



# **TOWN OF RIB MOUNTAIN**

Where Nature, Family & Sport Come Together

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

3700 North Mountain Road  
Wausau, Wisconsin 54401  
(715) 842-0983  
Fax(715) 848-0186

## **PLAN COMMISSION**

### **OFFICIAL NOTICE & AGENDA**

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, April 25<sup>th</sup>, 2018; 6:30 P.M. at the Town of Rib Mountain Municipal Center, 3700 North Mountain Road.** 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 3-14-2018 Plan Commission meeting.**
- 4.) Public Hearing(s)
  - a. **Town of Rib Mountain, owner, requests General Development Plan and Precise Implementation Plan approval for development of a Dog Park at the property addressed 2201 Oriole Lane. Parcels #34.102807.008.006.00.00 and #34.102807.008.013.00.00. Docket #2018-14.**
  - b. **SC Swiderski LLC, applicant, requests General Development Plan and Precise Implementation Plan approval for development of six (6) four-unit multifamily structures at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2018-15.**
- 5.) New Business
  - a. **RA Smith, applicant, requests a pre-application conference regarding a potential conditional use application. Docket #2018-16.**
- 6.) Correspondence/ Questions/ Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
April 11, 2018

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

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the March 14, 2018 Plan Commission meeting, as presented. Motion carried 5-0.**

PUBLIC HEARINGS:

- a. *Cory Holzhauer, owner, requests conditional use approval for construction of a private residential garage in excess of 1,000 square feet in gross floor area at the property addressed 6950 Bluebell Road. Parcel #34.222807.009.019.00.00. Docket #2018-12.*

Community Development Director, Steve Kunst, noted the applicant is seeking approval to construct a 30 ft. x 50 ft. detached garage with sidewalls in excess of 12 feet. At the time the report was generated, the final height had yet to be determined. Kunst also indicated the proposal calls for the exterior building finish materials to match the residence, the addition of a second driveway access to the cul-de-sac and a full bathroom. Kunst stated Streets and Parks Superintendent, Scott Turner, is ok with the second driveway, but recommended either the two driveways come together at the right-of-way or be separated by the maximum extent practicable for snow plowing purposes.

Laura McGucken questioned whether the Town's code allows for plumbing within accessory buildings. Kunst noted it does not prohibit plumbing in those building types; however, it is noted as part of the permit it cannot be used for dwelling purposes. Jim Hampton asked for clarification on the applicant's current septic system and whether it is sized appropriately for an additional bathroom. The applicant noted they have a mound system adequately sized for the occupant load of the home and the addition of a bathroom does not change the sizing requirements.

Commissioners briefly discussed the maximum height of the building and the applicability of the conditional use for this measurement. Kunst noted the code specifies anything in excess of the prescribed size limitations are treated as a conditional use and are open for discussion with the applicant. Commissioners referenced a previous accessory building examples.

Cory Holzhauer, applicant, noted his intent is to create a storage space and work area and is looking at 16-18 foot sidewalls to create an additional storage mezzanine or loft along with a 12 foot tall overhead door for trailer storage.

Jay Wittman asked the applicant about his intent for having a kitchen space, whether the building would be heated, and his reason for requesting a second driveway. Holzhauer noted the kitchen space is for entertaining/man cave purposes, he does intend to heat the building, and the second driveway was to make it easier to back a large trailer in from the cul-de-sac. He also defined the current snowplowing pattern on the cul-de-sac and indicated the addition of a second driveway would not adversely impact where the snow can be stored.

Additional discussion about the driveway placement showed the need for access of a 30 foot enclosed trailer and a concession by the applicant to narrow the driveway width to help alleviate some of the Commissioners concerns.

Wittman asked the applicant if he has discussed or received feedback from neighbors about the proposed project. Holzhauer indicated he has spoken with his neighbors and they are ok with the construction of the building. He noted he is in the process of purchasing a portion of his neighbor's additional lot in order to have the space for the building. Holzhauer indicated the driveway and building placement are also situated to maintain a large buffer with the neighbors and to preserve as much of the natural wooded areas as possible.

Commissioners agreed the biggest concerns were the proposed full bathroom, sidewall and overall building height, and the additional drive access point. They generally agreed they would be ok with a second driveway if it were a maximum of 16 feet in width and it was located according to Scott Turner's recommendations. Commissioners felt the full bath would definitively need to be a half bath to remain consistent with previous approvals and to minimize the potential for future multifamily use.

Commissioners and the applicant discussed the overall height of the building with comparisons made to the current residence and similar height structures like the latest Service Master addition. It was noted the proposed building would be approximately 24 ½ feet in height to its peak if constructed with 18 foot sidewalls. This created some concern amongst the Commission, as the building would be taller than the applicant's residence. They also discussed the need for a 12 foot overhead door and the sidewall requirements and building proportions that it would create.

Prior to the opening of the public hearing, Commissioners asked the applicant about the method of heating the building, whether it would be used for business purposes, and about the type of exterior materials used. Holzhauer noted he intends to use in-floor heat throughout the building and the exterior will match the house. He also stated he does have a real estate side business, but that is not the intended use of the building.

Commissioners discussed the overall impact of the building on the neighborhood, noting its placement on the lot, the acquisition of additional land, the location on the end of a cul-de-sac and storage of equipment within a building as all positive items reducing the potential negative impacts of a large building in a residential neighborhood.

Chairman Hebbe opened the hearing for public comment at 7:08pm

Paul Hackel, 6880 Mountainberry Ct, suggested the use of a shorter sidewall and vaulting the interior of the roof trusses to gain the additional height the applicant is seeking.

