaten in the vehicle: Minimum of 15 spaces.	***Meets requirements.***

REVIEW OF DENSITY STANDARDS AND BULK REGULATIONS [SECTIONS 17-V & VI]

The modifications being proposed will not affect or be impacted by the density and bulk regulations.

LANDSCAPE & BUFFERYARD REGULARTIONS [SECTION 17-VIII]

The modifications being made are too insignificant to require any additional landscaping.

GENERAL PERFORMANCE STANDARDS [SECTION IX]

The modifications being made are within the parameters of the general performance standards.

DETERMINATION / FINDING OF FACT

1. How is the proposed precise implementation plan (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 development in a site that was formerly an warehouse facility that had been vacant for several years. The development is pursuant to the future land use map, which shows this area as a future suburban flex, which includes commercial activities. The overall development of this site falls within the parameters of the Zoning Code other municipal ordinances.

2. How is the proposed precise implementation plan (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 Town of Rib Mountain is committed to responsible growth within the Rib Mountain Drive Commercial Corridor. This project is pursuant to that objective.

3. Is it likely that the proposed precise implementation plan, 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?

No, the new construction will not have any adverse impact on neighboring properties, neighborhoods, the environment, or traffic or pedestrian movement.

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

   Yes, the overall development plan shall maintain the desired consistency of commercial land use on the Rib Mountain Drive Corridor.

5. Is the proposed precise implementation plan 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?

   Yes, this area is currently served by public water and sewer. The system has been updated to accommodate this project and future development in this area.

6. Do the potential public benefits of the proposed precise implementation plan 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?

   Yes, the high traffic impact on this property will be mitigated through the reconstruction of the intersections of Valley Inn Way, Rib Mountain Drive and Lilac Avenue.

BACKGROUND INFORMATION

The project has already been approved through the initial PIP. The applicant wishes to add a second drive-through lane on the inside of the proposed drive-through lane, not impacting any setbacks. Culver's is seeking the second drive-through since they have seen a large increase in drive-through sales. There is also a roof being proposed over the refuse and recycling enclosure.

CURRENT PROPERTY CONDITIONS

Construction is already in progress.

STAFF COMMENTS

Overall, the proposed modifications to the site plan are very minor. The second drive-through is located within the footprint of the initial drive-through lane. Staff is recommending approval of the modifications.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends that the Board of Supervisors approves the application for a precise implementation allowing for the modifications of previous approval for new construction for a single-tenant, restaurant with drive-through sales or service, at Lilac Avenue, with the following conditions:

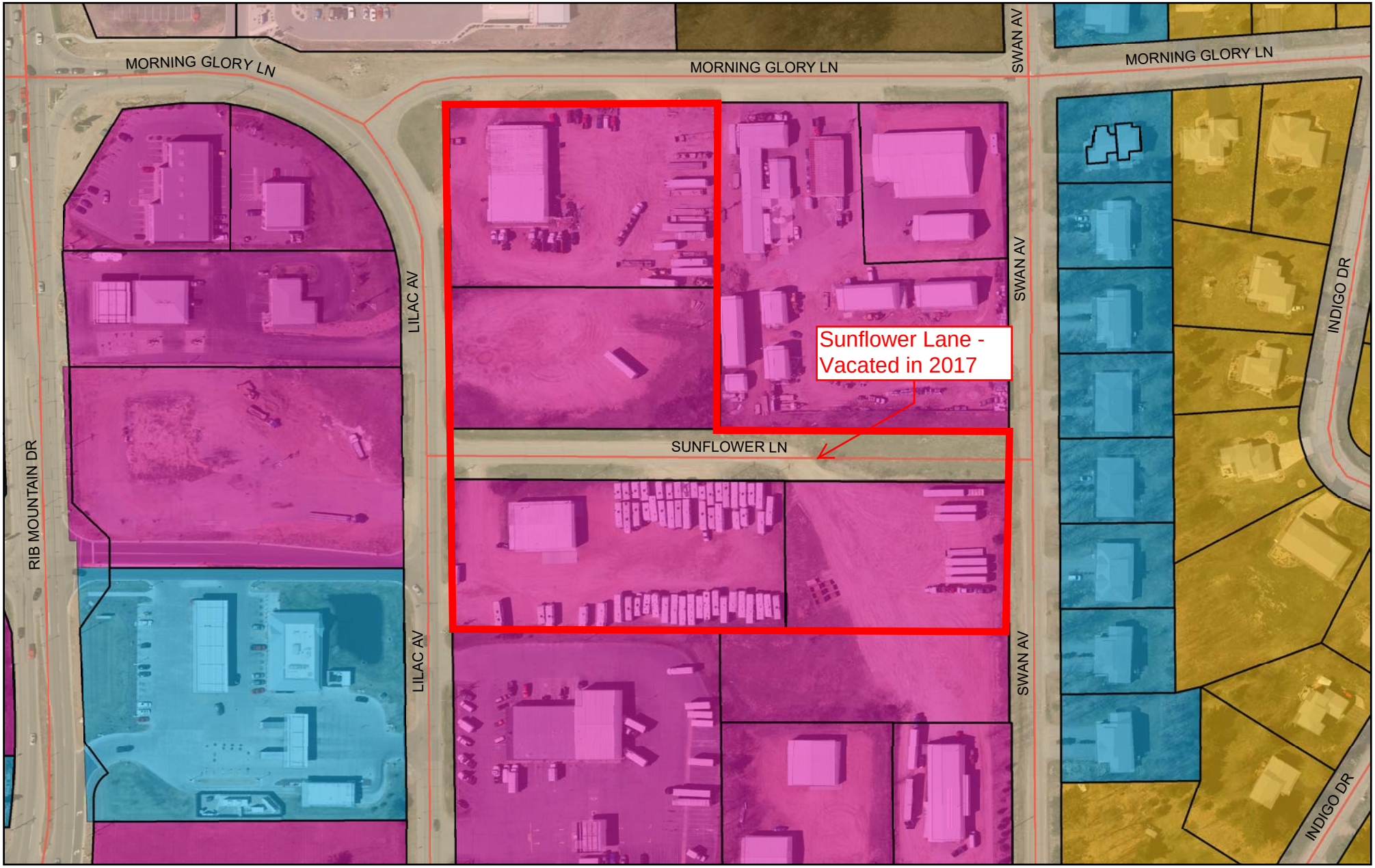
1. Construction shall be in accordance with the performance standards depicted on the Site Plan and Performance Standards listed in Chapter 17 of the Rib Mountain Municipal Code;
2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Architectural Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
3. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);

4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends that the Board of Supervisors approve the application for a precise implementation to allowing the proposed modifications, with additional or modified conditions than what is stated above.

DEFER ACTION: Defer action on the precise implementation plan based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends that the Board of Supervisors deny the application for precise implementation plan based on substantial evidence (or lack thereof) provided at the public hearing or due to the project not meeting the specific elements listed in the Comprehensive Plan or any relevant master plans or planning documents.



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

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

Map Printed: 9/19/2019

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

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

0 115 230
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 Accurracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadastral Parcel Layer. For planing purposes only.

CONSTRUCTION PLANS FOR:
CULVER'S RESTAURANT
TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

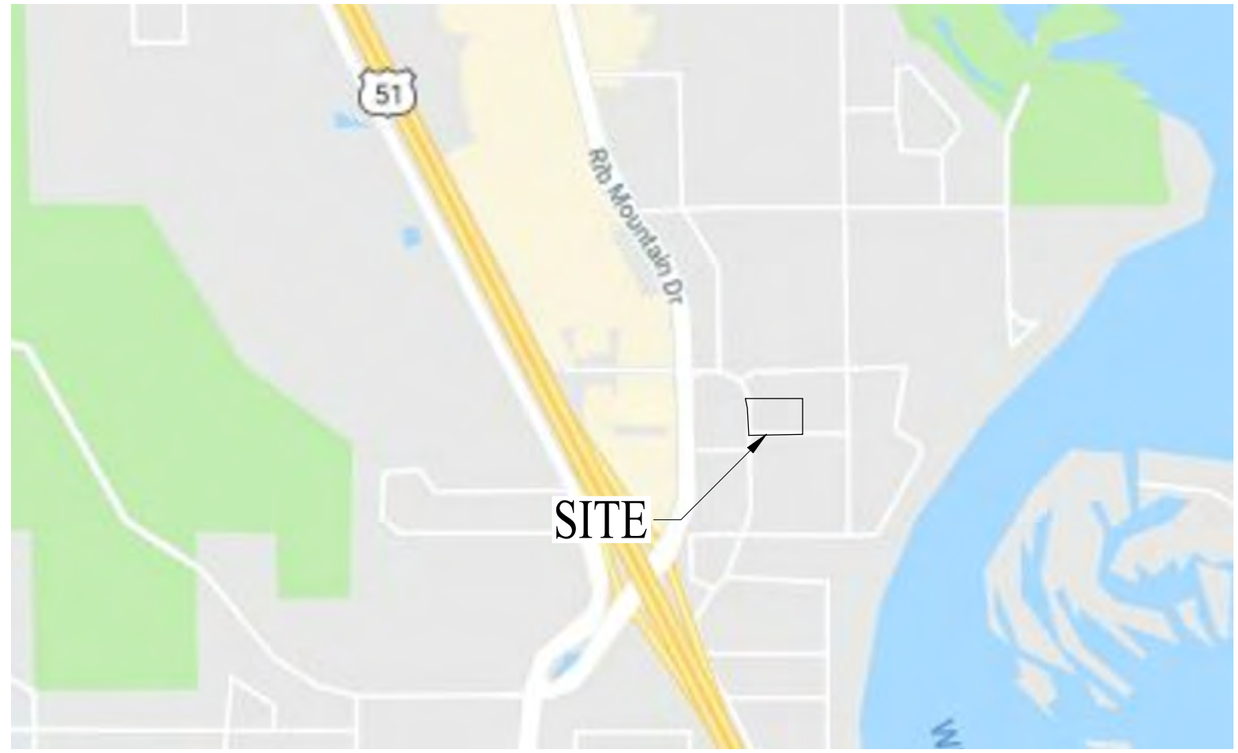
INDEX OF SHEETS

SHEET 001	TITLE SHEET
SHEET 010	EXISTING SITE CONDITIONS
SHEET 020	DEMO PLAN
SHEET 030	OVERALL SITE PLAN
SHEET 100	SITE PLAN
SHEET 101	INTERIM DRIVEWAY DETAILS
SHEET 200	GRADING & EROSION CONTROL PLAN
SHEET 300	UTILITY PLAN
SHEET 400-402	IRRIGATION & LANDSCAPING PLAN
SHEET 450	PHOTOMETRIC PLAN
SHEET 800	SITE DETAILS
SHEET 810-811	EROSION CONTROL DETAILS
SHEET 820	UTILITY DETAILS
SHEET 900	SITE SPECIFICATIONS

TOTAL SHEETS = 17

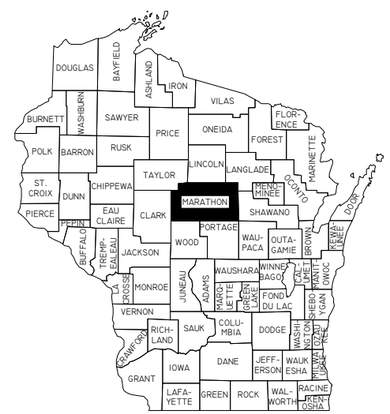
LIST OF STANDARD ABBREVIATIONS

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



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

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



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EMERGENCY ONLY: (877) 500-9592
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LEGEND

- BENCHMARK
- 1" IRON BAR
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER SHUTOFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS VALVE
- EXISTING CURB INLET
- EXISTING WELL
- TEST PIT LOCATION
- SB1 SOIL BORING
- AC EXISTING AIR CONDITIONING UNIT
- GM EXISTING GAS METER
- EM EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- TV EXISTING CABLE TV
- FO EXISTING FIBER OPTIC CABLE
- G EXISTING UNDERGROUND GAS
- E EXISTING UNDERGROUND ELECTRIC
- T EXISTING UNDERGROUND TELEPHONE
- OH EXISTING OVERHEAD UTILITIES
- W EXISTING WATER MAIN
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- WV PROPOSED WATER VALVE
- SAN PROPOSED SANITARY SEWER
- SS PROPOSED STORM SEWER
- F.M. PROPOSED FORCE MAIN
- SAN. LAT. PROPOSED SANITARY SEWER LATERAL
- W.S. PROPOSED WATER LATERAL
- W PROPOSED WATER MAIN
- PS PROPOSED PUMP STATION
- MS PROPOSED SANITARY MANHOLE
- MR PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- CO PROPOSED CLEANOUT
- PROPOSED DRAINAGE FLOW
- 3% PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- 1178 EXISTING GROUND CONTOUR(INTERVAL-1 FT.)
- 1180 PROPOSED GROUND CONTOUR(INTERVAL-1 FT.)
- 1256.50 PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1256.00 PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED RIPRAP
- PROPOSED EROSION MAT
- PROPOSED SAWCUT
- PROPOSED DRAINAGE SWALE

UTILITY CONTACTS:

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

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

CHARTER COMMUNICATIONS: (CABLE TV)
853 MCINTOSH STREET
PO BOX 1818
WAUSAU, WI 54403-1818
(715) 845-4223

DNR WAUSAU SERVICE CENTER
5301 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401
(715) 359-2872
ATTN: MELISSA YARRINGTON

TOWN OF RIB MOUNTAIN STREET AND PARKS DEPARTMENT
3700 NORTH MOUNTAIN ROAD
WAUSAU, WISCONSIN
(715) 848-5123
ATTN: MR.SCOTT TURNER P.E.

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

OWNERS:
GRAY'S RIB MOUNTAIN, LLC
TRS DEVELOPMENT, LLC

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

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

APPROVING AUTHORITIES:
TOWN OF RIB MOUNTAIN
WDNR
DSPS

REI Engineering, INC.
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WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

N

DATE	REVISION	BY	CHK'D
07/29/20	030,100,200,300	NAP	MEM
03/31/20	300	MEM	TAR

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

TITLE SHEET
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI
REI No. 5897E
SHEET 001

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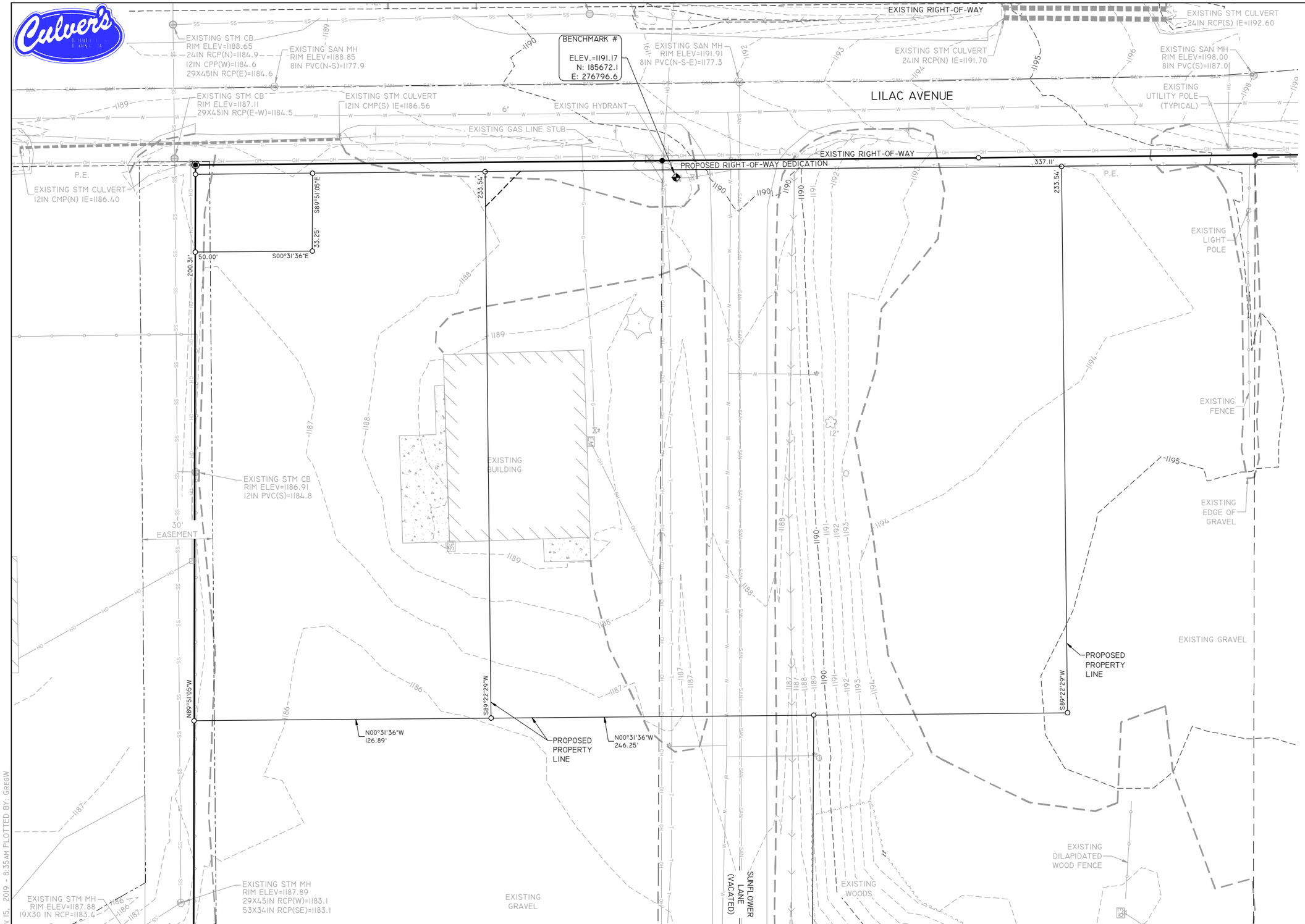

SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 3/22/2017.

2. TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY AND BOUNDARY MAPPING.

3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.

5. REI DID NOT VERIFY THE PRESENCE OF WETLANDS OUTSIDE OF WDNR SURFACE WATER VIEWER. AREAS OF CONCERN SHALL BE VERIFIED PRIOR TO LAND DISTURBANCE.

6. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 2011 DATUM

DRAWING FILE: P:\15800-58999\5897E-CULVERS\DWG\PLANS\5897E-010-EXISTING.DWG LAYOUT: 010
PLOTTED: NOV 15, 2019 - 8:35AM PLOTTED BY: GREGW

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EMAIL: MAIL@REIENGINEERING.COM

REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

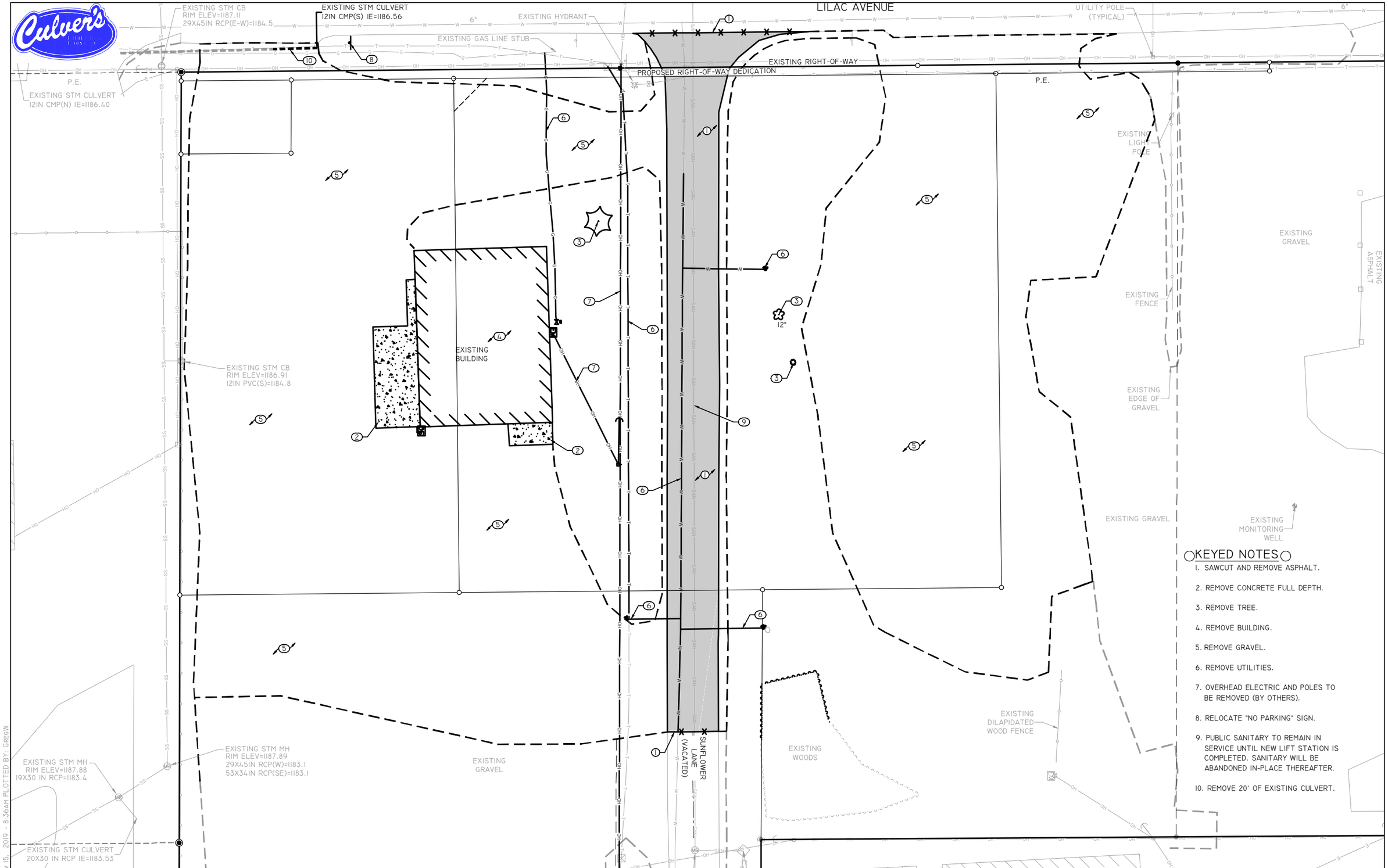
DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

EXISTING SITE CONDITIONS

CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 010



KEYED NOTES

1. SAWCUT AND REMOVE ASPHALT.
2. REMOVE CONCRETE FULL DEPTH.
3. REMOVE TREE.
4. REMOVE BUILDING.
5. REMOVE GRAVEL.
6. REMOVE UTILITIES.
7. OVERHEAD ELECTRIC AND POLES TO BE REMOVED (BY OTHERS).
8. RELOCATE "NO PARKING" SIGN.
9. PUBLIC SANITARY TO REMAIN IN SERVICE UNTIL NEW LIFT STATION IS COMPLETED. SANITARY WILL BE ABANDONED IN-PLACE THEREAFTER.
10. REMOVE 20' OF EXISTING CULVERT.