Public comment was closed at 7:09pm

**Motion by Jay Wittman, second by Tom Steele to recommend approval of the conditional use request for a private garage in excess of 1,000 square feet with the following conditions:**

- **Not to exceed 1,500 square feet in area**
- **Maximum width of the additional driveway at any point not to exceed 16 feet**
- **One half bathroom maximum**
- **Not to exceed 22 feet in overall height**
- **Sidewall heights not to exceed 16 feet**

**Motion Carried 5-0**

- b. Paul Hackel, applicant, requests amendments to the Town of Rib Mountain Future Land Use Map from Cropland and Forestland to Residential and Zoning Map from Rural Residential to Estate Residential-1 for the property addressed 6200 South Mountain Rd, Parcel #34.182807.016.002.00.00 and the property legally described as the NE ¼ of the SE ¼, Section 18, Township 28 Range 7 East, Parcel #34.182807.013.000.00.00. Docket #2018-13*

Kunst introduced the item by noting the parcel is one the Plan Commission has discussed as pre-application items at previous meetings related to a minor subdivision. He also noted the applicant seeks an amendment the Town of Rib Mountain's Comprehensive Plan Future Land Use Map from 'Cropland and Forest Land' to 'Residential' and the Town Zoning Map from 'Rural Residential' to 'Estate Residential -1 (ER-1)' for approximately 70 acres of land on the north side of South Mountain Road.

Commissioners asked Kunst to review the additional information provided as it relates to rezoning. Kunst indicated that proposed zoning amendment is consistent with the general landscape of the Town as well as the goals, objectives, and policies of the Town's Comprehensive Plan and the amendment also helps address the need for additional single family lots caused by the changes in growth patterns and continues to enhance the primarily single-family community west of I-39/US 51.

Hebbe opened the hearing for public comment at 7:21pm

Paul Hackel of 6880 Mountainberry Ct, applicant, provided the Commission with his professional background as a commercial, industrial and residential electrical contractor with ties to other areas of construction and that he sees the need for additional residential lots in Rib Mountain and is willing to take on the role of a developer.

Keith Krejci, 5804 South Mountain Rd, asked if the applicant knew how many lots they planned to create and if it would affect his ability to hunt on the adjacent property. Kunst noted the creation of a subdivision does not automatically result in a modification of the firearms discharge map, but the

applicable Wisconsin DNR rules would still apply. Kunst also noted the application is for a rezoning of the property and any recommendation of approval does not also approve the platting of a subdivision.

Commissioners briefly reviewed the items discussed at previous meetings noting the development of the rear 40 acre parcel would require an additional road connection, likely to Thornapple Rd.

McGucken asked the applicant and his representative what the minimum lot sizes would be on the front 20 acres. Nathan Wincentzen, applicant representative, and Hackel indicated because of the wetlands and topography on the property, as well as the road location as specified by Marathon County lot sizes would likely be 2 acres or more. McGucken also questioned whether the applicant would be the sole builder or contractor for the single family lots, to which he indicated its dependent upon the infrastructure costs incurred, but he is open to selling a number of lots for other builders.

Public comment period was closed at 7:33pm

Plan Commissioners discussed the potential of only rezoning the front 30 acres because of the long term uncertainty of the rear 40 acres being developed or a road connection every being made. The applicant noted as part of the land sale, the current owner would like to retain approximately 10 acres of the rear parcel, which would require a rezoning to maintain conforming lots.

Plan Commissioners were generally accepting of the Estate Residential-1 zoning on the rear parcel, noting the risk is low for an increased density due to the topography of the area.

**Motion by Laura McGucken, second by Tom Steele to recommend approval of the requested amendments to the Town of Rib Mountain Future Land Use Map from Cropland and Forestland to Residential and Zoning Map from Rural Residential to Estate Residential-1 for the above noted parcels. Motion carried 5-0.**

#### CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

*Town Board Update* – Kunst noted the Town Board did approve the previous meetings recommendation for the requested keeping of bees and chickens.

*Election Day Responses* – Kunst noted \ Building and Zoning staff had a booth set up at the last Election Day looking for feedback on housing styles residents would like to see in Rib Mountain. He indicated that single-family homes were the more requested, but townhouses/condos had very high interest. Kufahl added 40 to 50 people specifically identified senior housing as a priority.

*Future Development Considerations* – Plan Commissioners discussed the need for residential housing options and ongoing development of the Hall Farm property.

*Countywide Addressing* – Kunst stated there is no additional information available at this time.

PUBLIC COMMENT: None Received

ADJOURN:

**Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting.**

**Motion carried 5-0. Meeting adjourned at 7:58 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** April 19, 2018  
**SUBJECT:** General Development and Precise Implementation Plan Review

**APPLICANT:** Town of Rib Mountain  
**PROPERTY OWNER:** Town of Rib Mountain

**PROPERTY ADDRESS(S):** 2201 Oriole Lane

**REQUEST:** General Development Plan (GDP) and Precise Implementation Plan (PIP) approval for development of a new Town Dog Park

**CURRENT ZONING:** Suburban Office (SO)  
**ADJACENT ZONING:** SO (South) SR-3 (West); UDD (North); ROW (East)  
**PROPOSED ZONING:** UDD

**NARRATIVE:**

The Town of Rib Mountain recently acquired the property addressed 2201 Oriole Lane and the parcel immediately to its south from Marathon County for a new Town Dog Park. Dog and other animal parks are considered ‘Active Outdoor Public Recreation Uses’ within the Zoning Ordinance and are conditional uses in all districts. The subject property is currently zoned Suburban Office; however, a deed restriction was placed on the property by the Department of Transportation prohibiting residential or commercial uses. The deed restriction notes the property is limited to public recreational uses.

The Plan Commission initially discussed this project in July of 2016 and again in March of 2017. In addition, the Town held a neighborhood meeting on January 11<sup>th</sup>, 2017 to listen to comments from residents near the proposed park. Supervisor Gerry Klein and Administrator Rhoden also met individually with adjacent neighbors to the west of the subject property to discuss the park.

Plans call for an approximately four (4) acre park with eight (8) foot wide granite trails meandering throughout. A five (5) or six (6) foot tall privacy fence is proposed along the west property lines where the property abuts residential uses and five (5) foot vinyl coated, chain-link around the remainder of the perimeter of the park. The existing dry stormwater pond area is also planned to be fenced off with the vinyl coated fencing. Parking for the proposal comes off Oriole Lane and provides nine (9) stalls. Access to the park through vestibule style fence enclosures comes from both the parking lot as well as off the existing County HWY R Trail.

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

The RMMC requires listing zoning standards not being met by a proposed UDD request for the purpose of helping the Plan Commission by providing information necessary to determine the relative merits of the project in regard to the private vs. public benefits. Below is a list of the staff identified code non-compliances when compared to the traditional land use classification of ‘Active Outdoor Public Recreational, Low Intensity’:

- The proposal calls for using more than 75 percent of the total area of the property for active outdoor recreation.
- The proposal calls for active recreation areas closer than 50 feet from property lines
- The proposal does not meet the bufferyard requirement of 0.6 along the property line adjacent to residentially zoned properties. The privacy fence is proposed to be on the west property line due to trail development challenges with nearby grades. As such, no additional landscaping is proposed on the west side of the fence, outside of existing vegetation.

## **PUBLIC BENEFITS OF THE PROPOSAL:**

- Accomplishes a goal of the Rib Mountain Comprehensive Outdoor Recreation Plan of developing a Dog Park.
- Represents a beneficial reuse of property otherwise limited to infrequent stormwater management. Further, the subject property is already tax exempt; therefore, the park development does not take property off the Town tax rolls.
- Takes advantage of the existing trail network (HWY R Trail) to provide multimodal access for park users.
- Provides a tourism component by being regional facility and attracting users from outside of the Town. The nearest existing facility is in the Village of Weston.

## **FINDINGS OF FACT**

Below are the six questions representing the Plan Commission's finding of fact to be forwarded to the Town Board as found within the Rib Mountain Code of Ordinances, along with initial staff interpretation.

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

**The Town's Comprehensive Plan identifies goals and objectives of providing adequate parkland and recreational facilities to serve existing and new residents and to identify opportunities to purchase property for future park and trail developments. Further, the Town's Outdoor Recreation Plan 2015-2019 makes specific mention of developing a dog park.**

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

**The Town's Outdoor Recreation Plan identifies the need to add a 'mini park' near this area for neighborhoods to the south. The Plan notes walking distances to the nearest park for some homes is over 1.5 miles. Further, the subject property is adjacent to residential uses on only one side and allows for the use of a currently underutilized property limited to future development by State deed restrictions. The property is also currently accessible by the County HWY R Trail.**

3. Is it likely that the proposed conditional use, in its proposed location and as depicted on the required site plan (see (3)(d), above), will have an adverse impact on the use of adjacent property, the neighborhood, the physical environment, pedestrian or vehicular traffic, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the regulations or recommendations of this Chapter, the Comprehensive Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Town or other governmental agency having jurisdiction to guide growth and development?

**The location of the subject property limits many of the potential adverse impacts associated with the park. First, the property borders residential property on only one side (west). The remaining adjacent properties are highway right-of-way, commercial (CoVantage Credit Union), and wetlands. The property is accessible via automobile on Oriole Lane and bicycle/walking along the County HWY R Trail. Access to the parking lot does not require vehicles to enter existing residential neighborhoods. Further, existing highway noise may help reduce much of the sound produced by park users.**

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

**The proposal would bring additional people to the subject property as it currently sits vacant and relatively unused. However, the proposed use is consistent with the deed restriction placed on it by the State Department of Transportation. The property is not permitted for residential or commercial uses but may be utilized for public recreation and trails.**

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

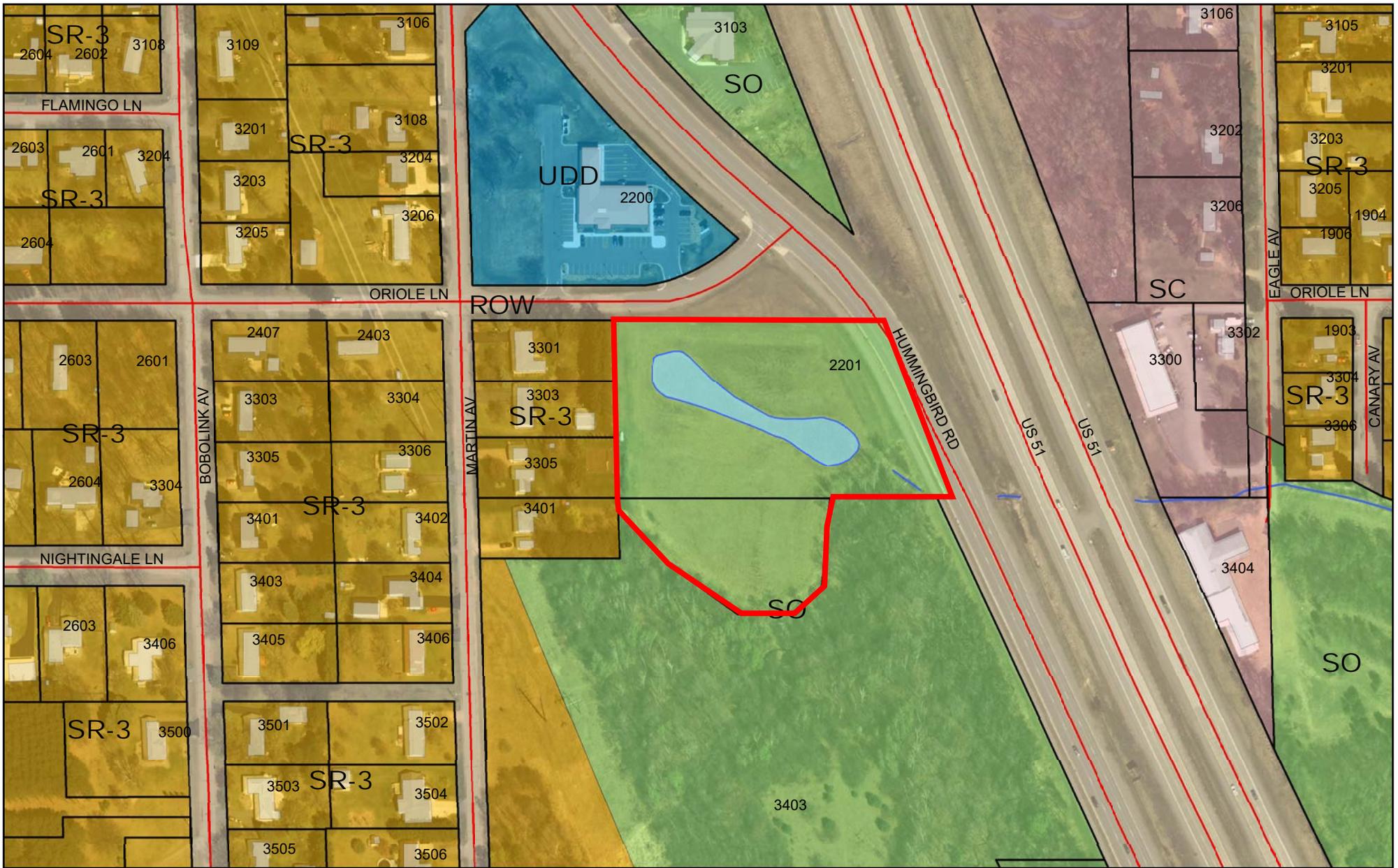
**The subject property is accessed via Town road currently serving a commercial use. The proposed entrance off of Oriole Lane matches up with CoVantage Credit Union's access to the north, meaning traffic to the park does not need to travel any further down Oriole Lane. Further, the Town recently expressed interest in prohibiting on-street parking on this section of Oriole Lane.**

6. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration any proposal by the Applicant and any requirements recommended by the Applicant to ameliorate such impacts?

**The proposal accomplishes a number goals and objectives of the Town's Comprehensive Plan and Outdoor Recreation Plan. It adds new, in demand park and recreation opportunities serving residents of Rib Mountain and visitors alike. Plan items such as the privacy fence and locations of access attempt to limit adverse impacts on the existing residences. Finally, the proposal allows for a creative reuse of an otherwise underutilized property.**

#### **POSSIBLE ACTION:**

1. Recommend approval of the GDP/PIP for the property addressed 2201 Oriole Lane, as presented.
2. Recommend approval of the GDP/PIP for the property addressed 2201 Oriole Lane, with conditions / modifications.
3. Recommend denial of the GDP/PIP for the property addressed 2201 Oriole Lane.



<p>Zoning Districts (July 2014)</p> <ul style="list-style-type: none"> <li>OR Outdoor Recreation</li> <li>RA-1 Rural Agricultural</li> <li>RA-2 Rural Agricultural</li> <li>RR Rural Residential</li> <li>CR-5ac Countryside Residential</li> <li>SR-2 Suburban Residential</li> </ul>		<ul style="list-style-type: none"> <li>SR-3 Suburban Residential</li> <li>UR-8 Urban Residential</li> <li>ER-1 Estate Residential</li> <li>MR-4 Mixed Residential</li> <li>SC Suburban Commercial</li> <li>NC Neighborhood Commercial</li> <li>UC Urban Commercial</li> </ul>		<ul style="list-style-type: none"> <li>UDD Unified Development</li> <li>EO Estate Office</li> <li>SO Suburban Office</li> <li>SI Suburban Industrial</li> <li>ROW</li> <li>Unzoned</li> <li>Parcel Outline</li> <li>Water Feature</li> <li>Building (2010)</li> </ul>		<p>— Road Centerline</p>	
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*Rib Mountain: "Where Nature, Family, and Sport Come Together"*