REI Engineering, INC.
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EMAIL: MAIL@REIENGINEERING.COM

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0 20 40

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

DEMO PLAN
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 020

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EXISTING RIGHT-OF-WAY

EXISTING STM CULVERT
24IN RCP(S) IE=1192.60

EXISTING STM CB
RIM ELEV=1188.65
24IN RCP(N)=1184.9
12IN CPP(W)=1184.6
29X45IN RCP(E)=1184.6

EXISTING SAN MH
RIM ELEV=1188.85
8IN PVC(N-S)=1177.9

EXISTING SAN MH
RIM ELEV=1191.91
8IN PVC(N-S-E)=1177.3

EXISTING STM CULVERT
24IN RCP(N) IE=1191.70

EXISTING SAN MH
RIM ELEV=1198.00
8IN PVC(S)=1187.0

LILAC AVENUE

EXISTING STM CB
RIM ELEV=1187.11
29X45IN RCP(E-W)=1184.5

EXISTING STM CULVERT
12IN CMP(S) IE=1186.56

EXISTING HYDRANT

EXISTING GAS LINE STUB

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY DEDICATION

PROPOSED
30' SANITARY
EASEMENT

HEAVILY
LANDSCAPED

15' LANDSCAPE BUFFER

REFUSE

P.E.

EXISTING STM CULVERT
12IN CMP(N) IE=1186.40

OUTLOT 1
1,663 SQ.FT.
0.038 ACRES

PRIVATE ACCESS ROAD

35' BUILDING SETBACK

EXISTING
LIGHT
POLE

ORDER WAITING

PROPOSED
BUILDING
FFE=1193.50

HP

8' LANDSCAPE BUFFER

EXISTING
BUILDING

LANDSCAPE

PATIO

10' BUILDING SETBACK

5' LANDSCAPE BUFFER

EXISTING
FENCE

EXISTING
GRAVEL

EXISTING
ASPHALT

EXISTING STM CB
RIM ELEV=1186.91
12IN PVC(S)=1184.8

STORM WATER
MANAGEMENT POND

30'
EASEMENT

EXISTING
EDGE OF
GRAVEL

WR-67
AASHTO 2018 (US)

10' BUILDING SETBACK

OUTLOT 2
27,602 SQ.FT.
0.634 ACRES

25' BUILDING SETBACK

LOT 1
57,510 SQ.FT.
1.320 ACRES

PROPOSED
PROPERTY
LINE

EXISTING GRAVEL

EXISTING
MONITORING
WELL

5' LANDSCAPE BUFFER

PROPOSED
PROPERTY
LINE

EXISTING
DILAPIDATED
WOOD FENCE

EXISTING STM MH
RIM ELEV=1187.88
19X30 IN RCP=1183.4

EXISTING STM MH
RIM ELEV=1187.89
29X45IN RCP(W)=1183.1
53X34IN RCP(SE)=1183.1

EXISTING
GRAVEL

SUNFLOWER
LANE
(VACATED)

EXISTING
WOODS

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 20 40

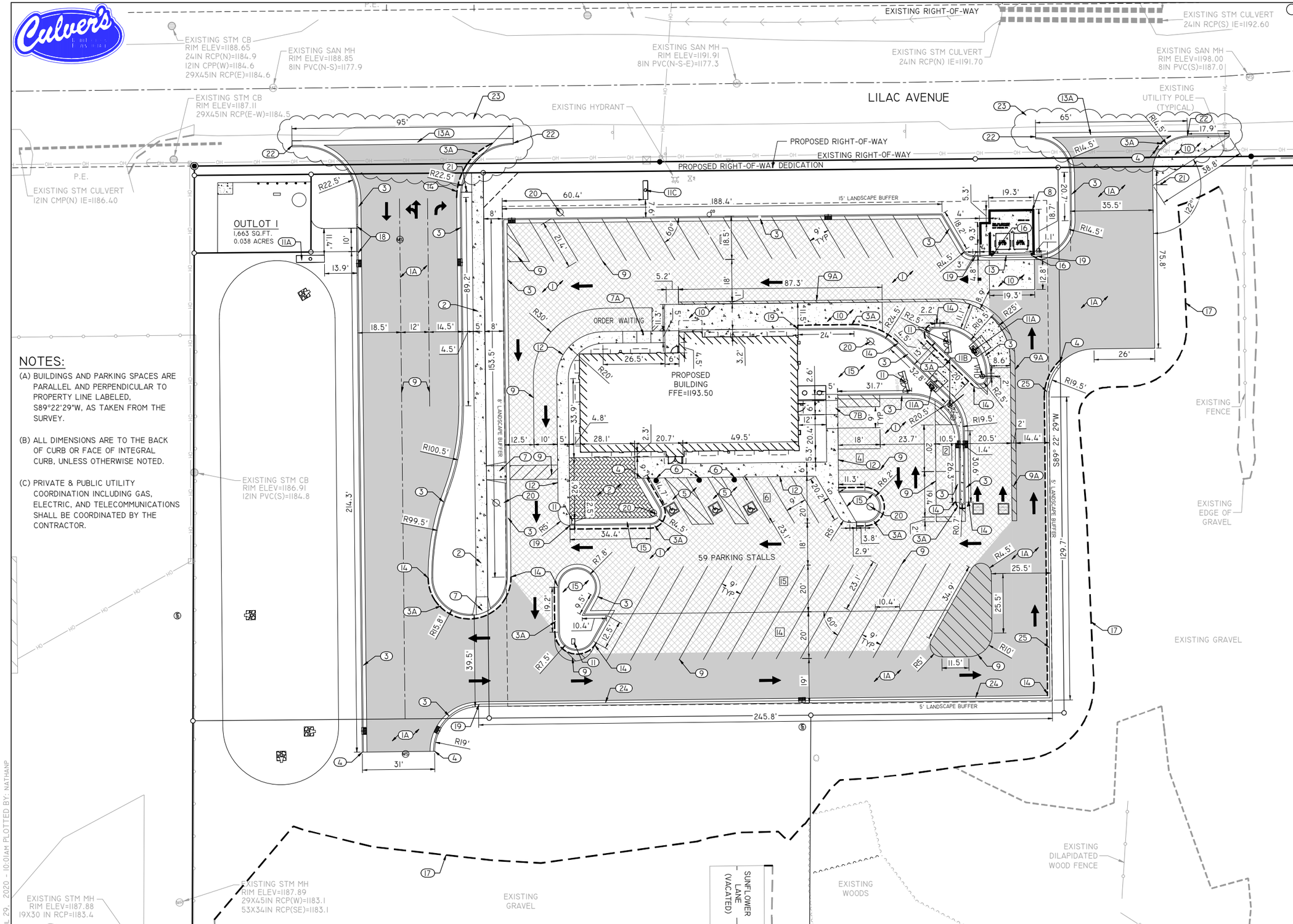
DATE	REVISION	BY	CHK'D
07/29/20	DRIVE-THRU REVISIONS	NAP	MEM

DESIGNED BY: GSW
SURVEYED BY: JLR/JJM
DRAWN BY: NAP
CHECKED BY: JJB
APPROVED BY: JJB
DATE: 11/15/2019

OVERALL SITE PLAN

CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI
REI No. 5897E
SHEET 030



NOTES:

(A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, S89°22'29"W, AS TAKEN FROM THE SURVEY.

(B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.

(C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/800.
1A. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A/800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/800.
3. 24" CURB AND GUTTER. SEE DETAIL C/800.
3A. REJECT CURB AND GUTTER. SEE DETAIL C/800.
4. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL E/800.
5. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL D/800.
6. BOLLARD SIGN SYSTEM. SEE DETAIL F/800.
7. TYPE 2 HANDICAP RAMP. SEE DETAIL G/800.
7A. TYPE 1 HANDICAMP RAMP. SEE DETAIL. SEE DETAIL G2/800.
7B. TYPE 4 HANDICAP RAMP. SEE DETAIL Q/800.
8. 23.3'x 18.7' REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH. SEE DETAIL M/800 AND ARCHITECTURAL PLANS.
9. PAINTED STRIPING, YELLOW. (TYPICAL)
9A. PAINTED STRIPING. SEE DETAIL H/800.
10. 6" CONCRETE PAVEMENT SEE DETAIL I/800.
11. PROPOSED CULVER'S MENU BOARD.
11A. PROPOSED CULVER'S SPEAKER CANOPY.
11B. PROPOSED CULVER'S VEHICLE HEIGHT DETECTOR.
11C. PROPOSED MONUMENT SIGN.
12. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL J/800.
13. 24" DRIVEWAY CURB. SEE DETAIL O/800.
13A. 30" DRIVEWAY CURB. SEE DETAIL P/800.
14. TRANSITION CURB & GUTTER. SEE DETAIL K/800.
15. PROPOSED LANDSCAPING.
16. PROPOSED BOLLARD, TYPICAL. SEE DETAIL N/800.
17. PROPOSED APPROXIMATE EDGE OF EXISTING GRAVEL (GRADING LIMITS).
18. PROPOSED CURB CUT FOR FUTURE DRIVE. SEE DETAIL L/800.
19. CURB TYPE CHANGE, PROVIDE SMOOTH TRANSITION.
20. LIGHTPOLE. SEE PHOTOMETRIC PLAN.
21. PROPOSED STOP SIGN.
22. DRIVEWAY CURB TO TIE INTO RECONSTRUCTED LILAC AVE CURB.
23. DRIVEWAY CONDITIONS AS SHOWN ARE BASED ON FUTURE RE-DEVELOPMENT OF LILAC AVENUE. SEE SHEET 101 FOR INTERIM DRIVEWAY CONNECTIONS.
24. 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL R/800.
25. 24" REJECT MOUNTABLE CURB AND GUTTER. SEE DETAIL R/800.

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

DATE	REVISION	BY	CHK'D
07/29/20	DRIVE-THRU REVISIONS	NAP	MEM

DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 11/15/2019

SITE PLAN
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

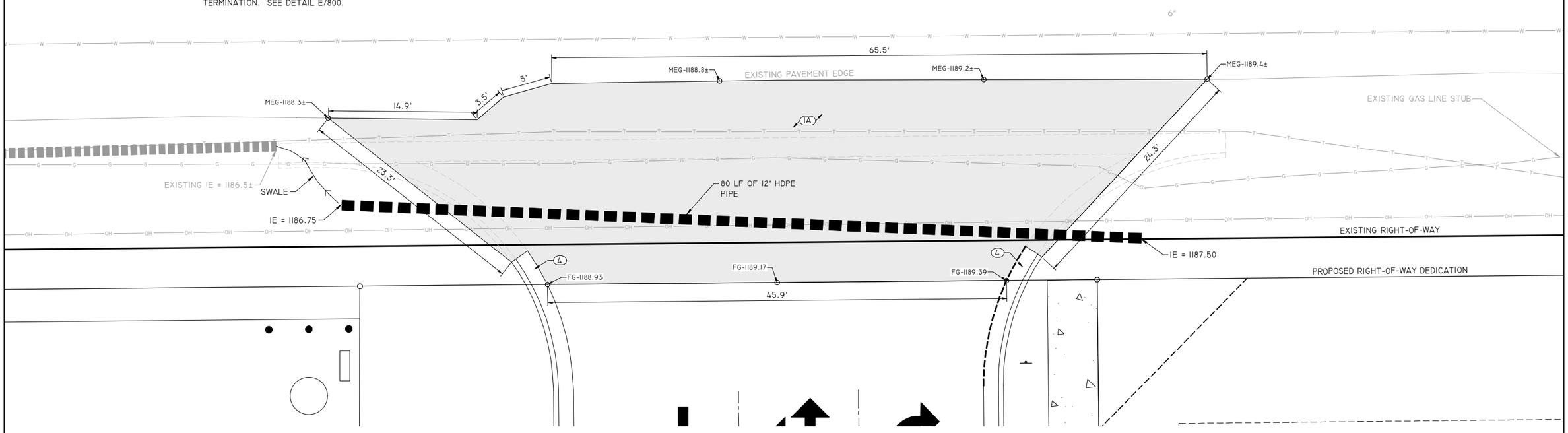
REI No. 5897E
SHEET 100

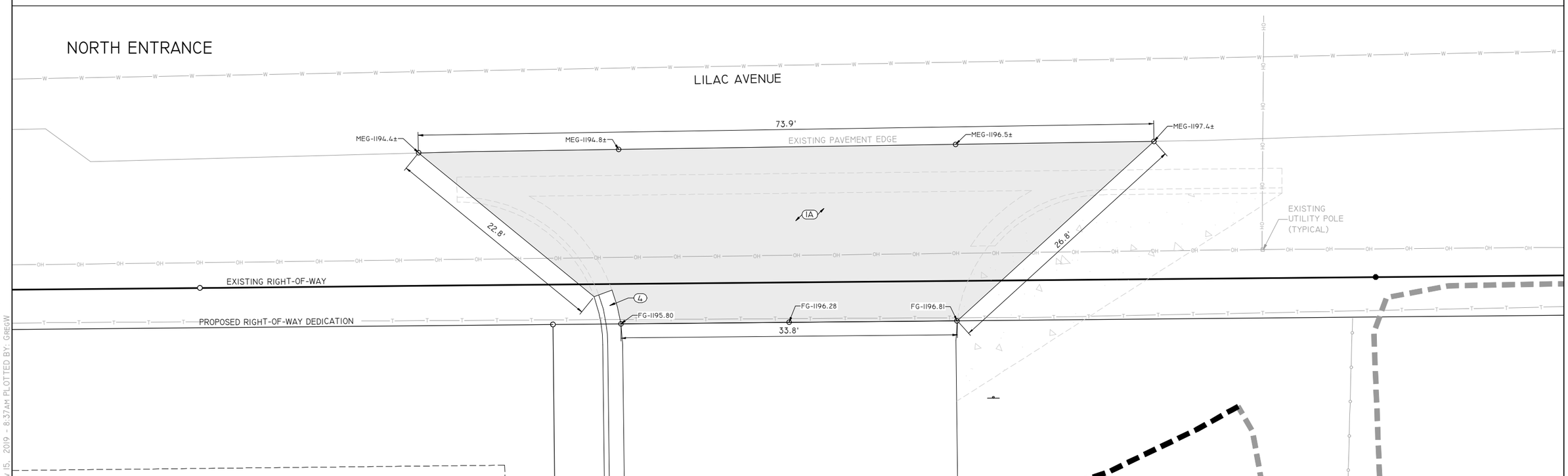
DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-100-SITE.DWG LAYOUT: 100
PLOTTED: JUL 29, 2020 - 10:01AM PLOTTED BY: NATHANP

KEYED NOTES

1A. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A/800.

4. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL E/800.





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SCALE: 0 5 10

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

INTERIM DRIVEWAY DETAILS

CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 101

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-100-SITE.DWG LAYOUT: 101
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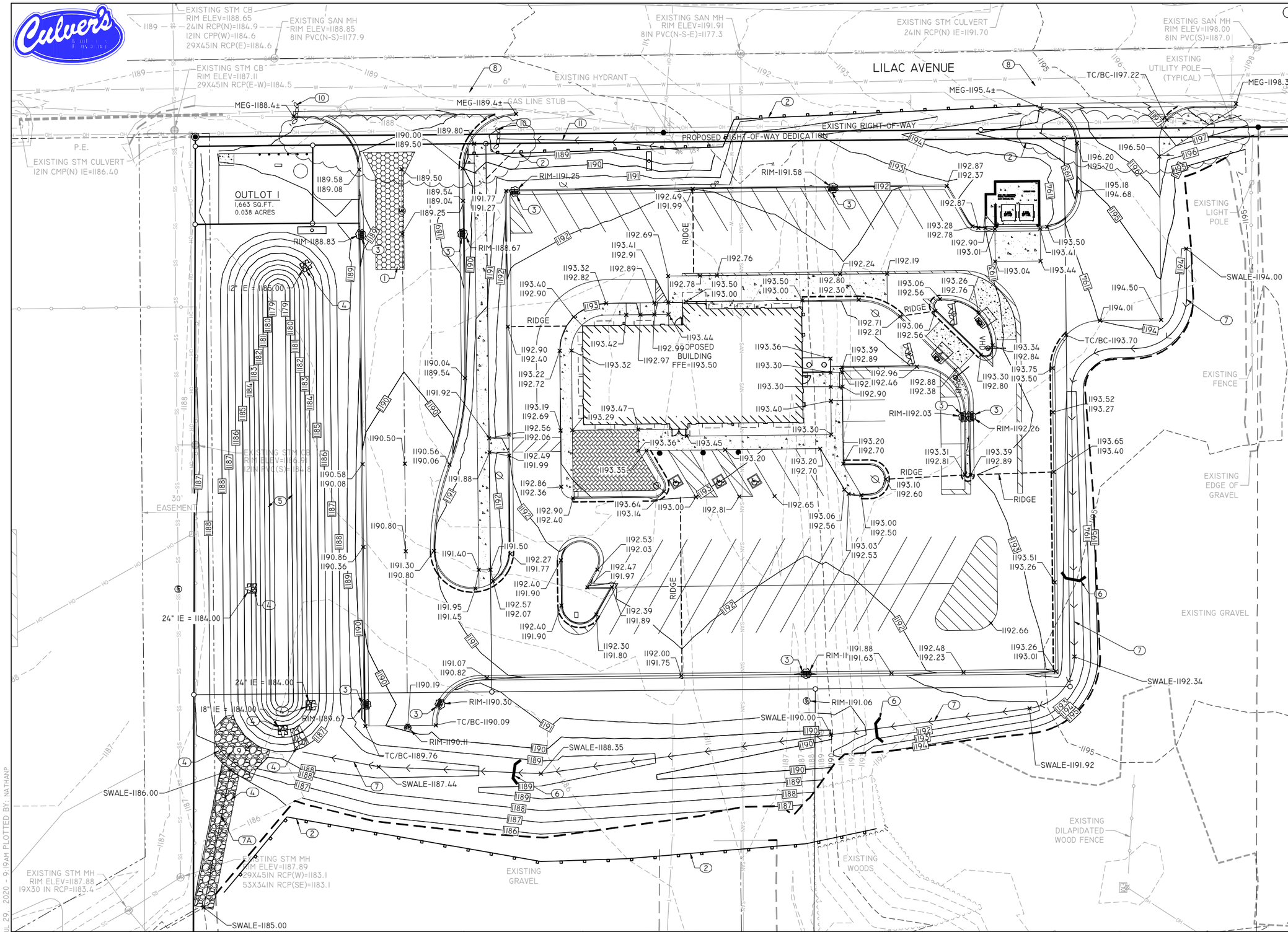

KEYED NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/810.
2. INSTALL SILT FENCE. SEE DETAIL B/810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/810.
4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL D/810.
5. WET DETENTION POND. USE AS SEDIMENT BASIN DURING CONSTRUCTION. SEE DETAIL A/811.
   TOP = 1188.00
   BOTTOM = 1179.00
   15'-WIDE WEIR = 1187.00
   INSTALL TYPE A LINER FROM ELEVATION 1179.00-1186.00 PER SPECIFICATIONS OF APPENDIX D OF WDNR TECHNICAL STANDARD 1001. SEE DETAIL E/810.
6. INSTALL DITCH CHECKS. SEE DETAIL M/800.
7. DRAINAGE SWALE. SEE DETAIL D/811.
7A. RIPRAPPED SWALE. SEE DETAIL E/811.
8. DRIVEWAY CONDITIONS AS SHOWN ARE BASED ON FUTURE RE-DEVELOPMENT OF LILAC AVENUE. SEE SHEET 101 FOR INTERIM DRIVEWAY CONNECTIONS.
9. CONSTRUCT 15' WIDE OVERFLOW WEIR. SEE DETAIL B/811.
10. CULVERT PROTECTION. SEE DETAIL C/811.
11. PROVIDE POSITIVE DRAINAGE TOWARDS INTERIM DRIVEWAY CULVERT.

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SUBGRADE CORRECTION
- ROUGH GRADING
- INSTALL EROSION BALES IN SWALES
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- INSTALL INLET AND CULVERT PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

NOTES:

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

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

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

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

(E) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.