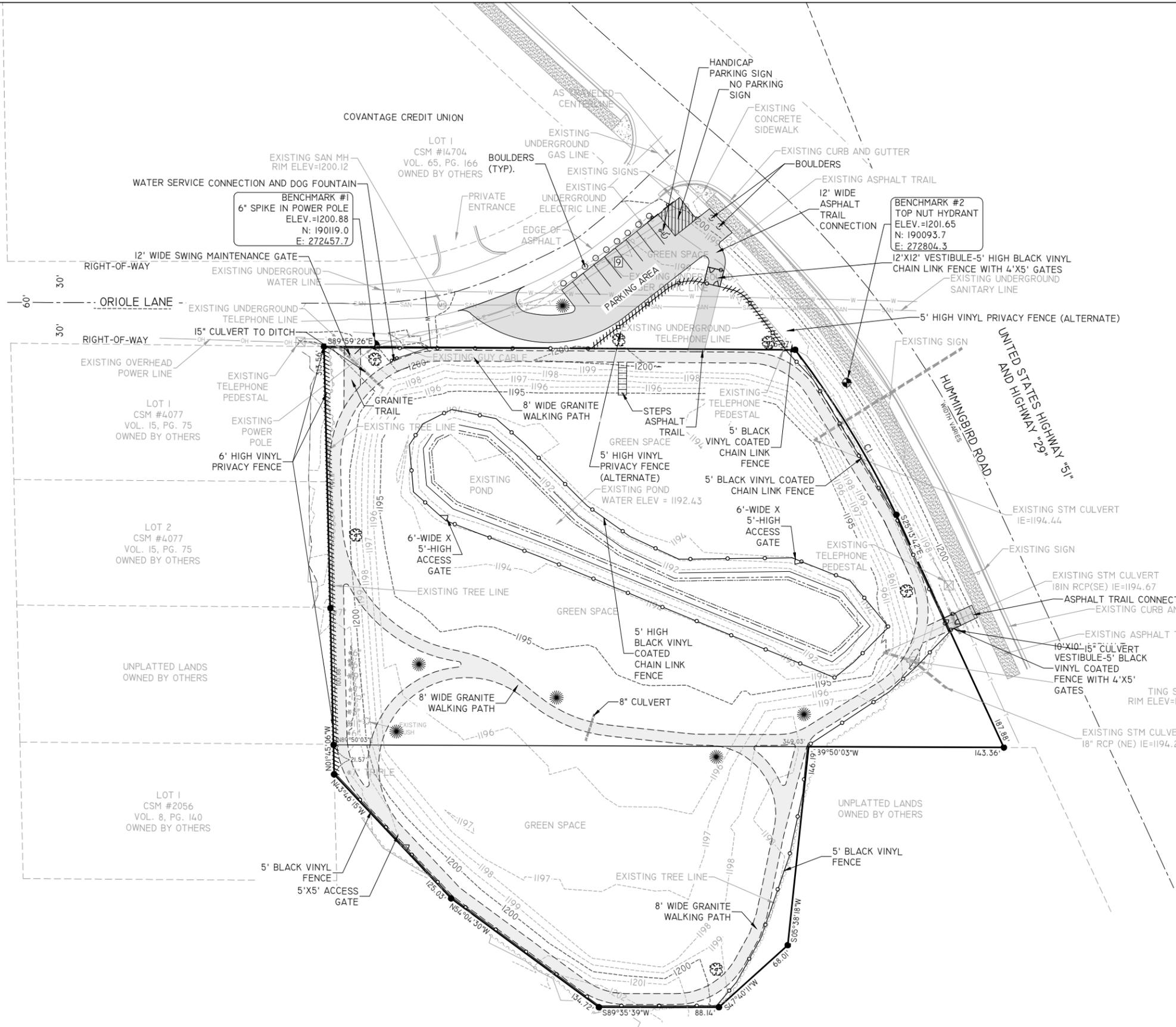
Prepared by: **CWE** cweengineers.com

Map Printed: 7/7/2016

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

There is no Statement of Accuracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadastral Parcel Layer. For planning purposes only.

DRAWING FILE: P:\7600-7699\7651 - Rib Mountain Dog Park - Oriole Lane\DWG\PLANS\7651-030-OVERALL.dwg LAYOUT: 030  
 PLOTTED: APR 10, 2018 - 2:54PM PLOTTED BY: SPENGERH



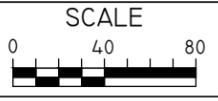
**NOTES:**

- CHAIN LINK FENCE:**
- A. 5' HIGH 8 GAUGE BLACK VINYL COATED CHAIN LINK.
  - B. LINK POSTS: 1 7/8" DQ-40 SET 3' DEEP.
  - C. TERMINAL POSTS: 2 1/2" DQ40 SET 3' DEEP.
  - D. TOP RAIL 1 5/8" CQ-20.
  - E. DOUBLE DRIVE GATE POSTS: 4" DQ-40 SET 4' DEEP.
  - F. ALL FENCE TO HAVE 7 GAUGE BOTTOM TENSION WIRE.
  - G. SINGLE DRIVE GATES TO HAVE HEAVY DUTY SELF-CLOSING HINGES AND LOCKABLE LATCH BY D&D TECHNOLOGIES OR APPROVED EQUAL.
  - H. DOUBLE DRIVE GATES TO HAVE HEAVY DUTY HINGES AND LOCKABLE LATCH BY D&D TECHNOLOGIES OR APPROVED EQUAL, AND CENTER DROP ROD.
- VINYL FENCE:**
- I. 5' OR 6' HIGH X 8' WIDE VINYL SOLID PRIVACY FENCE, ALMOND, CAMBRIDGE PRIVACY, CUSTOM CRAFT INC. OR APPROVED EQUAL. SEE ATTACHED DETAIL.

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



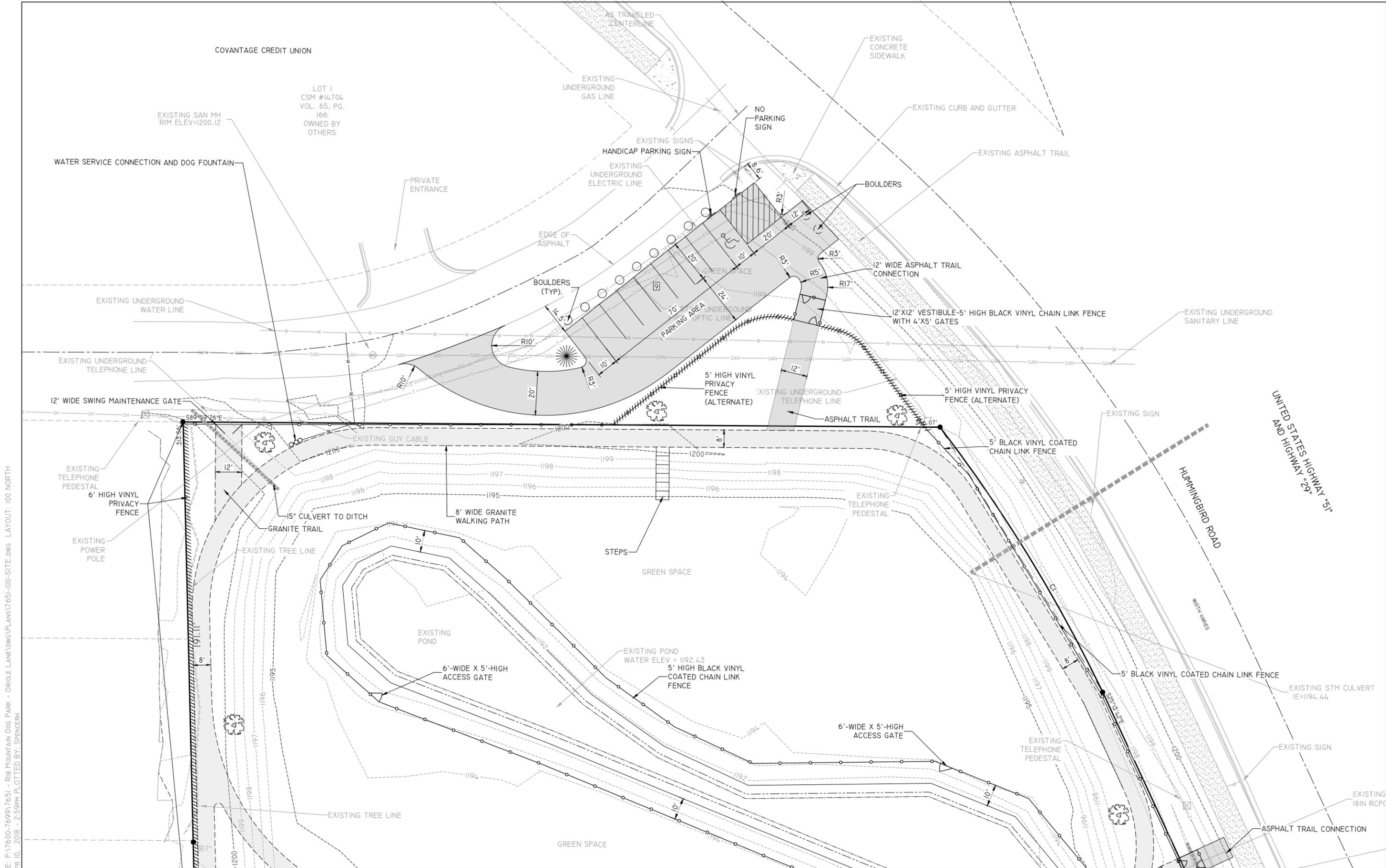
**CIVIL & ENVIRONMENTAL  
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DATE	REVISION	BY	CHK'D	DESIGNED BY:	CHECKED BY: JWP
				SURVEYED BY: JJM, KAK	APPROVED BY: JWP
				DRAWN BY: NAP	DATE: 04/03/18