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

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

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

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SCALE 0 20 40

DATE	REVISION	BY	CHK'D
07/29/20	DRIVE-THRU REVISIONS	MEM	MEM
12/23/2019	RIPRAP SWALE	GSW	JJB

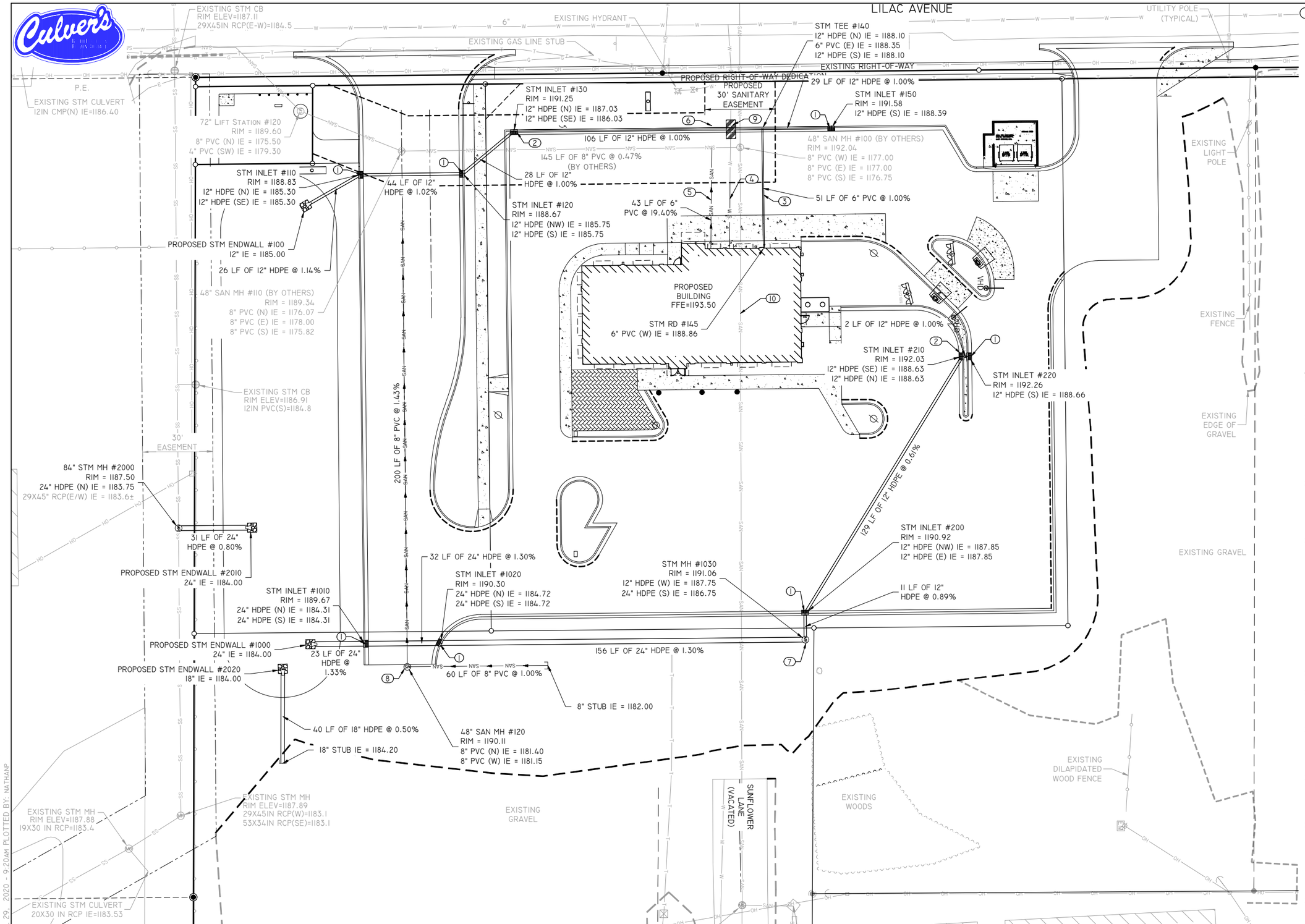
DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 11/15/2019

GRADING & EROSION CONTROL PLAN

CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 200

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-200-GRADING-EC.DWG LAYOUT: 200
PLOTTED: JUL 29, 2020 - 9:19AM PLOTTED BY: NATHANP



KEYED NOTES

1. INSTALL STORM INLET & GRATE. SEE DETAIL A/820.
2. INSTALL STORM CATCH BASIN. SEE DETAIL G/820.
3. INSTALL 6" PVC ROOF DRAIN.
4. 6" WATER SERVICE LATERAL. REUSE EXISTING MAIN.
5. INSTALL 6" SANITARY SERVICE LATERAL @ 1.00% MINIMUM. SEE DETAIL E/820.
6. INSTALL SANITARY RISER. SEE DETAIL D/820.
7. INSTALL STORM MANHOLE. SEE DETAIL G/820.
8. INSTALL SANITARY MANHOLE. SEE DETAIL H/820.
9. INSTALL PIPE INSULATION. SEE DETAIL B/820.
10. PUBLIC SANITARY TO REMAIN IN SERVICE UNTIL NEW LIFT STATION IS COMPLETED. SANITARY WILL BE ABANDONED IN-PLACE THEREAFTER.

NOTES:

(A) CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 7.5' GRADE OVER PROPOSED WATER LINE.

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

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

(D) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM HORIZONTAL CLEARANCE OF 8' BETWEEN SEWER AND WATER LINES MEASURED CENTER TO CENTER. WATER CROSSING OVER SEWER SHALL HAVE 12" MINIMUM VERTICAL CLEARANCE AND WATER CROSSING BENEATH SEWER SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18". SEE DETAIL I/820. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER.

(E) SEE DETAIL J/820 FOR PIPE BEDDING.

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

(G) CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MEANS TO LOCATE NON-METALLIC WATER AND SEWER (SANITARY AND STORM) PER SPS 382.

(H) PRIOR TO INSTALLATION OF SANITARY AND WATER SERVICES, CONFIRM SIZE AND LOCATION WITH GENERAL CONTRACTOR.

(I) THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF SITE UTILITIES SHALL PROVIDE A TEMPORARY CAP OR PLUG AT BUILDING TERMINATION. REFER TO PLUMBING PLANS FOR CONTINUATION OF WORK INSIDE THE BUILDING.

(J) PIPE LENGTHS PROVIDED ARE GIVEN TO CENTER OF STRUCTURE OR END OF END STRUCTURE.

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DATE	REVISION	BY	CHK'D
07/29/20	DRIVE-THRU REVISIONS	MEM	MEM

DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 11/15/2019

UTILITY PLAN

CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 300

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-300-UTILITIES.DWG LAYOUT: 300
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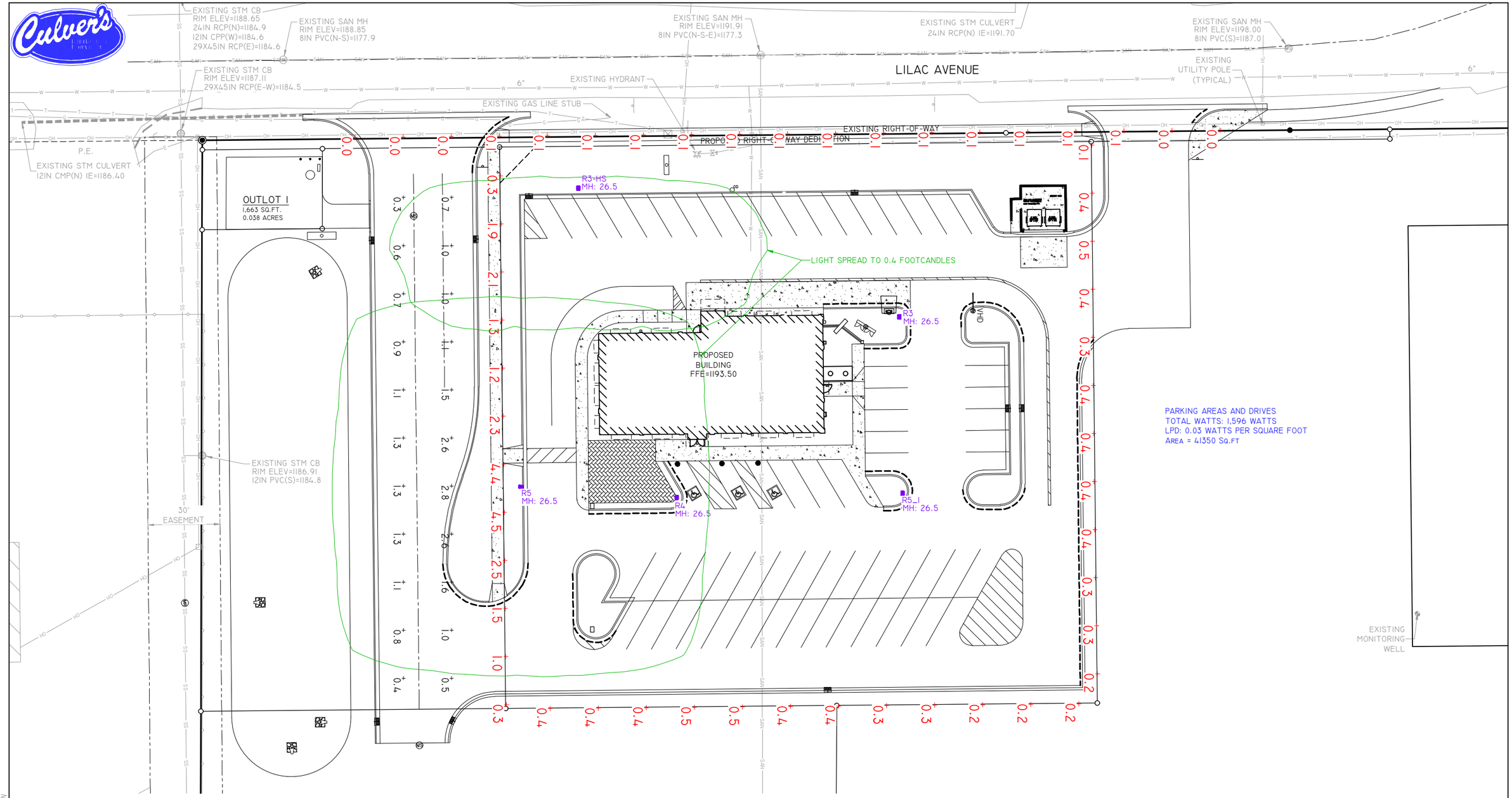

Luminaire Schedule
Scene: GENERAL

Symbol	Qty	Label	Description	Tag
	1	R3	LED POST TOP FIXTURE ON 26' POLE MOUNTED TO BASE WITH ANCHOR BOLTS	MPPLED20LSIL3UNVDIM4070CRIBRZ
	1	R3-HS	LED POST TOP FIXTURE WITH HOUSE SHIELD ON 26' POLE MOUNTED TO BASE WITH ANCHOR BOLTS	MPPLED20LSIL3UNVDIM4070CRIBRZIL
	1	R4	LED POST TOP FIXTURE ON 26' POLE MOUNTED TO BASE WITH ANCHOR BOLTS	MPPLED20LSIL4FTUNVDIM4070CRIBRZ
	1	R5	LED POST TOP FIXTURE ON 26' POLE MOUNTED TO BASE WITH ANCHOR BOLTS	MPPLED35LSIL5WUNVDIM4070CRIBRZ
	1	R5_1	LED POST TOP FIXTURE ON 26' POLE MOUNTED TO BASE WITH ANCHOR BOLTS	MPPLED35LSIL5WUNVDIM4070CRIBRZ

Calculation Summary
Scene: GENERAL

Label	CalcType	Units	Avg	Min	Max
LOT_LINE_PROPERTY	Illuminance	Fc	0.88	0.1	4.5
PARKING_LOT	Illuminance	Fc	2.07	0.4	5.2
ROADWAY	Illuminance	Fc	0.07	0.0	0.1
SOUTH_DRIVE	Illuminance	Fc	1.19	0.3	2.8

POLE SPECS:
LSI 5RB T S11G 26' N BRZ GA 483859CLR (QTY 5)

THIS PLAN WAS NOT REVIEW STATE CERTIFIED OR ANY LOCAL/AHJ APPROVALS. THERE HAS BEEN NO CONFIRMATION FROM THE BUILDING OWNER THAT ALL THESE MATERIALS SUBMITTED MEETS THEIR REQUIREMENTS. THEREFORE THE ACCURACY OF THIS PLAN AND MATERIAL LIST IS SUBJECT TO APPROVAL. THESE PLANS ARE PROPRIETARY INFORMATION OF LIGHTING DESIGN SOLUTIONS, LLC. THESE PLANS CANNOT BE SHARED COPIED OR VIEWED BY ANY ENTITIES OTHER THAN THE FIRM THEY ARE SUPPLIED TO. ADDITIONAL COSTS FOR DESIGN WILL BE INVOICED IF MATERIALS ARE NOT PURCHASED THROUGH LIGHTING DESIGN SOLUTIONS. FINAL PRODUCT COUNTS AND LOCATIONS ARE RESPONSIBILITY OF OWNER OR ELECTRICIAN. DELIVERY DATES ARE PROVIDED BY THE MANUFACTURER AND MAY BE STOCK - 8 WEEKS LEAD TIME SO PLEASE KEEP IN MIND WHEN PLACING ORDERS. ILLUMINATION PERFORMANCE IS BASED ON A MULTITUDE OF FACTORS AND PERFORMANCE IS NOT GUARANTEED. CALCULATIONS ARE BASED UPON ENGINEERING INFORMATION SUPPLIED BY THE FIXTURE AND LAMP MANUFACTURERS. THE ACTUAL LIGHTING SYSTEM PERFORMANCE WILL VARY AND IS AFFECTED BY VARIETY OF ONSITE LIGHT LOSS FACTORS. ENERGY PERFORMANCE IS BASED ON ANTICIPATED OPERATION TIMES AT CURRENT ENERGY COSTS. ACTUAL ENERGY COSTS WILL VARY DEPENDING ON VARIOUS FACTORS. LIGHTING DESIGN SOLUTIONS IS NOT LIABLE FOR NON PAYMENT OF INCENTIVE FUNDS OR PRODUCT PERFORMANCE.

CUSTOM FOCUS ON ENERGY INCENTIVES MUST BE PREAPPROVED BY YOUR ADVISOR PRIOR AND ARE NOT A GUARANTEED INCENTIVE. COMPLIANCE OF ANY ADDITIONAL OUTSIDE FUNDING IS THE RESPONSIBILITY OF THE THE OWNER.

PROJECT INFORMATION:	DRAWN BY: AT	REVIEWED BY:	Lighting Design Solutions LLC PO Box 375, Schofield, WI 54476
REV CONSTRUCTION CULVERS LILAC AVE RIB MOUNTAIN, WI	CONTRACTOR:	APPROVED BY:	Daniel Greenen, IES, DES Ashley Thorne, Project Manager
		DATE: 09/03/2019	Office: 715.693.0656 Email: ashley@lightingdesignsolutions.com www.lightingdesignsolutions.com

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DATE	REVISION	BY	CHK'D

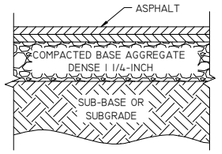
DESIGNED BY: | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 11/15/2019

PHOTOMETRIC PLAN
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 450

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-450-PHOTOMETRIC.DWG LAYOUT: 450
PLOTTED: Nov 15, 2019 - 8:41AM PLOTTED BY: GREGW

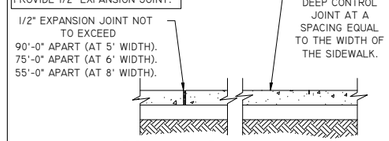
LIGHT DUTY		HEAVY DUTY	
SURFACE COURSE (4 LT 58-28S)	1.5"	SURFACE COURSE (4 LT 58-28S)	1.75"
BINDER COURSE (4 LT 58-28S)	1.5"	BINDER COURSE (3 LT 58-28S)	2.25"
BASE AGGREGATE	8"	BASE AGGREGATE	8"



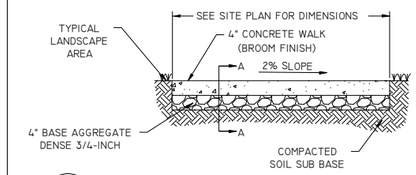
NOTES:
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

A 800 ASPHALT PAVEMENT
NTS

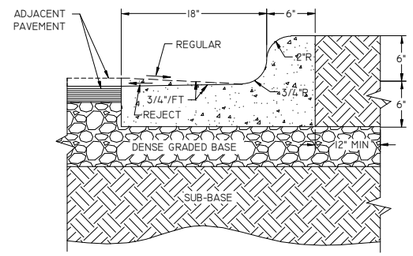
WHERE SIDEWALK IS IN CONTACT WITH A BUILDING, PROVIDE 1/2" EXPANSION JOINT.



SECTION A-A

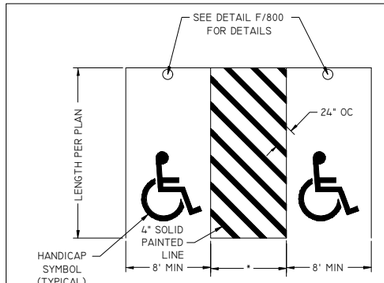


B 800 SIDEWALK SECTION
NTS



SEE SITE PLAN FOR DESIGNATION

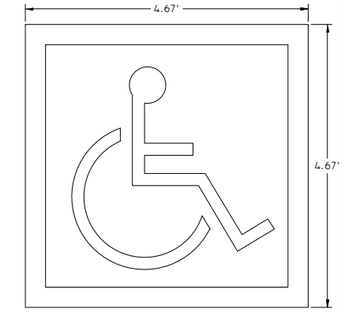
C 800 24" CURB & GUTTER / 24" REJECT CURB & GUTTER
NTS



* ACCESS AISLE - 8' MINIMUM FOR VAN ACCESSIBLE
5' MINIMUM FOR REGULAR

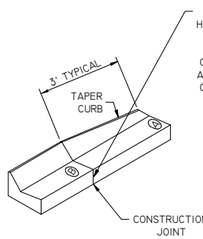
NOTES:

- SEE SITE PLAN FOR SITE SPECIFIC HANDICAPPED PARKING LOCATIONS AND LAYOUT
- GRADES WITHIN DESIGNATED PARKING AREAS SHALL NOT EXCEED 1/4" PER FT IN ANY DIRECTION
- 1 DESIGNATED STALL REQUIRED PER EVERY 25 PARKING STALLS UP TO 100, THEN 1 PER 50 FROM 101-200, THEN 1 PER 100 FROM 201-500
- 1 IN EVERY 6 DESIGNATED STALLS OR FRACTION OF 6 SHALL BE VAN-ACCESSIBLE
- ACCESS AISLES MAY BE SHARED BETWEEN DESIGNATED STALLS

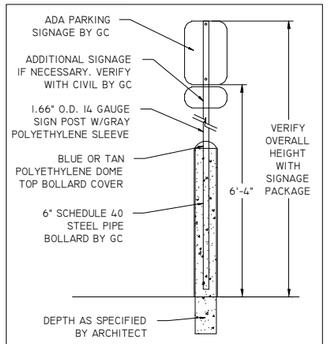


NOTE: ALL PARKING LOT SYMBOLS SHOULD HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND

D 800 HANDICAP PARKING SPACES & STRIPING
NTS

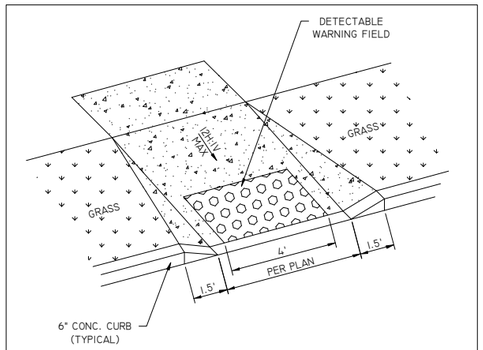


E 800 STD CURB & GUTTER TERMINI
NTS

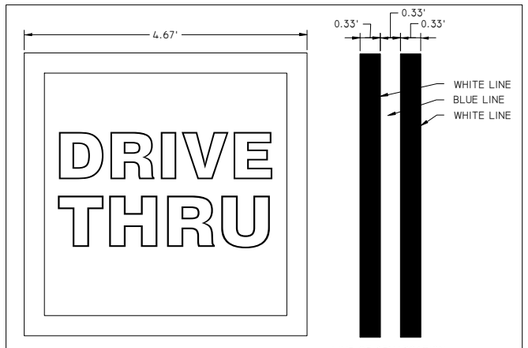


NOTE: BASIS OF DESIGN: IDEAL SHIELD 6" BOLLARD SIGN SYSTEM.

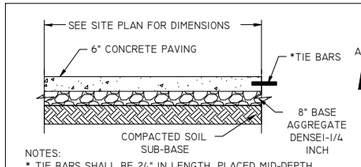
F 800 BOLLARD SIGN SYSTEM
NTS



G 800 TYPE 2 HANDICAP RAMP
NTS



H 800 PAINTED SYMBOL & STRIPING STANDARDS
NTS



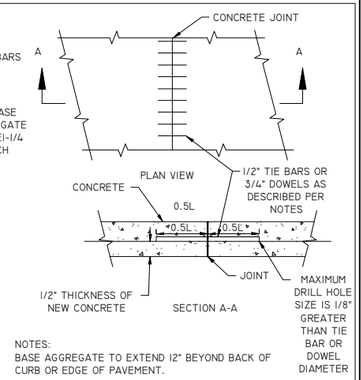
NOTES:
* TIE BARS SHALL BE 24" IN LENGTH, PLACED MID-DEPTH 30" O.C. ALONG CURBING AND ALSO TO TIE EACH EXTERIOR PANEL TO THE ADJACENT INTERIOR PANEL.