**OVERALL SITE PLAN**  
 RIB MOUNTAIN DOG PARK  
 2201 ORIOLE LANE  
 WAUSAU, WISCONSIN

**REI**  
 REI No. 7651  
 SHEET 030

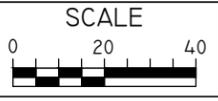


DRAWING FILE: P:\7600-7699\7651 - Rib Mountain Dog Park - Oriole Lane\DWG\PLANS\7651-100-SITE.DWG LAYOUT: 100 NORTH  
 PLOTTED: APR 10, 2018 - 2:59PM PLOTTED BY: SPENGERH

**REI Engineering, Inc.**  
 4080 N. 20TH AVENUE  
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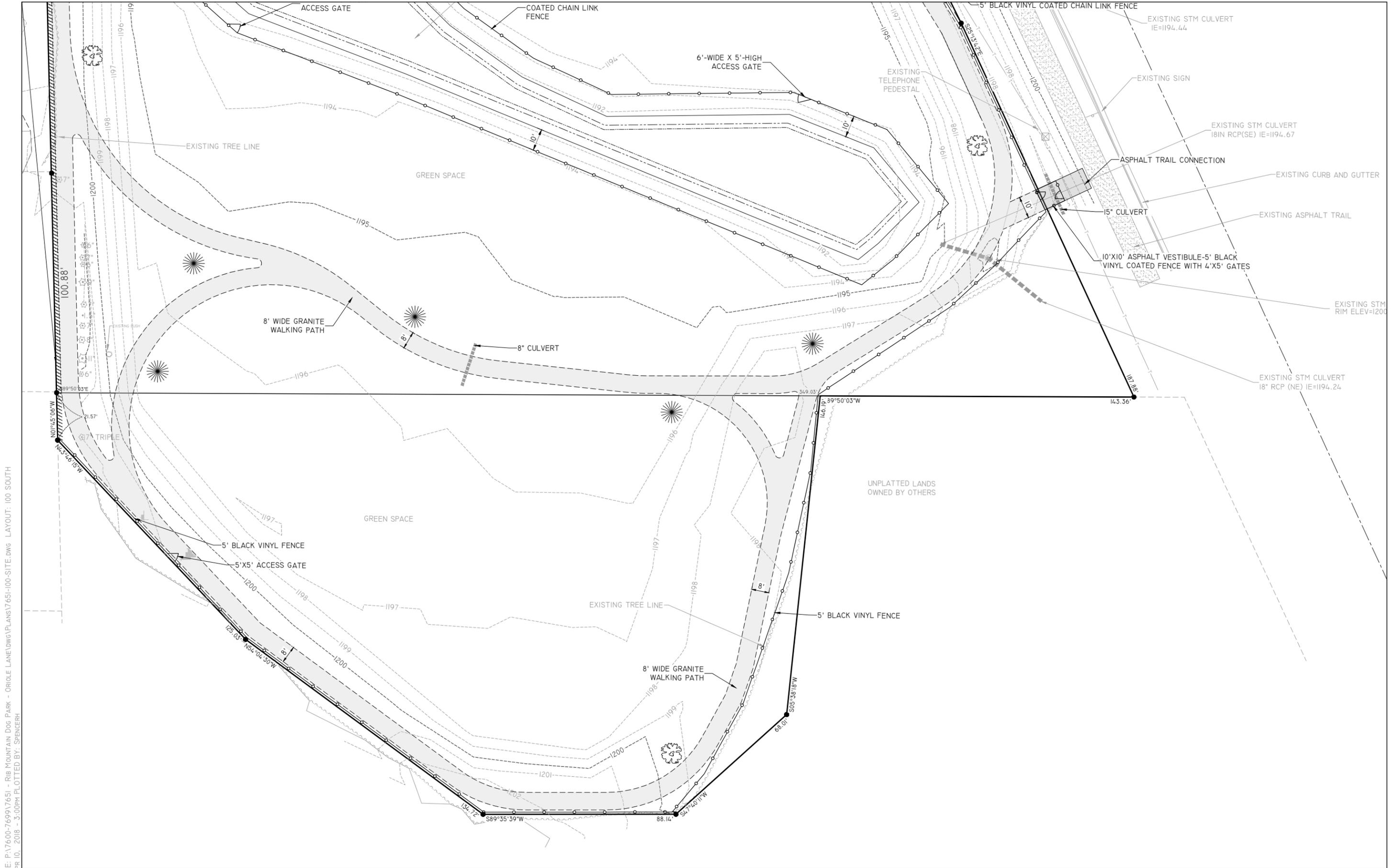


DATE	REVISION	BY	CHK'D

DESIGNED BY:	CHECKED BY: JWP
SURVEYED BY: JJM, KAK	APPROVED BY: JWP
DRAWN BY: NAP	DATE: 04/03/18

**SITE PLAN - NORTH**  
 RIB MOUNTAIN DOG PARK  
 2201 ORIOLE LANE  
 WAUSAU, WISCONSIN

**REI No. 7651**  
**SHEET 100**

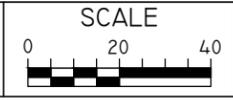


DRAWING FILE: P:\7600-7699\7651 - RIB MOUNTAIN DOG PARK - ORIOLE LANE\DWG\PLANS\7651-100-SITE.DWG LAYOUT: 100 SOUTH  
 PLOTTED: APR 10, 2018 - 3:00PM PLOTTED BY: SPENGERH