**DOWELS SHALL BE 14" IN LENGTH, PLACED MID-DEPTH 12" O.C. AT CONSTRUCTION JOINTS

TIE BARS AND DOWELS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

DOWELS SHALL BE FIXED ON ONE END AND GREASED ON THE OTHER

CONCRETE PANELS SHALL NOT BE GREATER THAN 15' IN LENGTH IN ANY DIRECTION AND CONTRACTION JOINTS SHALL BE TO A MINIMUM DEPTH OF $\frac{1}{4}$ THE CONCRETE DEPTH

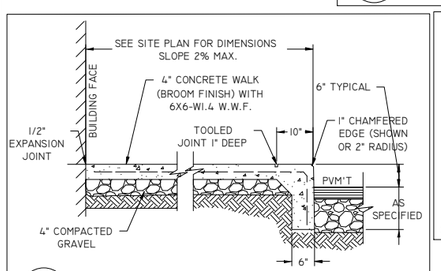


SECTION A-A

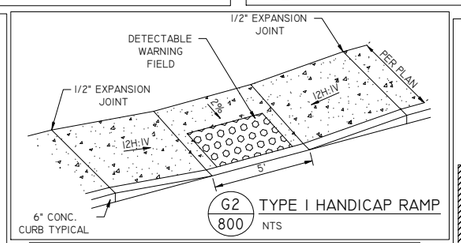
NOTES:
BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.

CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI AND AN AIR CONTENT OF 6% +/- 1.5%

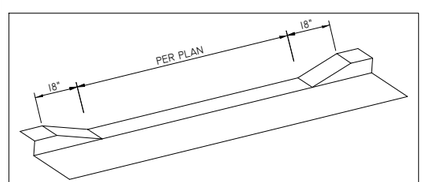
I 800 CONCRETE PAVEMENT DETAIL
NTS



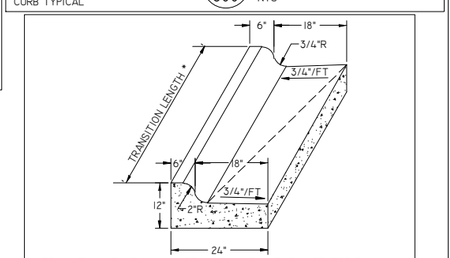
J 800 SIDEWALK WITH INTEGRAL CURB
NTS



G2 800 TYPE 1 HANDICAP RAMP
NTS

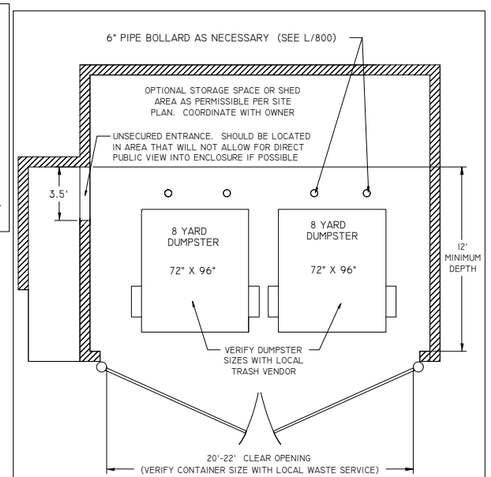


L 800 CURB CUT DETAIL
NTS

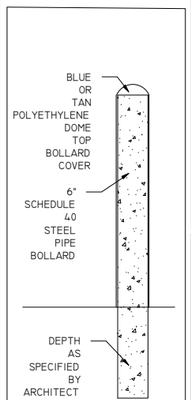


* TRANSITION LENGTH SHALL BE 12 LF ON TANGENTS GREATER THAN 18 LF, OR BETWEEN RADIUS POINTS ON TANGENTS LESS THAN 18 LF, OR BETWEEN RADIUS MID POINTS WHERE TANGENTS ARE LESS THAN 12 LF, OR ACROSS THE RADIUS/RADII WHERE TANGENTS ARE LESS THAN 2 LF.

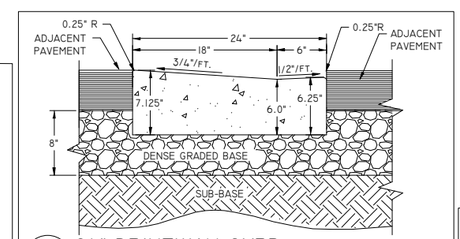
K 800 TRANSITION CURB & GUTTER
NTS



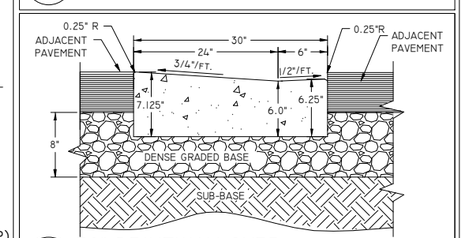
M 800 SCHEMATIC DUMPSTER PLAN - DETACHED
NTS



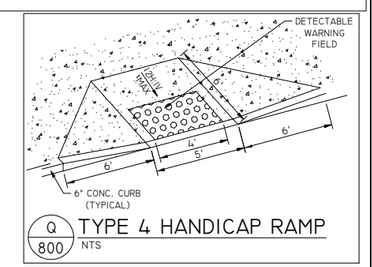
N 800 BOLLARD (TYP)
NTS



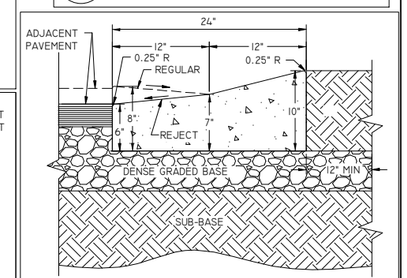
O 800 24" DRIVEWAY CURB
NTS



P 800 30" DRIVEWAY CURB
NTS



Q 800 TYPE 4 HANDICAP RAMP
NTS



SEE SITE PLAN FOR DESIGNATION

R 800 24" MOUNTABLE CURB & GUTTER / 24" REJECT MOUNTABLE CURB & GUTTER
NTS

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

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

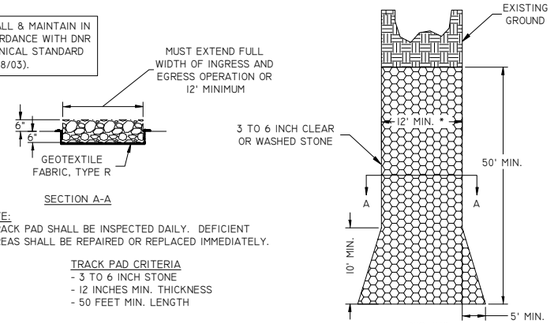
DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

SITE DETAILS
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI
REI No. 5897E
SHEET 800

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-800-SITE DETAILS.DWG LAYOUT: 800
PLOTTED: Nov 15, 2019 - 8:41AM PLOTTED BY: GREGW

INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1057 (8/03).



NOTE:
1. TRACK PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

TRACK PAD CRITERIA
- 3 TO 6 INCH STONE
- 12 INCHES MIN. THICKNESS
- 50 FEET MIN. LENGTH

A / 810 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
NTS
FOR CONSTRUCTION EGRESS POINTS

GENERAL NOTES:

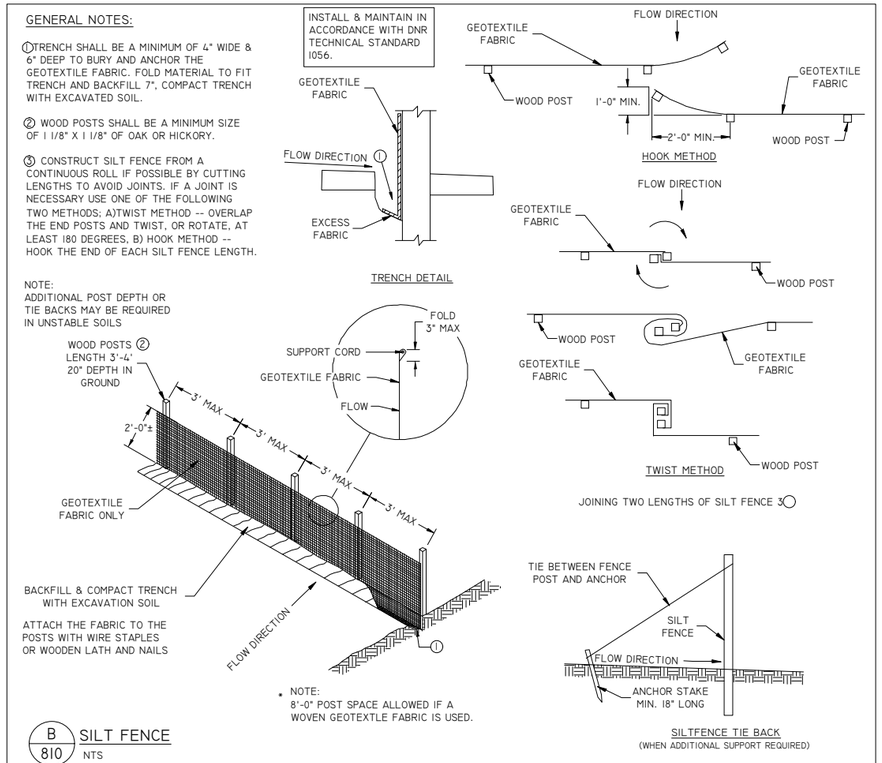
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL 7", COMPACT TRENCH WITH EXCAVATED SOIL.

2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.

3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A)TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

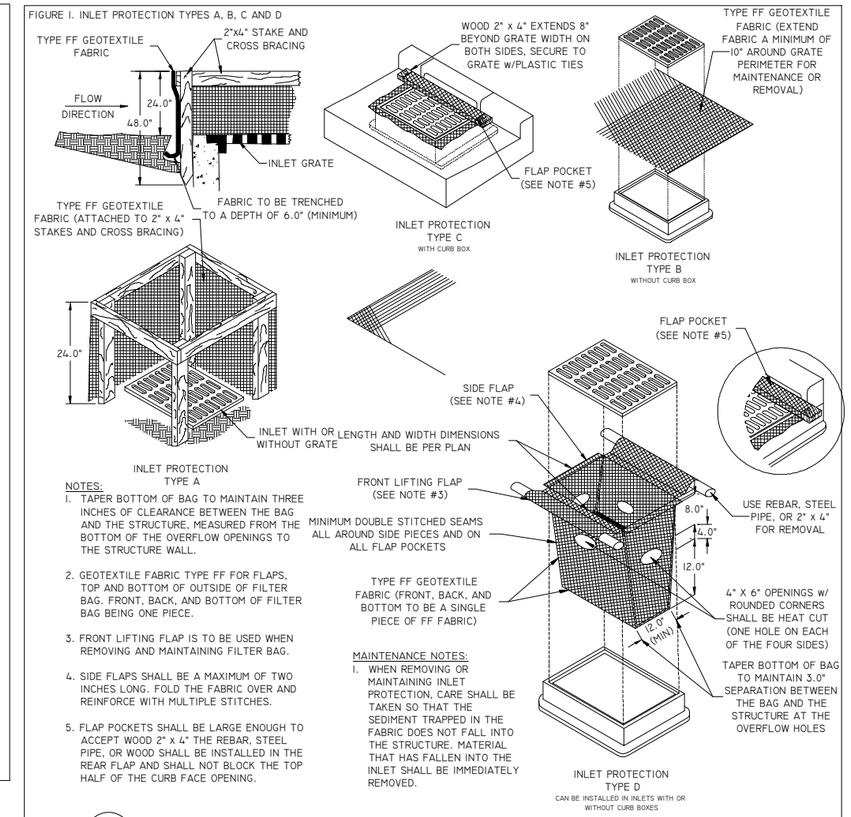
INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1056.



* NOTE:
8'-0" POST SPACE ALLOWED IF A WOVEN GEOTEXTLE FABRIC IS USED.

B / 810 SILT FENCE
NTS

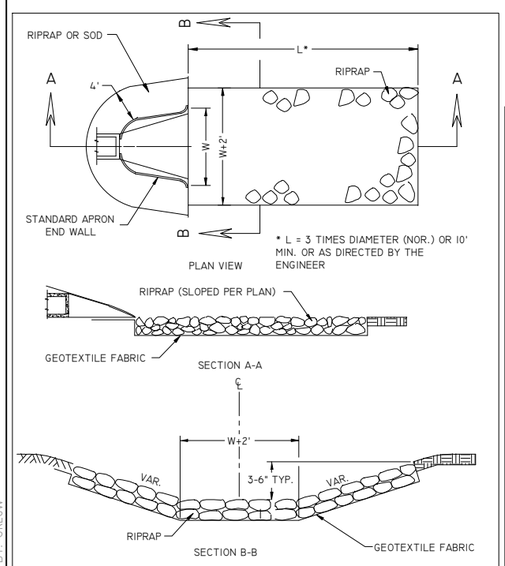
FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

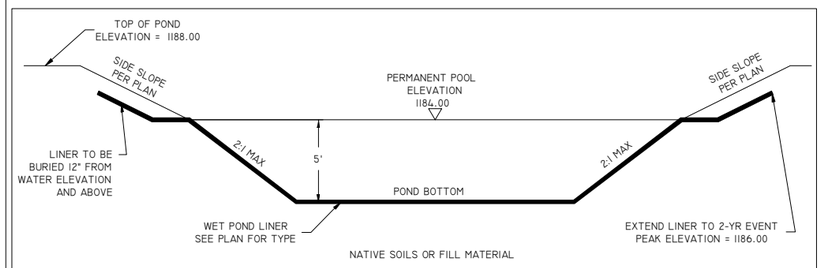
C / 810 INLET PROTECTION
NTS



MINIMUM RIPRAP THICKNESS
LIGHT RIPRAP = 12 INCHES
MEDIUM RIPRAP = 18 INCHES
HEAVY RIPRAP = 24 INCHES

NOTE:
RIPRAP STONE SIZING AS PER SECTION 606.2.1 OF THE WISDOT STD SPECS

D / 810 RIPRAP & GEOTEXTILE FABRIC
NTS



GENERAL POND LINER SPECIFICATIONS
(REFER TO APPENDIX D OF WDNR TECHNICAL STANDARD 1001 FOR DETAILED SPECIFICATIONS)

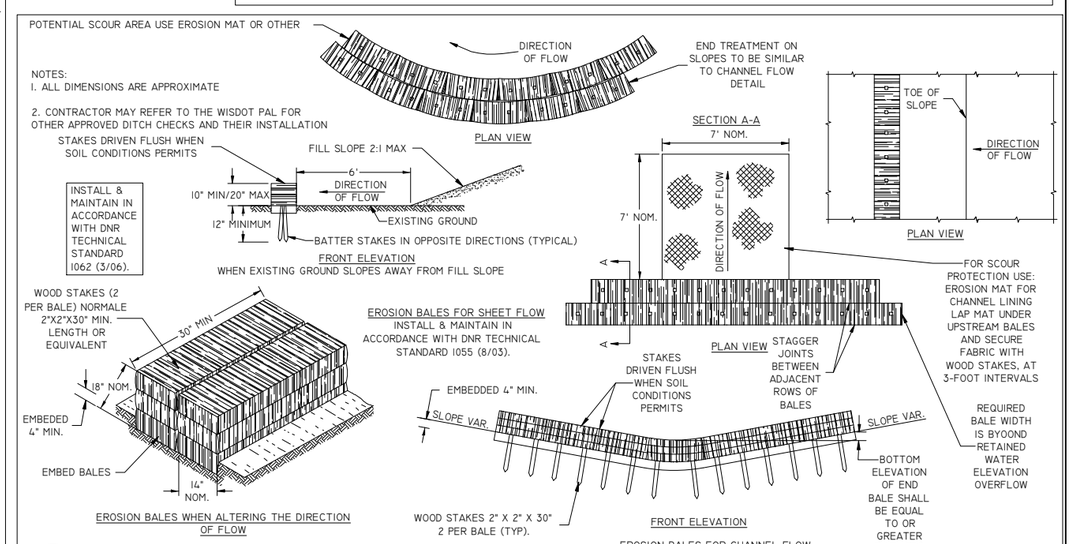
1. TYPE A LINER
   - CLAY LINER: MINIMUM THICKNESS OF 2 FEET WITH AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10 $^{-7}$ CM/SEC OR LESS.
   - HDPE: MINIMUM THICKNESS OF 60 MIL.
   - GCL: GEOSYNTHETIC CLAY LINER PER NRCS SPECIFICATIONS OUTLINED IN APPENDIX D.

* 2. TYPE B LINER
   - CLAY LINER: MINIMUM THICKNESS OF 2 FEET WITH AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10 $^{-6}$ CM/SEC OR LESS.
   - HDPE: MINIMUM THICKNESS OF 40 MIL.
   - PPL: MINIMUM THICKNESS OF 30 MIL.

3. TYPE C LINER
   - SILT/CLAY LINER: MINIMUM THICKNESS OF 2 FEET
   - HDPE: ANY THICKNESS
   - PPL: MINIMUM THICKNESS OF 20 MIL
   - PVC: MINIMUM THICKNESS OF 30 MIL
   - EPDM: MINIMUM THICKNESS OF 45 MIL

NOTE:
1. SHOULD THE CONTRACTOR ENCOUNTER SEASONAL OR PERCHED GROUNDWATER DURING CONSTRUCTION OF THE POND AND IT'S LINER, CONTACT ENGINEER FOR UNDERDRAIN RECOMMENDATIONS.

E / 810 WET POND LINER
NTS



NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE
2. CONTRACTOR MAY REFER TO THE WISDOT PAL FOR OTHER APPROVED DITCH CHECKS AND THEIR INSTALLATION

INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1062 (3/06).

F / 810 TEMPORARY DITCH CHECK USING EROSION BALES
NTS

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

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

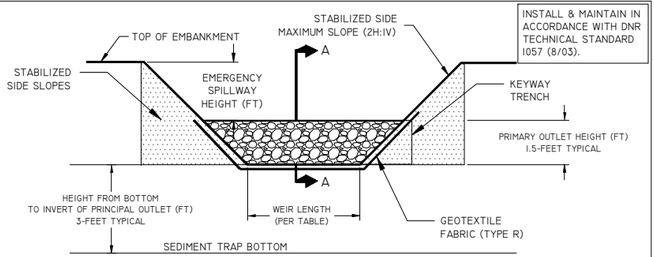
EROSION CONTROL DETAILS
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 810

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-810-EC DETAILS.DWG LAYOUT: 810
PLOTTED: DEC 26, 2019 - 1:43PM PLOTTED BY: GREGW

NOTES:
1. SIDE SLOPES AND FACES OF EARTHEN EMBANKMENT AROUND OUTLET SHALL BE ARMORED WITH RIPRAP OR STABILIZED WITH EROSION MAT SUFFICIENT TO HANDLE FLOWS FROM THE 10-YEAR STORM.
2. STONE (SHORT DURATION): 3-6" WELL GRADED ANGULAR CLEAR STONE.
3. STONE (6+ MONTHS): COMBINATION OF LIGHT RIPRAP WITH 12"-THICK LAYER OF 1" ANGULAR CLEAR STONE.
4. REFER TO WDNR TECH STD 1063 FOR ADDITIONAL INFORMATION.

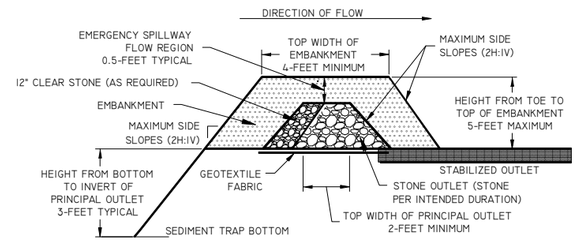
INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1057 (8/03).



CROSS-SECTION VIEW OF PRINCIPAL OUTLET

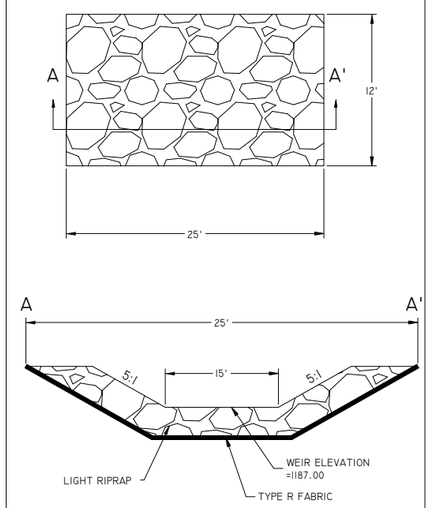
AS = 625 X Adr (COARSE GRAINED SOILS + SANDS)
AS = 1560 X Adr (MEDIUM GRAINED SOILS + LOAMS,SILTS)
AS = 5300 X Adr (FINE GRAINED SOILS + CLAYS)

Adr (AC)	WEIR LENGTH (FT)
1	4
2	6
3	8
4	10
5	12

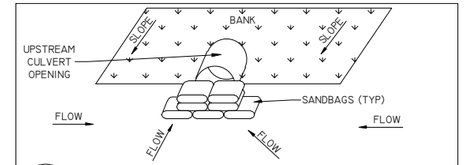


VIEW A-A OF PRINCIPAL OUTLET

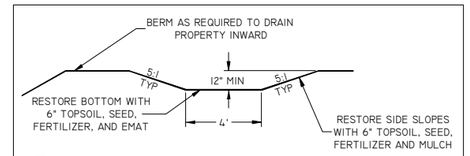
A / 811 SEDIMENT TRAP DETAIL
NTS



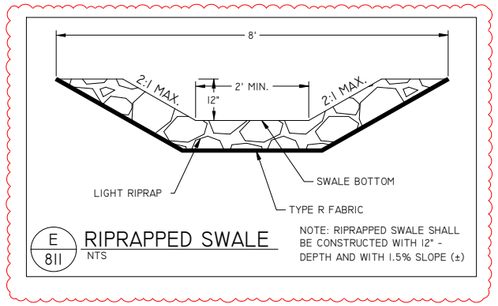
B / 811 OVERFLOW WEIR
NTS



C / 811 CULVERT PROTECTION
NTS



D / 811 DRAINAGE SWALE
NTS



E / 811 RIPRAPPED SWALE
NTS

NOTE: RIPRAPPED SWALE SHALL BE CONSTRUCTED WITH 12" - DEPTH AND WITH 1.5% SLOPE (±)

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

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

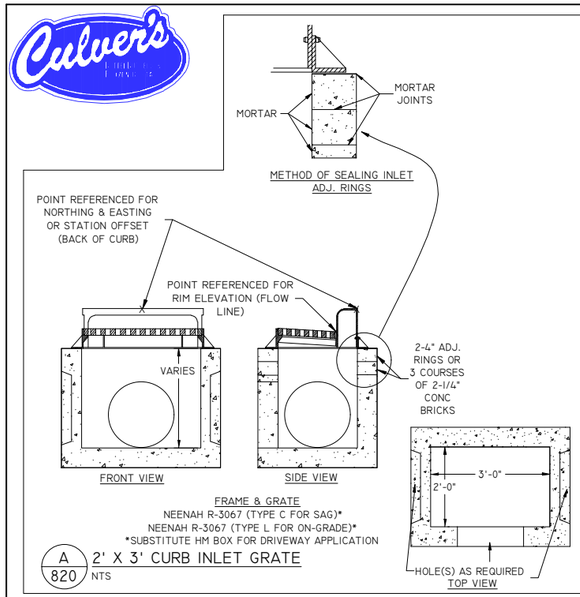
DATE	REVISION	BY	CHK'D
12/23/2019	ADDED DETAIL E/811	GSW	JJB

DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 11/15/2019

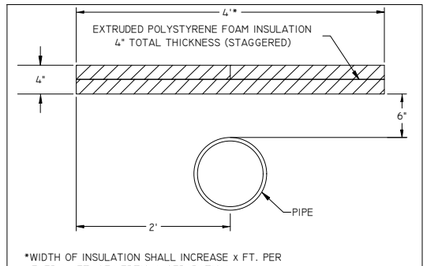
EROSION CONTROL DETAILS
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 811

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-810-EC DETAILS.DWG LAYOUT: 811
PLOTTED: DEC 26, 2019 - 1:44PM PLOTTED BY: GREGW

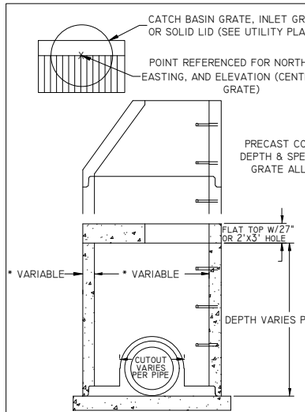


A 820 2' X 3' CURB INLET GRATE
NTS



*WIDTH OF INSULATION SHALL INCREASE x FT. PER EVERY x FT. OF VERTICAL SEPARATION.

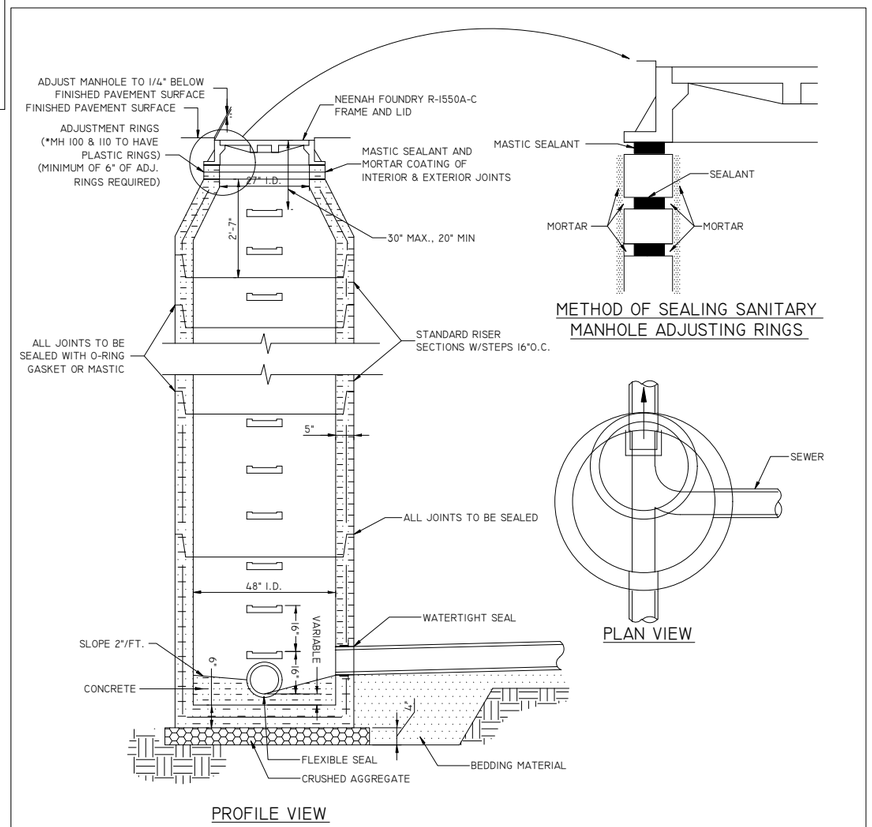
B 820 PIPE INSULATION
NTS



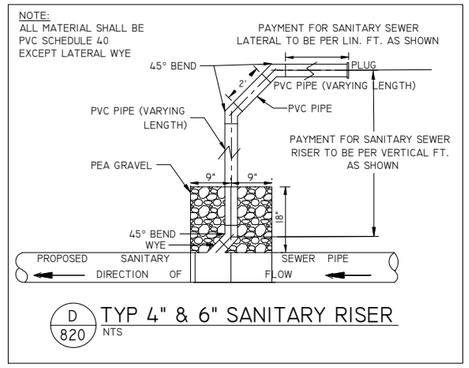
SPECIFICATIONS:
* MANUFACTURED TO ASTM C-478 SPECIFICATIONS
* CONCRETE STRENGTH - 4000 P.S.I.
* STEEL DESIGN IN ACCORDANCE WITH A.S.T.M. C-478 0.12 SQ.IN./FT.
* ALL REINFORCING DESIGNED FOR 1" MIN. COVER
* STEP - STEEL, PLASTIC COATED, 16" ON CENTER
* 6" ADJUSTMENT RINGS (2" THICK EACH RING)
* NEENAH #1550A-C FRAME AND LID FOR MANHOLE APPLICATION
* NEENAH #1550A FRAME WITH #2050 GRATE FOR CATCH BASIN APPLICATION
* NEENAH #R-3067 SERIES FOR INLET APPLICATION. (TYPE C FOR SAG, TYPE L FOR ON-GRADE). SUBSTITUTE HM BOX FOR DRIVEWAY APPLICATION.

PIPE DIAMETER	MANHOLE DIAMETER	WALL THICKNESS
8" THRU 27"	3'-6"	4-1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

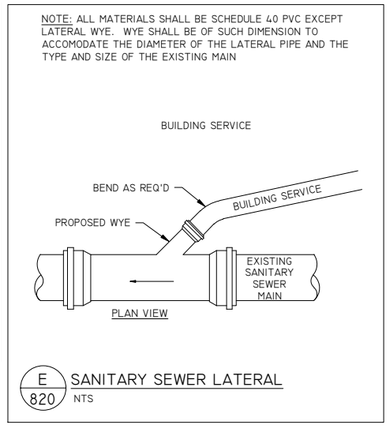
G 820 STORM SEWER CATCH BASIN OR MANHOLE
NTS



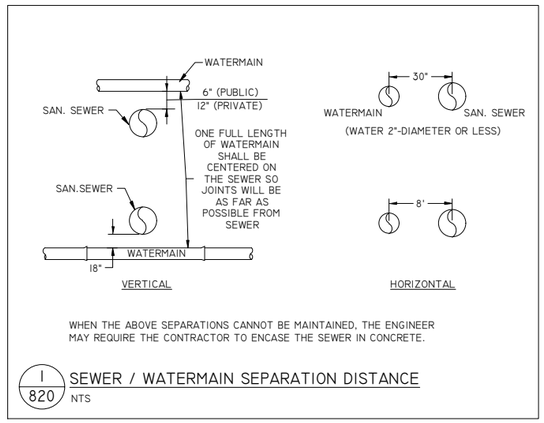
H 820 SANITARY MANHOLE
NTS



D 820 TYP 4" & 6" SANITARY RISER
NTS

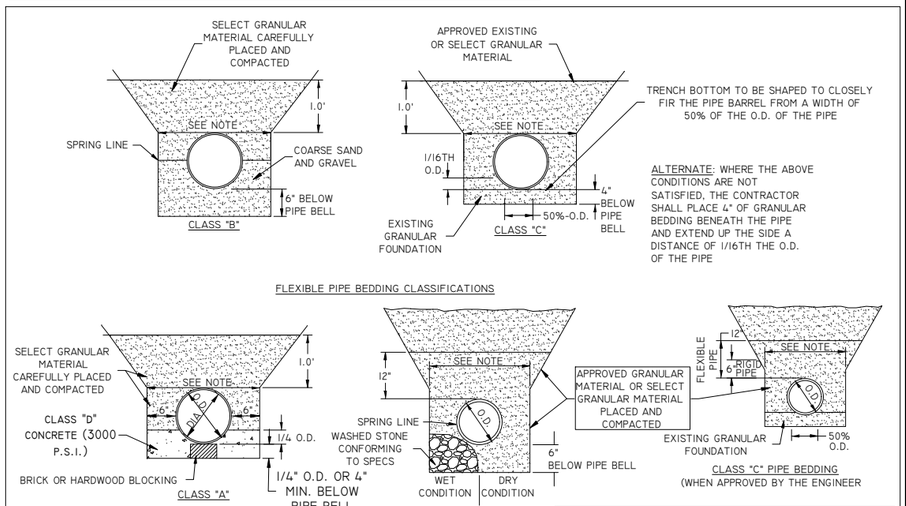


E 820 SANITARY SEWER LATERAL
NTS



WHEN THE ABOVE SEPARATIONS CANNOT BE MAINTAINED, THE ENGINEER MAY REQUIRE THE CONTRACTOR TO ENCASE THE SEWER IN CONCRETE.

I 820 SEWER / WATERMAIN SEPARATION DISTANCE
NTS



NOTE: THE TRENCH WIDTH IS TO BE TAKEN AS THE HORIZONTAL DISTANCE AT THE OUTSIDE TOP OF THE PIPE. THE MAXIMUM ALLOWABLE WIDTH SHALL BE 1.) 3.0' GREATER THAN OUTSIDE DIA. FOR 36" OR LARGER PIPE 2.) 2.0' GREATER THAN OUTSIDE DIA. FOR PIPES LESS THAN 36" IN DIA.

J 820 PIPE BEDDING CLASSIFICATIONS
NTS

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

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 11/15/2019

UTILITY DETAILS
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 820

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-820-UTILITY DETAILS.DWG LAYOUT: 820
PLOTTED: NOV 15, 2019 - 8:42AM PLOTTED BY: GREGW

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS , ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND DOCUMENTATION OF THE EROSION CONTROL DEVICES AS REQUIRED BY THE WPDES PERMIT. IF CHANGES TO THE EROSION CONTROL PLAN ARE REQUIRED, THE CONTRACTOR SHALL RECORD THOSE CHANGES ON THE PLAN. UPON COMPLETION OF WORK AND PRIOR TO LEAVING THE SITE, THE CONTRACTOR AND OWNER'S DESIGNEE SHALL COORDINATE ONGOING RESPONSIBILITY UNTIL THE SITE'S WPDES PERMIT IS TERMINATED BY THE WDNR.
16. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER'S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.
19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.
20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.
21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE ABOVE REQUIREMENTS FOR EMBANKMENT. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SEC. 211 OF THE WISDOT STANDARD SPECS.
24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
26. CONCRETE PAVEMENT AND CURBING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 501 OF THE WISDOT STANDARD SPECS, TYPE A OR A-FA.
27. HDPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F667, ASTM F405. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE APRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 607 OF THE WISDOT STANDARD SPECIFICATIONS.
28. NON-PRESSURE POLYVINYL CHLORIDE PIPE SHALL BE SDR 35 OR SCHEDULE 40 PVC PIPE. ALL BENDS OR OTHER FITTINGS SHALL BE SCHEDULE 40.
29. POLYVINYL CHLORIDE PIPE FOR PRESSURE APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, PRESSURE CLASS 150.
30. PIPE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
31. PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.30(11)(C)2 AS REQUIRED BY SPS 382.30(11), SPS 382.36(7) & SPS 382.40(8).
32. RIPRAP AND FABRIC SHALL CONFORM TO THE REQUIREMENTS OF SECTION 606 OF THE WISDOT STANDARD SPECS, WITH THE GRADE BEING SPECIFIED ON THE PLANS.
33. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION.
34. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED SUCH THAT THE BOTTOM OF ANY STORM WATER FACILITY IS AT PLAN ELEVATION. SEDIMENT SHALL BE DISPOSED OF LEGALLY OFFSITE.
35. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
36. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

REI Engineering, INC.
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PHONE: 715.675.9784,FAX: 715.675.4060
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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 11/15/2019

SITE SPECIFICATIONS
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 900

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-900-SPECS.DWG LAYOUT: 900
PLOTTED: NOV 15, 2019 - 8:42AM PLOTTED BY: GREGW

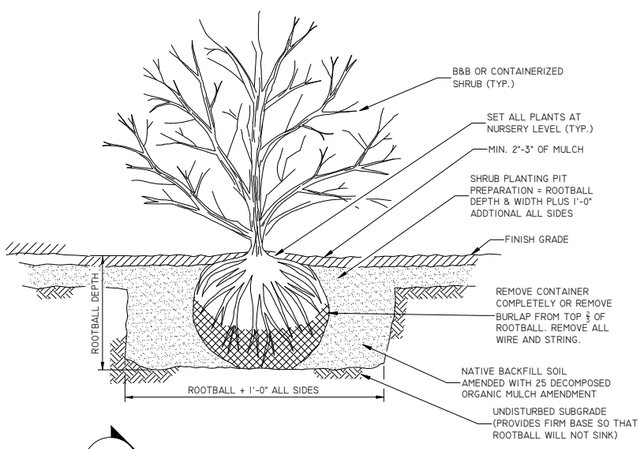
GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TD PLANTING.
3. HYDROSEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
5. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FDR THE SIZES GIVEN.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF TWO STAKES.
7. 2'-4' SIZE RANGE FOR DECORATIVE-FRACTURED LANDSCAPE BOULDERS AS NOTED PER PLAN LOCATIONS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
8. 4"-6" DEPTH OF DECORATIVE-FRACTURED RIP RAP BE PLACED IN SPECIFIED LANDSCAPE PLANTING BEDS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
9. 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE MULCH RINGS.
10. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
11. 1/8" X 4" ALUMINUM EDGING-BRONZE FINISH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE RINGS.
12. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANT SCHEDULE:

TYPE	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREE	3	2.5" CAL	ACER X FREEMANII 'SIENNA GLEN'	'SIENNA GLEN' MAPLE
DECIDUOUS TREE	10	2" CAL	SYRINGA RETICULATA 'IVORY SILK'	'IVORY SILK' JAPANESE TREE LILAC
DECIDUOUS TREE	4	2.5" CAL	ACER X FREEMANII 'AUTUMN BLAZE'	'AUTUMN BLAZE' MAPLE
ORNAMENTAL TREE	6	1.5" CAL.	MALUS 'ROYAL RAINDROPS'	'ROYAL RAINDROPS' CRABAPPLE
EVERGREEN TREE	3	5'-8' B&B	ABIES CONCOLOR	WHITE FIR
EVERGREEN SHRUB	5	10 GAL	THUJA OCCIDENTALIS 'RUSHMORE'	'RUSHMORE' ARBORVITAE
EVERGREEN SHRUB	10	3 GAL	BUXUS 'GLENCOE'	'CHICAGOLAND GREEN' BOXWOOD
DECIDUOUS SHRUB	7	3 GAL	CORNUS SERICEA 'BAILADELINE'	'FIREDANCE' DOGWOOD
DECIDUOUS SHRUB	11	3 GAL	CORNUS ALBA 'BYBOUGHEN'	'NEON BURST' DOGWOOD
DECIDUOUS SHRUB	6	3 GAL	SALIX PURPUREA 'NANA'	DWARF ARCTIC BLUE WILLOW
ORNAMENTAL GRASS	9	1 GAL	PANICUM VIRGATUM 'NORTHWIND'	'NORTHWIND' SWITCHGRASS
ORNAMENTAL GRASS	3	1 GAL	C. ACUTIFLORA 'ELDORADO'	'ELDORADO' FEATHER REED GRASS
ORNAMENTAL GRASS	18	1 GAL	C. ARUNDINACEA VAR. BRACHYTRICHA	'BRACHYTRICHA' FEATHER REED GRASS
PERENNIAL	168	1 GAL	RUDBECKIA HIRTA	BLACK EYED SUSAN

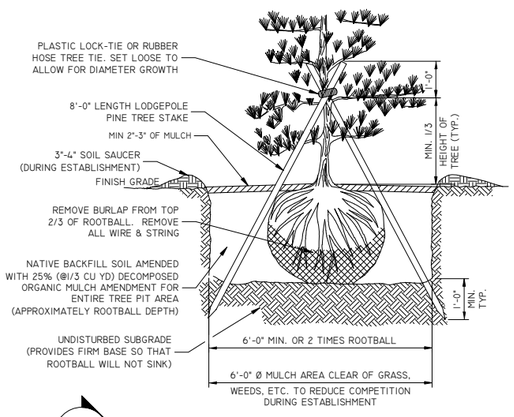
REVI DESIGN, LLC.
Design | Build | Maintain
911 sixth street
Wausau| Wi | 54403
715.355.REVI(7384)
www.revi-design.com



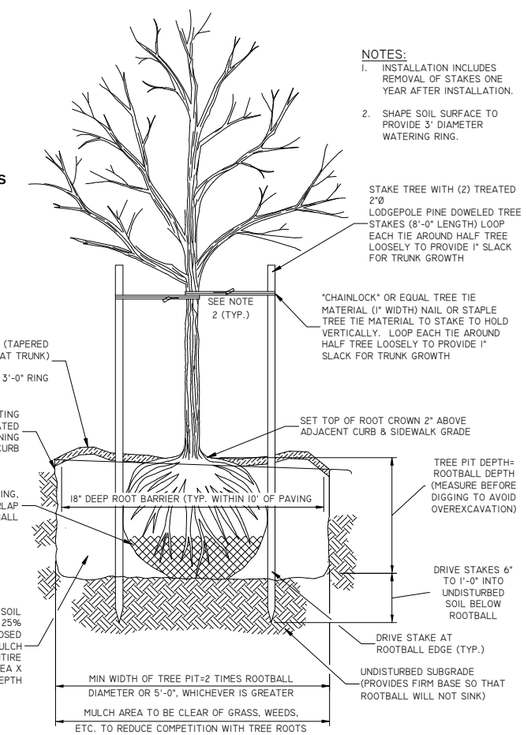
1 / 400 SHRUB PLANTING DETAIL
NTS

LABELED TURF AREAS TO BE:

Sunny/Shade Seed Mixture
30% Bonaire Kentucky Bluegrass
20% Intrigue Chewings Fescue
30% Boreal Creeping Red Fescue
20% Evening Shade Perennial Ryegrass
Seeding rate: 5-6 lbs. per 1,000 sq. ft.