**REI Engineering, Inc.**  
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DATE	REVISION	BY	CHK'D

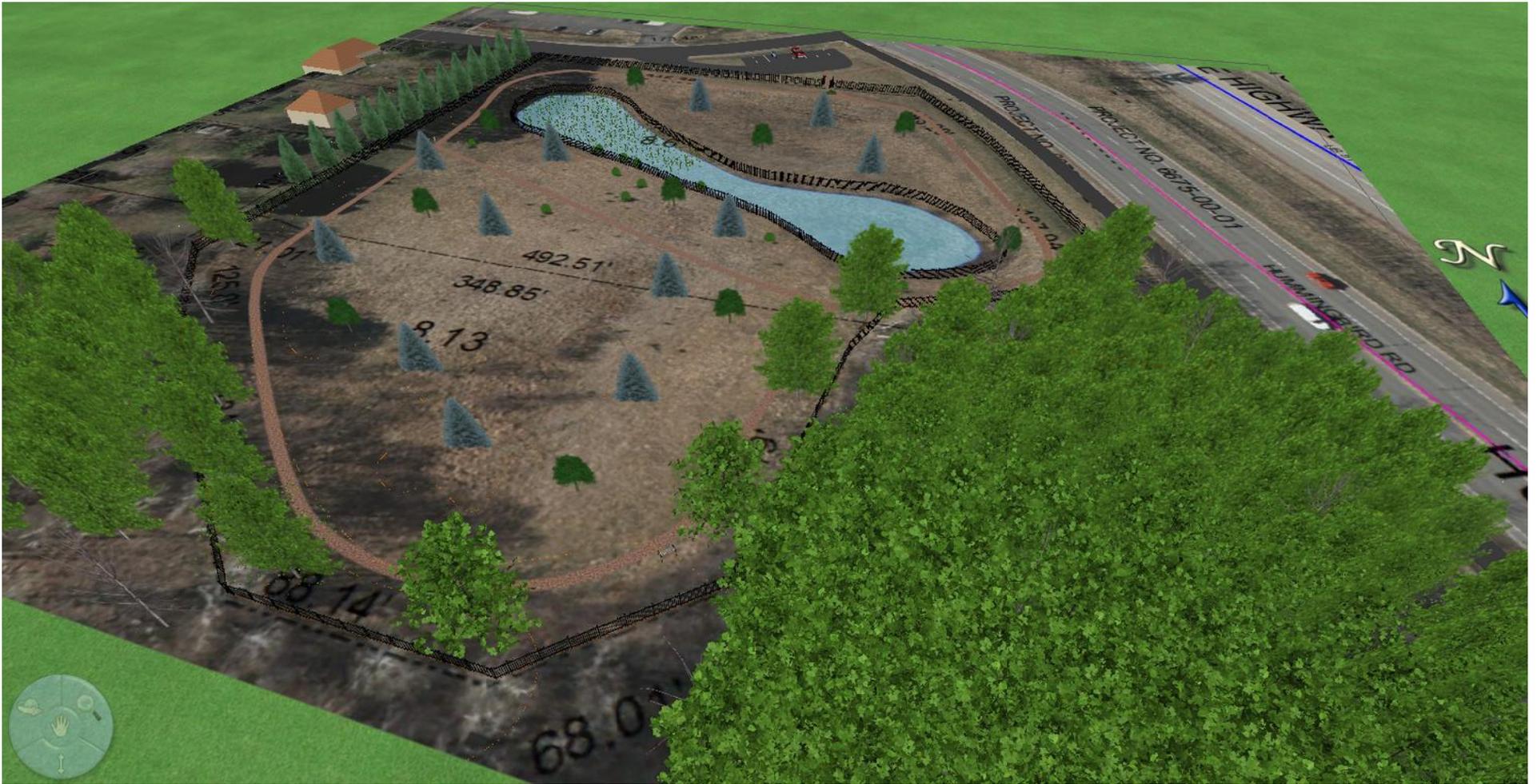
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SURVEYED BY: JJM, KAK	APPROVED BY: JWP
DRAWN BY: NAP	DATE: 04/03/18

**SITE PLAN - SOUTH**  
 RIB MOUNTAIN DOG PARK  
 2201 ORIOLE LANE  
 WAUSAU, WISCONSIN

REI No. 7651  
 SHEET 101



4a-8  
Dog Park Concept Rendering Plan View 2-16-2017



Dog Park Concept Rendering North 2-16-2017



Dog Park Concept Rendering West 2-16-2017



Dog Park Concept Rendering Southeast 2-16-2017



Dog Park Lk Southeast 5-24-2016 2-58-22 PM



Dog Park Lk Southeast 5-24-2016 2-58-42 PM



Dog Park Lk South 5-24-2016 2-59-04 PM



Dog Park Lk Northwest 5-24-2016 3-09-28 PM



Menasha Shelter 2



Doepke Park Kiosk 10-26-2015 10-22-11 AM

# PRIVACY FENCE

PRODUCT GUIDE

4a-15

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# Cambridge Privacy 6x8' Privacy Fence 1.5x5.5 Rails