2 / 400 EVERGREEN PLANTING DETAIL
NTS



3 / 400 DECIDUOUS TREE PLANTING DETAIL
NTS

REI Engineering, INC.
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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: DS | DATE: 11/15/2019

LANDSCAPING PLAN
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 400

DRAWING FILE: P:\5800-5899\5897E-CULVERS\INCOMING\080320\5897E-DESIGN-LS-080320.DWG LAYOUT: 400
PLOTTED: AUG 03, 2020 - 4:38PM PLOTTED BY: NATHANP

*BUILDING FOUNDATIONS
(122 PTS REQ'D - 135 PTS SHOWN)

*DEVELOPED LOTS
(43 PTS REQ'D - 0 PTS SHOWN)

*STREET FRONTAGE
(166 PTS REQ'D - 261 PTS SHOWN)

*PAVED AREA
(260 PTS REQ'D - 273 PTS SHOWN)

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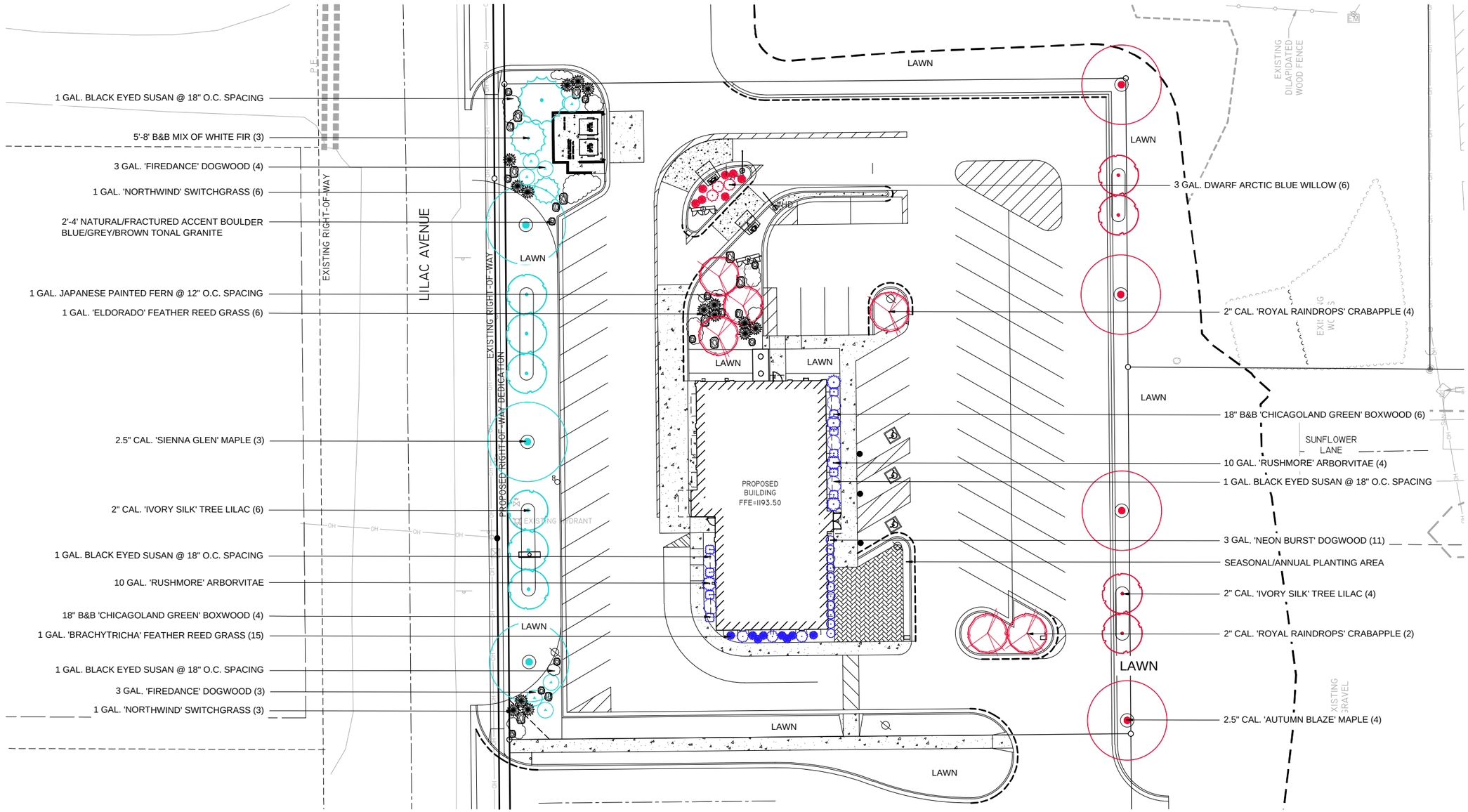

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

N

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: DS	DATE: 11/15/2019

LANDSCAPING PLAN
CULVER'S RESTAURANT
4703 LILAC AVENUE
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 401

DRAWING FILE: P:\5800-58991\5897E-CULVERS\INCOMING\080320\5897E-DESIGN-LS-080320.DWG LAYOUT: 401
PLOTTED: AUG 03, 2020 - 4:38PM PLOTTED BY: NATHANP

TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WI
PRECISE IMPLEMENTATION PLAN PERMIT #2020-012

This CONDITIONAL USE PERMIT is issued as of 18th day of August, 2020, by the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN to GRAY'S RIB MOUNTAIN, LLC., a Wisconsin registered limited liability company, 10202 Park Plaza, Rothschild, WI 54474.

WHEREAS, GRAY'S RIB MOUNTAIN, LLC., is the owner of the property described below in the TOWN OF RIB MOUNTAIN, intends to construct a building for IN-VEHICLE SALES OR SERVICE. The said property upon which said activity is to take place is more particularly described as follows:

> Lot 1 of Certified Survey Map number 18499 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 91, Page 130 of Surveys (Document #179370); located in part northwest ¼ of the northwest ¼ of Section 14 T28N R7E, Town of Rib Mountain, Marathon County, Wisconsin; more commonly known as 152440 Valley Inn Way.

WHEREAS, the property described above is in the UDD UNIFIED DEVELOPMENT DISTRICT base zoning district of the TOWN OF RIB MOUNTAIN, which permits the use of a IN-VEHICLE SALES OR SERVICE related use in said zoning district through PRECISE IMPLEMENTATION PLAN approval; and

WHEREAS, GRAY'S RIB MOUNTAIN, LLC. has requested a PRECISE IMPLEMENTATION PLAN permit for the property, Section 17.233 Unified Development District Procedures, so as to allow the use of a IN-VEHICLE SALES OR SERVICE on said premise; and

WHEREAS, a petition for a PRECISE IMPLEMENTATION PLAN permit having been duly filed with the Town Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Town professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held August 12, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a PRECISE IMPLEMENTATION PLAN permit, as set forth in the Town Ordinance, including Section 17.233(6), recommend approval of said application in writing to the BOARD OF SUPERVISORS.

WHEREAS, upon the discontinuance of the use of a IN-VEHICLE SALES OR SERVICE on said premise for a period exceeding 365 days, the issuance of this permit shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period.

WHEREAS, all requirements of the approved PRECISE IMPLEMENTATION PLAN permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this permit herein.

NOW, THEREFORE, BE IT RESOLVED, the BOARD OF SUPERVISORS of the TOWN OF RIB MOUNTAIN, in Marathon County, Wisconsin, here by grant GRAY'S RIB MOUNTAIN, LLC. a PRECISIE IMPELEMENTATION PLAN permit for the property described above, for the use of a IN-VEHICLE SALES OR SERVICE as defined in Section 17.056(4)(f) of the Town Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. Construction shall be in accordance with the performance standards depicted on the Site Plan and Performance Standards listed in Chapter 17 of the Rib Mountain Municipal Code;
2. Any future additions, modifications or changes in said site plan and/or building plan, beyond those described in, on and within the boundary depicted on the Site Plan, or those depicted on the Architectural Specifications shall be approved by the Plan Commission and Town Board of Supervisors through the modification process of the precise implementation plan, as described in Section 17.233, in advance of any construction or modification;
3. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or

exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and

5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

Violation of any of the terms, provisions or conditions of this PRECISE IMPLEMENTATION PLAN permit may, pursuant to the Ordinances of the TOWN OF RIB MOUNTAIN, result in termination of the rights and privileges granted herein

Dated this 18th day of August 2020

TOWN OF RIB MOUNTAIN BOARD OF SURPERVISORS

By: _____

Allen Opall, its Chair

ATTEST:

_____

Jared Wehner, Zoning Administrator

PROPERTY OWNER/DEVELOPER

By: _____

Charles C Gray, its Agent

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

Personally, came before this _____ day of August 2020, the above-named Allen Opall, Chair, and Jared Wehner, Zoning Administrator and Charles C. Gray, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____

Notary Public

My Commission expires on _____.

DRAFT

THIS INSTRUMENT DRAFTED BY:
Jared M. Wehner, Zoning Administrator
Community Development, Town of Rib Mountain
227800 Snowbird Avenue, Wausau, WI 54401

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

July 29, 2020

Town of Rib Mountain
Director of Community Development
Attn: Mr. Jared Wehner
3700 North Mountain Road
Wausau, WI 54401

Subject:

Submittal of Culvers Proposed Amendment to the Precise Implementation Plan, 225577 Lilac Avenue

Dear Jared:

The Culvers team is interested in amending the Precise Implementation Plan to include a double drive-thru lane opposed to the single drive-thru lane which was approved at the October 1, 2019 Town Board meeting. The market conditions have changed since the 2019 approval placing a greater demand on drive-thru services causing the need to expand to the double drive-thru lane. The team is also interested in placing a roof over a portion of the refuse enclosure for storage of seasonal items.

Please accept the included materials for review and approval at the August 12, 2020 Planning Commission meeting and the August 18, 2020 Town Board meeting. Within this submittal you will find:

- Application for Site Plan Review on behalf of Gray's Rib Mountain, LLC
- $250 review fee
- Site plans depicting double drive-thru proposed improvements
- Architectural plans depicting refuse enclosure partial roof
- Landscape plan updating the plantings in the subject drive-thru area
- Renderings/photos of drive-thru menu board and speaker canopy

If you have questions, or need any more information, please contact us. Thank you in advance for your assistance with this matter.

Sincerely,
REI Engineering, Inc.

Tom Radenz

Tom Radenz, PLS

Enclosures

Cc Liz Moens, Gray's Rib Mountain, LLC, 8106 Southridge Drive, Rothschild, WI 54474

© REI Engineering Inc.

TOWN OF RIB MOUNTAIN

Application for Site Plan or Special Use Review / Approval

PETITIONER: Same As Owner

MAILING ADDRESS:

TELEPHONE NUMBER:

* [signature] 7/28/20

SIGNATURE DATE

PROPERTY OWNER: * Gray's Rib Mountain, LLC

MAILING ADDRESS: 8106 Southridge Dr. Rosholt, WI 54474

TELEPHONE NUMBER: 715-581-2951

SIGNATURE DATE

* The applicant should be aware that all applications forwarded to any of our engineering / planning consultants may incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

FILL IN ALL DATA LISTED BELOW OR PROVIDE EXPLANATION:

1. **STREET ADDRESS OF PARCEL:** 225577 4703 Lilac Ave
2. **PRESENT PARCEL NUMBER:** 068-2807-142-0960
3. **WRITTEN DESCRIPTION** of the intended use including:

✓ a) the existing zoning district: ..... (UC)

✓ b) The land use plan map designations: ..... (Commercial)

✓ c) A Natural Resources Site Evaluation Worksheet: ..... (N/A Residential)

✓ d) The current land uses for the subject property: ..... (Primarily Commercial)

✓ e) The proposed land uses for the subject property: ..... (Commercial - Restaurant)

✓ f) IF RESIDENTIAL: The proposed number of

1). Residents: ..... (N/A)

2) Dwelling units: ..... (N/A)

3) Site density (units per acre) ..... (N/A)

✓ g) The proposed amount of:

1) Employees: ..... (18)
2) Daily customers: ..... (1000-2,000)
3) Floor area: ..... (4,300 sq. ft.)
4) Floor area ratio: ..... (75%)
5) Landscape surface area: ..... (11,900)
6) Landscape area ratio: ..... (21%)
7) Impervious surface area ..... (47,766)
8) Impervious surface area ratio: ..... (79%)
9) Average building height ..... (19')
10) Maximum building height ..... (23')

✓ h) Any operational considerations relating to:

1) Hours of operation 10:00 A.M. — 10:00 P.M.
2) Projected normal peak water usage
3) Sanitary sewer or septic loadings
4) Traffic generation Addition of a Second Drive-Thru Lane to Accommodate Anticipated Drive-Thru Service Increase.

Stmt i) Operations considerations relating to potential nuisance creation including street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, Electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waster materials, drainage and hazardous materials. If no such nuisances will be created, sign the following statement:

"The proposed development shall comply with all requirements of Subchapter 17-IX."

Signature

N/A j) Describe exterior building and fencing materials;

N/A k) Possible future expansion and related implications for a-j above;

See Attached l) Any other information pertinent to adequate understanding by the P.C. of the intended use and its relation to nearby properties.

4. **A SMALL LOCATION MAP** at 11"x17" showing the subject property and its relationship to the nearest street intersection.

5. **A PROPERTY SITE PLAN** drawing (and reduction at 11"x17") which includes:

✓ a) A title block showing the name, address and telephone number(s) of the current property owner and/or agent(s), (developer, architect, engineer, planner) for the project.

✓ b) The date of the original plan and the latest date of revision to the plan;

✓ c) A north arrow and graphic scale (not smaller than 1"=100');

✓ d) A legal description of the property: Lot 1, CSM #18429, Vol. 91 Pg 120 Doc. # 1792705

✓ e) All property lines and existing and proposed right-of-way lines with bearings and dimensions;

✓ f) All existing and proposed easements and dimensions showing ownership purpose.

✓ g) All required building setback lines;

✓ h) All existing and proposed buildings, structures and paved areas, including building entrances, walks , drives, decks, patios, fences, utility poles, drainage facilities and walls ;

Same i) the location and dimension of all access points onto public streets;

✓ j) The location and dimension of all on-site parking (and off-site parking provisions), including a summary of the number of parking stalls provided versus required by the zoning ordinance:

Parking Required:
- Employees _____
- Patrons 1 space for 3 seats - 104 seats
- (#) Spaces _____ sq. ft. = 35
- Students _____
- Residents _____
- Other _____

Parking provided:
- Employees _____
- Patrons _____
- (#) Spaces _____ sq. ft.: = 59
- Students _____
- Residents _____
- Other _____

Note: "Same" means the same as previously approved.

Same k) The location and dimension of all loading and service areas and dimensions;

_____ l) The location of all outdoor storage areas and design of screening devices;

_____ m) The location, type, height, size and lighting of all signage; Only change is menu boards and speaker locations.

_____ n) The location, height, design, type, illumination power and orientation of all exterior lighting, including the demonstration of compliance with Section 17.177;

1.) Provide an illustration plot plan; _____

2.) Does illumination fall between 0.4 – 0.5-foot candles at the proper lines? _____

3.) Are all fixtures cut off type? _____

If not, explain _____

✓ o) The location and type of any permanently protected green space areas;

Same p) The location of existing and proposed drainage facilities;

✓ q) Does 2-year post-development exceed 2-year pre-development? No
Does 10-year post-development exceed 10-year pre-development? No
Does 25-year post-development exceed 10-year pre-development? No

6. **A DETAILED LANDSCAPING PLAN** of the subject property at the same scale as the main plan and reductions at 11'x17', showing all required areas and landscaping points for meeting the requirements of Subchapter 17-VII. List the landscaping provided, with points on the landscape plan.

LANDSCAPE CALCULATIONS; See Attached Animas Landscape Plan

POINTS REQUIRED:

a) Lineal feet of bldg. Fnd. x points per 100 L.F. required = _____.

b) Gross square feet of floor area x #_____ points per 1000 Sq. Ft. = _____

c) Lineal feet of street frontage x #_____ points per 100 L.F. required = _____

d) 1) Gross square feet of paved areas (per 10,000 sq. ft.) x # _____ points required (per 10,000 sq. ft.) = _____.

2) Parking stalls provided ÷20# = _____, X # _____ points required = _____.

Provide landscaping per the greater number of points in d. #1 _____, or d. #2 _____.

POINTS PROVIDED:

a) Lineal feet of building fnd. X points + _____.
b) Gross square feet of floor area points per 1000 S.F. = _____.
c) Lineal feet of Street Frontage points + _____.

Provide landscaping per the greater number of points in d. #1 _____,
or d. #2 _____.
Points provided as screening in paved/parking area points = _____.

7. **A GRADING AND EROSION CONTROL PLAN** at the same scale as the main plan and reduction at 11"x17" showing existing and proposed grades, including retention walls and related devices and erosion control measures.

8. **ELEVATION DRAWINGS** of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment depicting exterior materials, texture, color and overall appearance.

Same as Previously Approved.

FOR OFFICE USE ONLY

9. **ZONING ADMINISTRATOR REVIEW:**

Complies with site plan review checklist: _____ Yes _____ No _____ Phased

List items missing from checklist: _____

10. OVERLAY DISTRICTS:

Wetlands? _____; Lakeshore? _____; Drainage way? _____;

Woodland? _____; Steep Slope? _____; Recharge Area? _____;

11. STORM SEWER DISTRICT CONCERNS?

_____

_____

12. OTHER POTENTIAL CONCERNS:

_____

_____

13. RECOMMENDATION: _____ APPROVAL _____
CONDITIONAL APPROVAL _____ DENIAL: _____

_____

_____

Date received: _____ Reviewed by: _____

Amount received: _____ Date reviewed: _____

Notice to adjacent property owners: _____

Date scheduled for Plan Commission: _____

This SITE PLAN map for _____ was approved/denied by the Rib Mountain Planning & Zoning Commission at a meeting held _____, subject to the following conditions:

_____

_____

_____

Copied to: Town Engineer
Town Administrator
Town Streets & Parks Superintendent

AGREEMENT FOR PAYMENT OF CONSULTING SERVICES
RELATING TO ZONING APPLICATION

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the4 Applicant from the Town of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned, as Applicant, hereby agrees as follows:

A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.

B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.

C. Failure of the Applicant to make payment for the services provided to the Town due to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN
I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.

* _____
Applicant

7/28/20
Date

130
Culver's
Speaker Canopy
Menu Board
PLACE
ORDER
HERE

SECURITY FEATURES INCLUDE REDEWATERMARK PAPER, REAL SENSITIVE CONTAVEEOIL, HOLOGRAM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

REI Engineering, Inc.
4080 N. 20th Avenue
Wausau, WI 54401
715-675-9784
REIengineering.com

IncredibleBank
79-1174
0759

SECURED BY EZSHIELD

082089

DATE
7/27/2020

PAY Two Hundred Fifty and 00/100 Dollars

AMOUNT
250.00

TO THE ORDER OF
Town of Rib Mountain
227800 Snowbird Avenue
Wausau, WI 54401-5828

SECURE

MP
AUTHORIZED SIGNATURE
VOID AFTER 90 DAYS

⑈082089⑈ ⑆075911742⑆ ⑈0078524 5⑈

REI Engineering, Inc.

082089

Check Date: 7/27/2020

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Review Fees	7/27/2020	000000024584	250.00			250.00
Town of Rib Mountain		TOTAL	250.00			250.00
IncredibleBank	1	RIBMTNTOWN				

TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, August 12, 2020
ITEM:	Docket #2020-013: Discussion and recommendation on a requested Conditional Use Permit for an unclassified use (temporary outdoor assembly/special event) at the southwest corner of the intersection of Trillium Lane and Clover Road.
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Matt Szmanda, 227071 Hummingbird Road, Wausau, WI 54401
OWNER:	Paul W. Szmanda, 227071 Hummingbird Road, Wausau, WI 54401
PROPERTY ADDRESS:	~30-acre parcel north of the intersection of Trillium Lane and Clover Road
PIN/PARCEL #:	068-2807-221-0956 and 068-2807-224-0989
ZONING:	ER-1 Residential Estate
ADJACENT ZONING:	**NORTH:** SR-3 **SOUTH:** ER-1 **EAST:** ER-1 **WEST:** ER-1
FUTURE LAND USE:	Suburban Neighborhood

BACKGROUND

The applicant is proposing a small 2-day "micro" festival on idle land on the southeast corner of the intersection of Clover Road and Trillium Lane. There will be onsite parking in the field as well as a stage for live music. This year there is no proposed overnight camping. The event would end at 11:00 PM with live music ending at 10:00 PM on Friday and ending on 12:00 AM Sunday (Midnight) with live music ending at 10:30 on Saturday. Beer would be served by the Lion's Club. Attendees are expected to stay with those they have arrived with in the same vehicle and not leave the area roped off for the parking of their vehicle. Think of it as a drive-in concert. That applicant has been working with the Marathon County Health Department to ensure all social distance guidelines are being followed.

PREVIOUS ACTIONS:	None.
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Conditional Use Determination Report, Draft CUP Approval, Zoning Map, Proposed Site Plan, Operational Plan and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION:	Approve option A on the Determination Report.
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 8/18 [Staff]

OFFICE USE – DO NOT PUBLISH IN PAPER

1ST NOTICE DATE: **Wednesday, July 29th, 2020**
2ND NOTICE DATE: **Wednesday, August 5th, 2020**

HEARING DATE: Wednesday, August 12th, 2020

TOWN OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, the 12th day of August, 2020,** at 6:00 P.M. to hear and consider the request of:

Mark Thuot, owner, request a conditional use approval for construction of private residential garage area in excess of 1,000 square feet of gross floor area in a residential zoning district at the property located north of intersection of County Road NN and Spring Creek Drive; per Rib Mountain Municipal Code Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed.

Fore Rib Mountain, LLC., owner, requests Precise Implementation Plan approval for retail development on the northeast corner of the intersection of Valley Inn Way and Rib Mountain Drive, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Tom Radenz, REI Engineering, Inc, agent of property owner, requests a modification of Precise Implementation Plan approval for retail development on the property east of the intersection of Valley Inn Way and Lilac Avenue, per Rib Mountain Municipal Code Section 17.233 – Unified Development District Procedures.

Paul W. Szmanda, request a conditional use approval for a temporary outdoor assembly/special event at the property southwest of the intersection of Trillium Lane and Clover Road, per Rib Mountain Municipal Code Section 17.056(9)(e) – Unclassified Uses.

DATED this 27th day of July, 2020

Jared Wehner, Director of Community Development

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

CONDITIONAL USE PERMIT DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator		
DOCKET NO.	2020-010	**HEARING DATE:**	August 12, 2020
APPLICANT:	Matt Szmanda, 227071 Hummingbird Road, Wausau, WI 54401		
OWNER:	Paul W. Szmanda, 227071 Hummingbird Road, Wausau, WI 54401		
LOCATION:	Southeast corner of the intersection of Trillium Lane and Clover Road		
DESCRIPTION:	A "micro" 2-day music festival (Outdoor assembly/special event) to be held on September 18th and the 19th.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.225 Conditional Use Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

ZONING:	**ER-1 Estate Residential**
DEFINITION: 17.035(2)(E)	This district is intended to permit development which has a low density, estate community character. Like the case for the Countryside Residential (CR-5ac) District, the land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Estate Residential (ER-1) District shall serve as a designation which preserves and protects the estate community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of one dwelling unit per 40,000 square feet of lot area. Rationale: This district is used to provide for the permanent protection of a low density residential area for those who want to live in an estate environment and who retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the Estate Residential (ER-1) District designation is retained, regardless of how much development occurs within that area.
LAND USE:	**Temporary, Unclassified Use**
DEFINITION SECTION: 17.056(9)(E)	In case of a question as to the classification of a proposed use, the question may be submitted to the Planning Commission for consideration as a conditional use. Uses already classified in any district are not eligible for a determination. The Planning Commission shall consider the impacts of the proposed temporary use, and specify the permitted length of time for any approvals recommended.

REVIEW OF PERFORMANCE STANDARDS

None

DETERMINATION / FINDING OF FACT

1. How is the proposed conditional use permit (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

   This event is intended to be a community event and open to the general public.

2. How is the proposed conditional use permit (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?

   This location within the town is relatively close to the highway and in in an area that is a lower density residential neighborhood.

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

   Albeit temporary, there could be unintended noise that may travel north to a denser residential neighborhood. Public health is a concern due to the COVID-19 pandemic.

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

   There would not be any long-term impacts on the surrounding neighborhood, nor would it have any cause on development.

5. Is the proposed conditional use permit 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?

   No impact on public infrastructure facilities.

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

   TBD.

BACKGROUND INFORMATION

The applicant is proposing a small 2-day "micro" festival on idle land on the southeast corner of the intersection of Clover Road and Trillium Lane. There will be onsite parking in the field as well as a stage for live music. This year there is no proposed overnight camping. The event would end at 11:00 PM with live music ending at 10:00 PM on Friday and ending on 12:00 AM Sunday (Midnight) with live music ending at 10:30 on Saturday. Beer would be served by the Lion's Club. Attendees are expected to stay with those they have arrived with in the same vehicle and not leave the area roped off for the parking of their vehicle. Think of it as a drive-in concert. That applicant has been working with the Marathon County Health Department to ensure all social distance guidelines are being followed.

CURRENT PROPERTY CONDITIONS

The property is just under 30 acres. The norther parcel is idle and the southern parcel has a single-family home.

STAFF COMMENTS

Staff is concerned with the spread of COVID-19 during the pandemic; however the restrictions to staying with the people you are attending with and staying with your vehicle should help to limit the contact with others who are attending.

POSSIBLE ACTIONS TO BE TAKEN

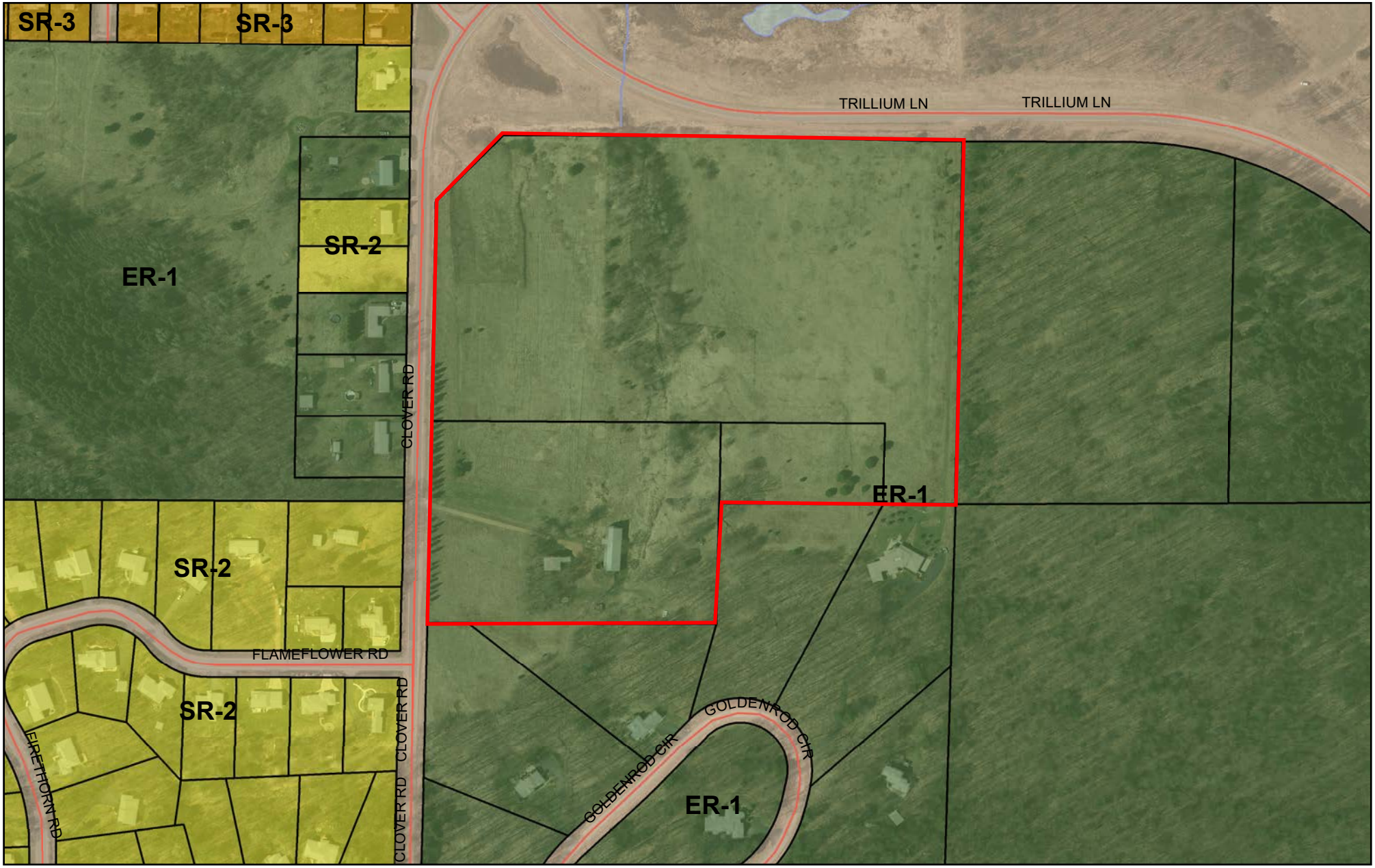
RECOMMEND APPROVAL: Plan Commission recommends the Board of Supervisors approves the application for a conditional use allowing for the temporary use of outdoor assembly/special event (unclassified use), with the following conditions:

1. Operation of the event shall be in accordance with the operational plan, attached as 'Exhibit A';
2. Plumbing fixtures shall be limited to hose bibs, sinks and toilets. Showers or shower-like fixtures shall be prohibited.
3. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
4. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends the Board of Supervisors approves the application for a precise implementation allowing for the temporary use of outdoor assembly/special event (unclassified use) with modifications to the conditions, as discussed.

DEFER ACTION: Defer action on the conditional use based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for a precise implementation plan shall be forwarded to the Town Board without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends the Board of Supervisors deny the application for conditional use permit based on substantial evidence (or lack thereof) provided at the public hearing.



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

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

Map Printed: 8/4/2020

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential
- NC Neighborhood Commercial
- OR Outdoor Recreation
- RA-1 Rural Agricultural
- RA-2 Rural Agricultural
- ROW
- RR Rural Residential
- SC Suburban Commercial
- SI Suburban Industrial
- SO Suburban Office
- SR-2 Suburban Residential
- SR-3 Suburban Residential
- UC Urban Commercial
- UDD Unified Development
- UR-8 Urban Residential

Labels

- Building Outline
- Road Centerline
- Water Feature
- Water Feature

0 210 420
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 Accurracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadastral Parcel Layer. For planing purposes only.

OPERATIONS PLAN

TABLE OF CONTENTS

Event Overview & Objectives.....Page 2

Contact Information.....Page 3

Overview Map.....Page 4

Run-Of-Show.....Page 5

Event Operations.....Page 6-7

Parking.....Page 7

F&B.....Page 8

Health & Safety Procedures.....Page 9-13

Social Distancing.....Page 9

Advanced Screening Procedures.....Page 9-11

Protective guidelines.....Page 12

Self-reporting and Contact Tracing.....Page 12-13

Cleaning Procedures.....Page 13

Medical & Communication Plan.....Page 14

The following is an Operations Plan for Wild Woods Festival hosted out of the Folk Farm on 223272 Clover Road, Wausau WI 54401: Friday, September 18th through Sunday, September 20th, 2020.

EVENT OVERVIEW & OBJECTIVES

Wild Woods is a paid to attend **drive-in bluegrass music festival** bringing people together to share their passion for all things harvest and lore. The music programming will be presented by Wild Woods. Music talent, food, liquor, and vendors are all midwest sourced.

Wild Woods is aware of the impact COVID-19 has had on the health and safety of people. We acknowledge the action plans implemented by The Federal, state, and local governments to fight the spread of COVID-19 and its long lasting impact on the local communities.

Set forth herein is a detailed, comprehensive operations plan for Wild Woods 2020. The Objective of this plan is to provide a safe and responsible environment for all event staff, event patrons, and event vendors.

With your support, Wild Woods plans to set the standard for responsible event management, which in turn will support a sector of our economy that has been hugely impacted by COVID-19.

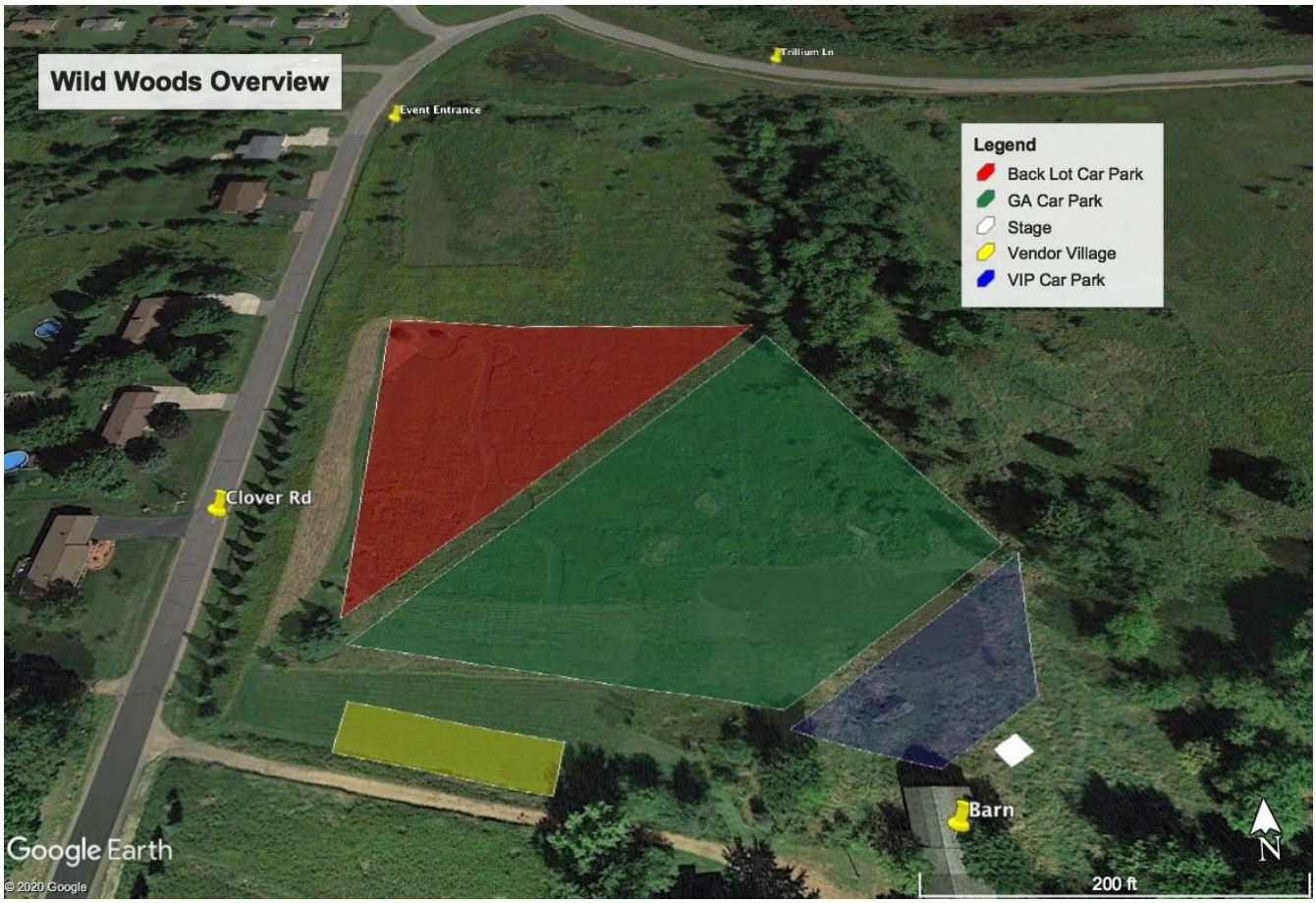
We sincerely appreciate the opportunity to present this plan to you and welcome any questions and feedback.

CONTACT INFORMATION

Mountain Fret Works		
Matt Szmanda	matt@fieldathletic.com	715-432-3290
Alena Han	alena@fieldathletic.com	810-300-6896
David Wells	David@szmandadental.com	715-574-6969

Suppliers		
Stage Rental	Ben Assef	Northern Sun Productions
Port Rental		Green Valley Septic
Alcohol License	Randy Thurs	Rib Mountain Lions Club

OVERVIEW MAP



EVENT ROS

Friday	4:00 PM	Doors Open
	5:00pm-6:00pm	Feed The Dog
	30min	Stage cleaning & switch over
	6:30pm-7:30pm	Horseshoe and Handgrenades
	30min	Stage cleaning & switch over
	8:00pm-10:00pm	Trampled By Turtles
	11:00 PM	Lights out
Saturday	11:00 AM	Doors Open
	5:00pm-6:00pm	Billy Bronsted and the Lute
	30min	Stage cleaning & switch over
	6:30pm-8:00pm	Charlie Parr
	30min	Stage cleaning & switch over
	8:30pm-10:30pm	Horseshoe and Handgrenades
	12:00 PM	Lights out

BANDS

Feed The Dog

- 60 minute set, on main stage (5:00pm-6:00pm)

Horseshoes & Handgrenades

- 90 minute set, on main stage (6:30pm-7:30pm)

Trampled By Turtles

- 120 minute set, on main stage (8pm-10pm)

Billy Bronsted

- 60 minute set, on the main stage (5:00pm-6:00pm)

Charlie Parr

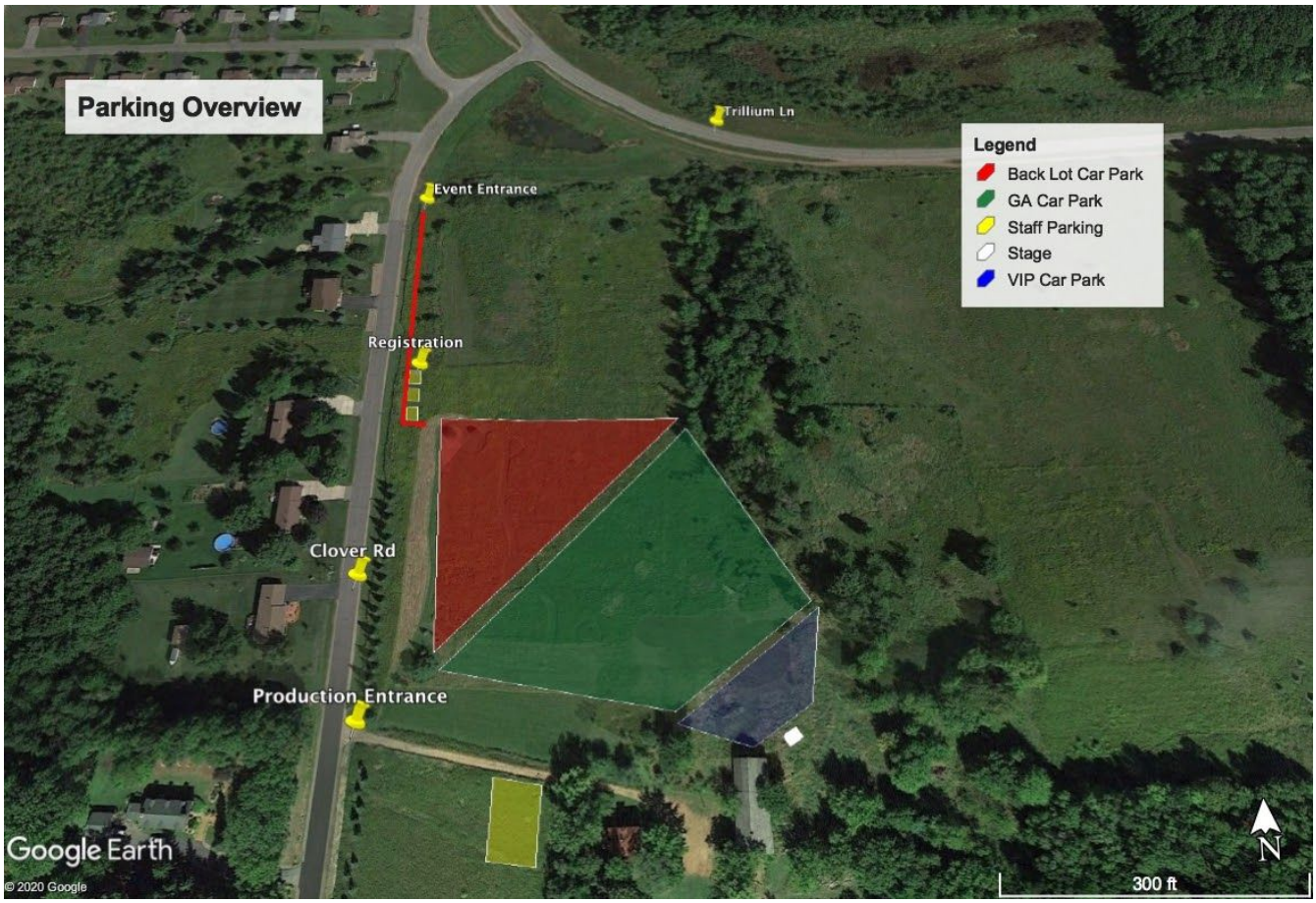
- 90 minute set, on the main stage (6:30pm-7:30pm)

Horseshoes and Handgrenades

- 120 minute set, on the main stage (8pm-10pm)

EVENT OPERATIONS

Drive-In Parking Overview



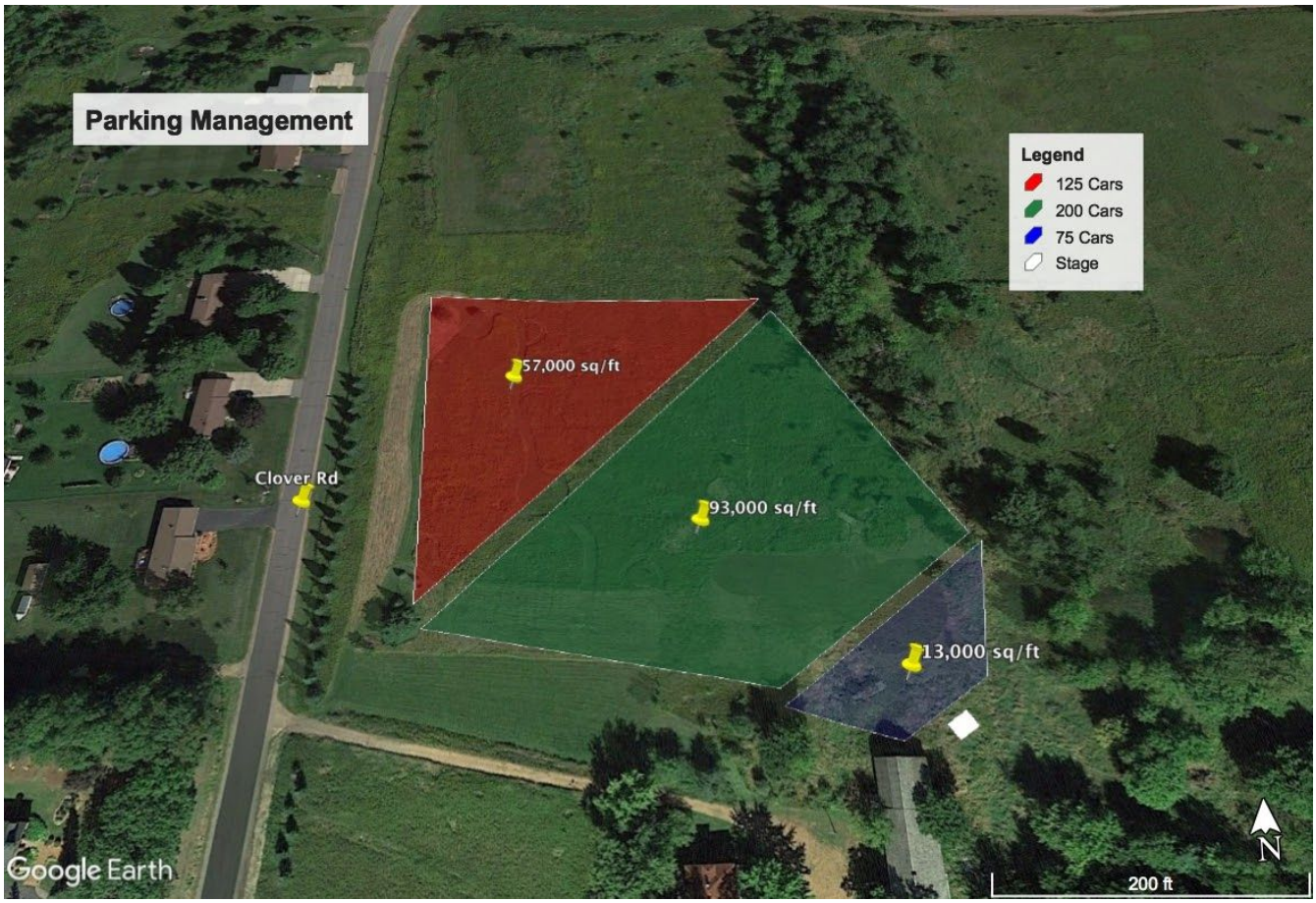
Parking is to be broken up into three different areas. VIP, GA, and Back Lot Parking. **There will be 5 attendants working VIP, 10 attendants working the GA parking, and 10 attendants working the Back Lot. There will be two security guards per parking section.**

ADA Handicap parking will take place in the VIP lot.

Vendors, Production, and Artists will enter the property to the West by way of Clover Rd. Patrons will enter the property to the North by way of Clover Rd. There will be no parking on Clover Rd.

We do request the use of Trillium Ln as a turn around to control the bottle-neck of cars into the venue. This will give us the ability to limit the slowdown on Clover Rd. We are also using multiple registration tents to limit back-up.

Parking Management



Once patrons have entered the venue, they will be greeted at registration - from there a parking attendant will direct them to their respective area.

Aside from the attendants and security listed above, each car park will be sectioned off with rope to limit patrons from wandering away from their vehicle. The vehicle will act as a tether, keeping patrons in their area.

The Back Lot is to hold 125 vehicles, the GA lot to hold 200 vehicles, and the VIP lot to hold 75 vehicles for a total of 400 cars.

There are driving lanes between each row of vehicles to leave space for early exit.

FOOD & BEVERAGE

Food & Beverage will take place in the Vendor Village, shown above. Food will be catered in by a local catering company, or sold by a food truck. The venue itself will have no food for sale. Beer and Wine is to be served by The Rib Mountain Lions club - they will hold the Class B picnic liquor license for the weekend event. **There will be 20 standard and 3 ADA portos placed throughout The Parking Village**.

Beer and Wine is to be sold and served by the Lions Club in three locations highlighted in the map above (Beverage Tent). The first bev tent is located in the vendor village. The second bev tent is located between VIP and GA park. The final bev tent is located between GA and the Backlot. All three of these locations will be serving Beer and Wine.

Each food vendor will have delivery available to reduce lines and patron traffic.

The Marathon County Health Department will be receiving a list of vendors prior to the event to ensure proper mobile food permitting is in place.

HEALTH AND SAFETY

Social Distancing

All event personnel involved with Wild Woods will be required to comply with all social distancing guidelines in effect at the time of the event. The social distancing guidelines implemented will be at the very minimum as restrictive as those required by Federal, state and local regulations and guidelines. Only limited exceptions will be made where required for critical operations - for example, when the artists are performing onstage they will not be required to wear masks, or when patrons are eating or drinking.

Social distancing guidelines will be implemented throughout the Event Footprint, as further detailed in the Event Operations section, including but not limited to:

- Artists and their guests will be provided a green room that is separate from other Artists and their guests
- The staging, production, and movement of their personnel have been purposefully designed to address social distancing protocols
- Social distancing markers will be present in various places throughout The Vendor Village, The main stage area, and throughout the entire venue where lines will form. All staff and patrons will be required to comply with those markers unless impractical for critical event operations.
- Social distancing will be enforced amongst the crowd. Spaces will be sectioned off for groups to decrease interaction between different parties. This is outlined further in the Crowd Management section of the Operations Plan.
- Picnic tables/ dining tables will be rearranged within the Vendor Village to further social distancing plans
- Folk Farm security will be present to enforce the social distancing rules and utilizing personal protective equipment at all times

Advanced Screening Procedures

All Wild Woods Personnel, and all patrons in attendance will be subject to the following screening procedures at registration. The screening process will be implemented by event staff - under the guidance of our onsite medical professional. Event Staff may implement the below procedures as often and as frequent as it determines. If consent to the screening is not provided, the event staff will not permit the applicable person to attend the Wild Woods Event.

Temperature Screening

All Personnel in attendance will have their temperatures taken for the initial entry, and every re-entry after. If such person has a temperature at or greater than 100.4 degrees Fahrenheit, the person will not be permitted to enter the Event or remain on premises.

Patron Questionnaire

All personnel and all patrons will be asked a series of questions prior to entry into the Event, including (a) whether the person has recently traveled internationally within the last 3 weeks or domestically to any areas with high reported levels of COVID-19; (b) whether the person has had known, prolonged contact (with-in the last 2 weeks) with a confirmed carrier of COVID-19 or a person who has been ill due to COVID-19; and whether the person lives in the same home or quarters with another person who is suspected, or confirmed, to have contracted COVID-19.

Event Staff will be asked to go through a more in depth questioning process prior to entry into the Event, with questions including; (a) whether the person has, in the prior three weeks, experienced any fevers, coughing, sneezing, headache, body aches, fatigue, shortness of breath, unexplained nausea, vomiting and/or diarrhea, and (b) whether the person has experienced a sudden loss of taste or smell.

Protective Guidelines and Self-Reporting Procedures

Event Staff and event patrons will be instructed to review the World Health Organization (WHO) and United States Centers for Disease Control and Prevention (CDC) information and guidelines in advance of the Event. The Guidelines include the following:

- The most common symptoms of COVID -19 are fever, tiredness, and dry cough. Some patients may have aches and pains, nasal congestion, runny nose, sore throat or diarrhea. Other Reported symptoms include the sudden loss of taste or smell. These symptoms are usually mild and begin gradually. Some people become Infected but do not develop any symptoms and don't feel unwell.

- COVID- 19 is thought to spread mainly from persons to -person:
  - Between people who are in close contact with one another (within about 6 feet)
  - Through respiratory droplets produced when an infected person coughs, sneezes or talks
  - These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs. The droplets may also land on objects and surfaces around a person
  - Studies have suggested that COVID - 19 can be spread by people who are not showing symptoms (asymptomatic)
  - To reduce your chances of being infected or spreading COVID-19 you should:
    - Clean your hands often

        - Wash your hands often with soap and water for at least 20 seconds, especially after you have been in a public place or after blowing your nose, coughing or sneezing
        - If Soap and water are not readily available, usea hand sanitizer that contains at least 60 % alcohol. Cover all surfaces of your hands and rub them together until they feel dry
        - Avoid touching your eyes, nose and mouth with unwashed hands
    - Practice social distancing
        - Avoid close contact with people who are sick
        - Stay home as much as possible and comply with federal, state and local orders
        - Put distance at least 6 feet) between yourself and other people, especially those who are at higher risk of getting sick
        - Don't Gather in large crowded groups
        - Avoid mass gatherings
    - Cover Your Mouth and nose with a cloth face cover when around others
        - Everyone should wear a cloth face cover when they have to go out in public, for example to the grocery store or topickup other necessities
        - The cloth face cover is meant to protect other people in case you are infected
        - Cloth face coverings should be routinely washed depending on frequency of use
        - Continue To Keep at least 6 feet between yourself and others. The Cloth face cover is not a substitute for social distancing
    - Cover Your Coughs And Sneezes
        - If you are in a private setting and do not have on your face cloth covering, remember to always cover your mouthandnosewith a tissue wanyou cough or sneeze or usetheinsideo your elbow
        - Throw used tissues in the trash
        - Immediately wash your hands
    - Clean and disinfect
        - Clean and disinfect frequently touched surfaces daily. This includes tables, door knobs, light switches, countertops, handles, desks, phones, keyboards, toilets, faucets and sinks
        - If surfaces are dirty, clean them
        - Most EPA-registered household disinfectants will work

Keep up to date on the latest COVID -19 hotspots (cities or local areas where COVID - 19 is spreading widely). If possible, avoid traveling to places - especially if you are an older person or have diabetes, heart or lung disease.

If you are in or recently visited in the last two weeks areas where COVID - 19 is spreading, in addition to following the protection measures outlined above:

- Self-isolate by staying at home if you begin to feel unwell, even with mild symptoms such as headache, low grade fever(99.1°F) and slight runny nose, until you recover. If it is essential for you to have someone bring you supplies or to go out, e.g. to buy food, then wear a mask to avoid infecting other people.
- If you develop fever, cough and difficulty breathing, seek medical advice promptly as this may be due to a respiratory infection or other serious condition. Call in advance and tell your healthcare provider of any recent travel or contact with travelers.

The Event Staff will be responsible for posting the most recent CDC guidelines - to be printed and posted throughout the event site, announced through email, and posted at registration.

Protective Guidelines - Personal Protective Equipment

All personnel and event patrons of Wild Woods will be provided a bandanna to be used as personal protective equipment. The personal protective equipment will be provided on-site upon arrival at registration, and provided by Event Staff. All event patrons will be instructed to obtain their personal protective equipment at drive-in registration.

All personnel and vendors will be required to wear a face mask and gloves in connection with their job functions, unless it interferes with their necessary operations.

All event patrons will be required to wear a face mask while outside their vehicles. The only allowed circumstance will be while patrons are eating or drinking.

Additionally, personal protective equipment will be required to be used by event staff in connection with their travel to the venue. Personal protective equipment will also be used by local transportation vendors, in addition to other health and safety protocols, such as social distancing, and the screening process outlined above.

There may be limited circumstances in which face masks and gloves are not used by a specific person at the Event due to the impracticalities caused by a certain element thereof. For example, artists performing may not be using the personal protective equipment provided during their performance.

Self-Reporting and Contact Tracing Procedures

(1) Contact tracing

As part of online registration for the event we are given patrons contact information. At registration we are able to check-in this patron with a date and time of entrance. This information will be easily

accessible in an alphabetical database if there were a situation where we needed to recall patron check-in history. This attendee database will be submitted to Marathon Co Health Dept.

(2) Reporting Post-Event

All personnel and event patrons must comply with the following self reporting procedures if a positive test is discovered or symptoms of COVID-19 arise. If you are exhibiting any symptoms, or have been in contact with anyone exhibiting any symptoms, of COVID-19:

- You must immediately report your symptoms to a licensed physician and adhere to all advice provided by such licensed physician, including testing physician visits or self-quarantine
- You must immediately notify the email provided on the Wild Woods Festival webpage to self report for contact tracing procedures.

Event staff will have the full discretion to prohibit anyones attendance at Wild Woods Festival or require the patron to leave the location immediately if event staff determines that you pose a risk to yourself or others.

Cleaning Procedures

The event staff will be responsible for a coordinated cleaning and sanitization plan. The site plan will be cleaned and sanitized prior to the event each day and then throughout the day depending on zone. Some key elements of the cleaning and sanitization plan are noted below:

- **Wild Woods Event Staff has purchased 4 - Vector Fog c100+ Sanitizing units, used to sanitize warehouses, large offices, corridors, vehicles, and when used with DEW disinfectant it is 100% people and animal safe**
    - We plan to use the sanitizing unit during artist turnover, green room turn over, meal turnover, each night once venue is closed, and many other areas of the venue throughout the weekend
- **For the Wild Woods event, the entire stage surface (including audio) will be commercially sterilized between each artist, and each night before stage close**
- **The Vendor Village seating and eating surfaces will be sanitized and wiped down every 15 minutes or during customer turnover**
- The frequency of cleaning may be increased to cover lunch and dinner rush in Vendor Village
- All vendors and janitorial staff will wear face masks and gloves during cleaning
- **There will be hand sanitizer stations placed in various locations throughout Registration, Vendor Village, and The Main Stage - this information will be communicated to event personnel and event patrons**

MEDICAL & COMMUNICATION PLAN

MEDICAL RESPONSE PLAN

In the case of injury, medical transport will be contacted by phone. All injuries will be transported to the nearest appropriate Wausau Hospital or Urgent Care.

MCI OPERATIONS

In the event of a Mass Casualty Incident, personnel will function at the direction of the onsite Incident Commander if requested.

COMMUNICATION PLAN

Event Staff and Event Medical Lead will communicate on IComm 2 way radios throughout the event footprint. Wausau Hospital will be contacted directly through Event Operations and or through Wausau police dispatch.

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

General Instructions

APPLICANT:

Before filing your application for a hearing it is suggested that you meet with the Zoning Administrator to thoroughly discuss your proposal. You may then request to be placed on the Planning Commission Agenda for an informal discussion of your hearing intentions and the feasibility of your proposed action. Such a discussion will result in a better informed Commission and may save you the required hearing fee if it appears that the proposed action is unlikely to result in a favorable recommendation.

If you decide to pursue your request for a hearing on your proposed action please submit the completed application and the required fees. You will be expected to attend the Commission meeting and present your request.

This application is used for all public hearings, which may include: rezoning, code changes, conditional use approvals, etc. In addition, there may be other forms required to complete your application, such as site plan review – please ask.

BELOW FOR TOWN USE ONLY

( ) FEE: $ _____ PAID BY: _____

( ) RECEIPT # _____ RECEIVED BY: _____

( ) DOCKET # _____ ASSIGNED BY: _____

( ) HEARING DATE: _____ SCHEDULED BY: _____

( ) NOTICE OF HEARING: _____ DATE POSTED / MAILED: _____

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Matthew Szmanda

ADDRESS: 1809 N Mountain Rd CITY: Wausau ZIP: 54401

OFFICE PHONE: N/A CELL PHONE: 715-432-3290

PROPERTY OWNER:

NAME: Paul Szmanda

ADDRESS: 223272 Clover Rd CITY: Wausau ZIP: 54401

OFFICE PHONE: N/A CELL PHONE: 715-571-1552

SIGNATURE OF OWNER / APPLICANT: Paul Szmanda

REQUEST: We are requesting a conditional use approval for a 550 person mini festival September 18-20, 2020, at the property stated below. The proposal calls for a small vendors/ farmers market, a few concerts, and 15 camp sites. The hours of operation proposed are 4:00pm - 11:00pm Sept 18th, and 8:30am - 11:00pm Sept 19th, 2020

APPLICABLE ZONING CODE SECTION: ER-1

LOCATION:

PARCEL ADDRESS: 223315 Clover Rd, Wausau, WI 54401

PARCEL NUMBER: 342228070130010000

LEGAL DESCRIPTION: SEC 22-28-07 PT OF NE 1/4 S

AGREEMENT FOR PAYMENT OF CONSULTING SERVICES RELATING TO ZONING APPLICATION

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the4 Applicant from the Town
of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned,
as Applicant, hereby agrees as follows:

A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.

B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.

C. Failure of the Applicant to make payment for the services provided to the Town due
to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN
I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.

Matt Szmanda
Matthew Szmadna
Applicant

27 July 2020
Date

Staff Report

Date Modified: August 7, 2020

To: Town Board of Supervisors

CC: Building Inspector

From: Jared Wehner, Director of Community Development/Zoning Administrator

Subject: Director and Department Projects and Meetings Report

Attachment: Monthly Building Report

Meetings and Conversations:

Date:	Contact:	Description:
7/14/2020	MPO	Monthly MPO meeting
7/22/2020	MCDEVCO	Weekly municipalities meeting
7/29/2020	REI	Modifications of the Site Plan for Culvers
7/29/2020	Infovision	Software demonstration for Permitting, Planning, Licensing and Code Enforcement
7/30/2020	Fore Development	Project for Lot of Valley Inn Way

Projects:

Date:	Project:	Description:
7/17/2020	TIF	MSA sent back the project estimates for the infrastructure work
7/17/2020	Szmanda	Working on a plan to have a “micro-festival” on their property at Clover and Trillium. – Application has been submited

Notes:

The surveys for the disc golf course have went out. At this time, there are 73 responses, with 75% in favor of the disc golf course.

Thank you,

Jared Wehner
Director of Community Development

2020 Permit List

134	**# Permits - Total YTD**								**YTD Totals**	**$ 6,539,145.00**	**$ 20,658.00**	**$ 117,566.00**	**$ 3,250.00**
29	**# Permits - Filtered**								**Filtered Totals**	**$ 565,714.00**	**$ 3,555.75**	**$ 1,000.00**	**$ 650.00**
Permit #	**Property Owner**	**Contractor**	**Street Address**	**Date**	**Project Type**	**Permits Req'd**	**Description**	**County PIN**	**Parcel Number**	**Construction $**	**Permit $**	**Bond $**	**Park $**
2020-106	Hughes, Andrew	Self	150011 Peregrine Way	1-Jul	AB	C, Z	Accessory Building	044-0152	34.792.000.030.00.00	$ 4,000.00	$ 50.00		
2020-107	Smoot, Justin & Phyllis	Countryside Fence	152283 Iris Ln	2-Jul	FN	Z	New Fence	154-0054	34.765.004.003.00.00	$ 4,218.00	$ 50.00	$ -	$ -
2020-108	Chang, Khouo	Self	150128 Peregrine Way	6-Jul	Fn	Z	New Fence	044-0141	34.792.000.019.00.00	$ 1,000.00	$ 50.00	$ -	$ -
2020-109	Melissa Marie Salon	Finishing Touch Sign	226061 Rib Mountain Dr	6-Jul	SI	Z	New Business Signage	104-0955	34.102807.016.005.00.00	$ 10,926.00	$ 108.00	$ -	$ -
2020-110	Zeinert, Jack	Newton Electric	226578 Swan Av	6-Jul	MC	E	Upgrade Panel	112-0029	34.690.000.001.00.00	$ 1,250.00	$ 50.00	$ -	$ -
2020-111	Thompson, Alex	Countryside Fence	224217 Lakeshore Dr	7-Jul	FN	Z	New Fence Install	231-0995	34.232807.002.004.00.00	$ 4,420.00	$ 50.00	$ -	$ -
2020-112	Rainville, Matt	Self	152683 Lapwing Ln	8-Jul	RF	E, Z	Above Ground Pool	112-0992	34.112807.007.008.00.00		$ 100.00	$ -	$ -
2020-113	Stone, Matt	B&B Basement Repairs	151272 Petunia Rd	10-Jul	RR	C	Excavation for Foundation Waterproofing	273-0955	34.272807.012.012.00.00	$ 12,500.00	$ -	$ -	$ -
2020-114	Marturano, Peter	Countryside Fence	226089 Bluegill Av	14-Jul	FN	Z	New Fence Install	114-0016	34.97.000.001.00.00	$ 7,500.00	$ 50.00	$ -	$ -
2020-115	Rausch, Scott	self	152071 Jonquil Ln	8-Jul	DW	Z	2nd Driveway	154-0123	34.775.009.001.00.00		$ 40.00	$ -	$ -
2020-116	Hussong, William	Self	151176 Red Maple Rd	14-Jul	Ab	C, Z	Yard Shed	273-0008	34.15.000.007.00.00	$ 7,500.00	$ 50.00	$ -	$ -
2020-117	Heil, Francis & Lynn	New Leaf Building & Remodeling	225981 Bluegill Av	14-Jul	RR	C, P	Bath Remodel	114-0020	34.97.000.005.00.00	$ 10,000.00	$ 50.00	$ -	$ -
2020-118	Schaefer, Catherine	Self	228241 Macaw Av	16-Jul	FN	Z	Replacement of Existing Fence	041-0038	34.805.000.038.00.00	$ 2,800.00	waived	$ -	$ -
2020-119	Little, Jason & Jenna	Self	223877 Magnolia Av	22-Jul	RR	E, P, H,	LL Finish	222-0962	34.222807.006.024.00.00	$ 40,000.00	$ 143.75	$ -	$ -
2020-120	Fisher, Howard	American Fence	225377 Indigo Dr	27-Jul	FN	Z	New Fence	145-0029	34.457.000.003.00.00	$ 1,500.00	$ 50.00	$ -	$ -
2020-121	Stankowski, Bernie	Saige Kennedy	151773 Jonquil Ln	27-Jul	DK	C, Z	Replace old deck	154-0181	34.570.000.001.02.00	$ 3,500.00	$ 100.00	$ -	$ -
2020-122	Singkam, Davy	Just Build It	152972 Oriole Ln	28-Jul	RA	C, E, P, H, Z	Building Addition	115-0055	34.585.002.011.00.00	$ 100,000.00	$ 452.00	$ -	$ -
2020-123	Page, Kyle	Niziolek Builders	225986 Deer Tail Ln	29-Jul	RR	C	Egress Windows	103-0131	34.940.000.005.02.00	$ 6,500.00	$ 50.00		
2020-124	Bracken, Jamie	Self	223095 Buckthorn Ct	30-Jul	FN	Z	New Fence	214-0026	34.130.000.009.00.00	$ 4,500.00	$ 50.00	$ -	$ -
2020-125	Royalty Custom Homes	Royalty Custom Homes	Lot 14 RVE	3-Aug	SF	C, E, P, H, Z	New Single Family	#N/A	#N/A	$ 300,000.00	$ 1,567.00	$ 1,000.00	$ 650.00
2020-126	Smith, Jake	Self	227149 Bobolink Av	31-Jul	RR	C	Egress Windows	102-0062	34.50.001.006.00.00	$ 1,000.00	$ 50.00		
2020-127	Chang, Khouo	Self	150128 Peregrine Way	3-Aug	AB	C, Z	Shed	044-0141	34.792.000.019.00.00	$ 3,100.00	$ 50.00	$ -	$ -
2020-128	Altflisch, Samantha	Randy Koffarnus	152340 Flax Ln	3-Aug	DK	C, E	Front Deck	154-0164	34.915.001.005.00.00	$ 8,000.00	$ 100.00		
2020-129	Lang, Ken	Self	152771 Parrot Ln	4-Aug	MC	E	New Sub Panel	112-0022	34.900.005.001.00.00	$ 800.00	$ 50.00		
2020-130	Yousou, Tianna	Self	152507 Parrot Ln	5-Aug	AB	C	Replacement of Shed	112-0041	34.666.000.004.00.00	$ 1,200.00	$ 35.00		
2020-131	Cournaya, Gerald	Kieliszewski, Eric	152363 Parrot Ln	5-Aug	RR	C, E, P, H	Bathroom Remodel	101-0928	34.102807.004.019.00.00	$ 10,000.00	$ 70.00	$ -	$ -
2020-132	Stahl, Steven	Self	222871 Strawflower Cir	6-Aug	DK	C	Deck Addition	214-0011	34.120.000.011.00.00	$ 1,500.00	$ 100.00		
2020-133	Page, Kyle	Self	225986 Deer Tail Ln	6-Aug	DW	Z	Driveway Permit	103-0131	34.940.000.005.02.00	$ 10,000.00	$ 40.00	$ -	$ -
2020-134	Granite Peak Ski	Bob's Electric	227200 Snowbird Av	6-Aug	MC	E	Electrical Building	092-0999	34.092807.005.000.00.00	$ 8,000.00	$ -	$ -	$ -