## PANEL COMPONENTS

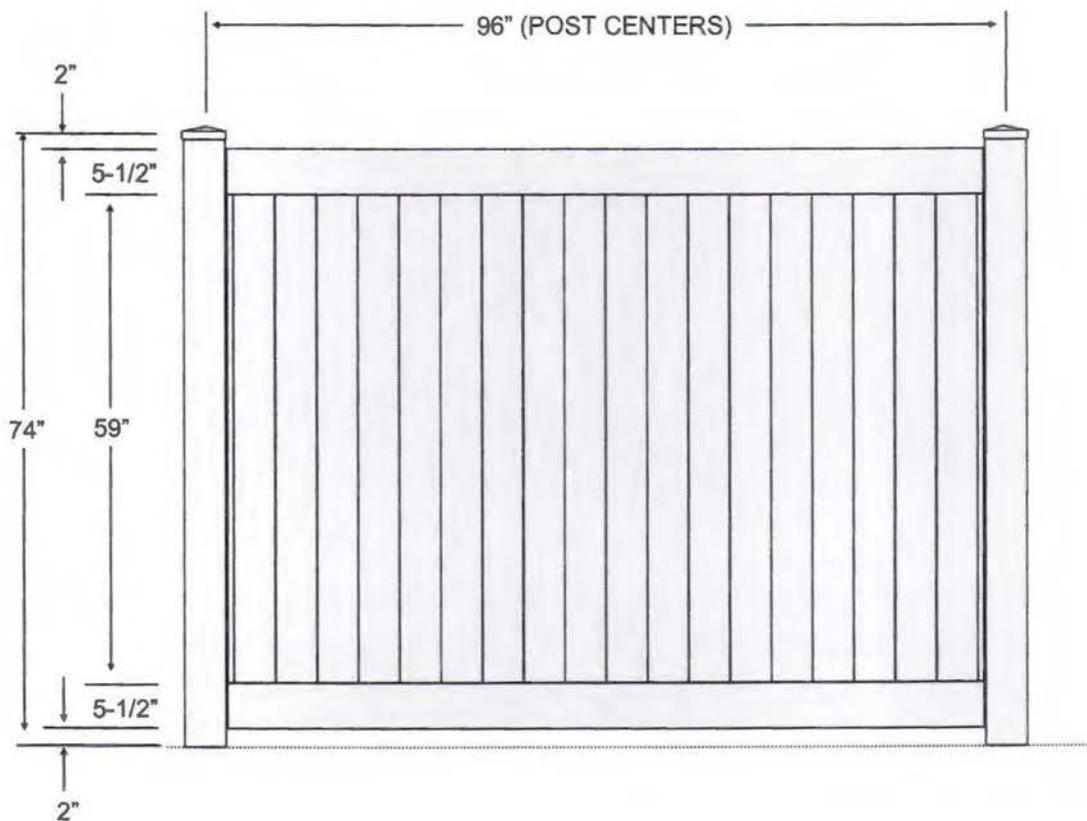
**RAIL:**  
Top & Bottom: 1-1/2x5-1/2x94-1/2"  
Bottom Rail Galvanizes Insert

**PICKET:**  
9 - 3/4x10x62" T&G

**U-CHANNEL**  
2 - 3/4x58-7/8"

## ALSO REQUIRED

6 - #8 Stainless Steel Screws  
5x5x108" Post  
5x5" Post Cap



121 Countryside Dr. • Belleville, WI 53508  
608-424-9080 • 608-424-9081  
[www.customcraftdist.com](http://www.customcraftdist.com)

2-21-2018

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** April 19, 2018  
**SUBJECT:** General Development and Precise Implementation Plan Review

**APPLICANT:** SC Swiderski LLC, agent  
**PROPERTY OWNER:** Richard Austin

**PROPERTY ADDRESS(S):** 1701 Oriole Lane

**REQUEST:** General Development Plan (GDP) and Precise Implementation Plan (PIP) approval for development of six (6), four-unit multifamily structures.

**CURRENT ZONING:** Mixed Residential-4 (MR-4)  
**ADJACENT ZONING:** SR-3 (North & West); SC (South); UDD (East)  
**PROPOSED ZONING:** UDD

**FUTURE LAND USE DESIGNATION:** Multifamily Residential

**NARRATIVE:**

The applicant seeks Plan Commission recommendation on a GDP/PIP for the development of six (6) four-unit multifamily buildings on 4.32 vacant acres of land off Oriole Lane west of the Barnes and Noble / JoAnn Fabrics site. The property is currently zoned MR-4, allowing for single family or duplex style development at a density of four (4) units per acre (17 total units rounded up). The combination of a navigable stream at the south of the property limiting the developable area and the applicants desire for increased density (5.56 units per acre) necessitates a UDD conversation.

The Plan Commission discussed this concept at a pre-application conference on October 25<sup>th</sup>, 2017. Since that time, the applicant held a neighborhood meeting at their Mosinee headquarters. Invitations to the neighborhood meeting were sent to the same mailing list as the public hearing notices.

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

The RMMC requires listing zoning standards not being met by a proposed UDD request for the purpose of helping the Plan Commission by providing information necessary to determine the relative merits of the project in regard to the private vs. public benefits. Below is a list of the staff identified code non-compliances when compared to the traditional zoning district of MR-4:

- Overall density exceeds MR-4 maximum of 4 units per acre (17 total). Proposal calls for 5.56 units per acre or a total of 24
- Proposed driveway widths exceed 25' maximum at the right-of-way. Proposal calls for 35'
- Proposal calls for fourplex structures rather than permitted duplexes
- Bufferyard along the west property line lacks a fence. Typical code requires 4' wooden fence.
  - Recommend 6' privacy fence with the additional proposed density

**ADDITIONAL CONSIDERATIONS:**

- Pedestrian and bicycle improvements recommended along south side of Oriole Lane
  - Sidewalk / Multiuse Path / Paved Shoulder
- Six (6) foot bufferyard fence recommended along the west property line
  - Set back from the overhead utilities
- Any approval should be conditioned upon an approved stormwater management plan
- Consider limiting driveway width at the right-of-way to code standard 25 feet

- SAFER District recommends prohibiting parking along Oriole Lane for public safety vehicle access
  - Additional parking considerations for the units along Oriole Lane may be necessary (i.e. visitor parking)
- Per recommendation of the Rib Mountain Sanitary District, a new fire hydrant should be installed on the south side of Oriole Lane as part of the development.
- Siding, brick, and garage door colors vary from the plans discussed as part of the pre-application process.

**PUBLIC BENEFITS OF THE PROPOSAL:**

- Could provide a natural transition from commercial uses to existing residential neighborhoods
- The proposed development would diversity the Town’s housing options and could represent a desirable option for those looking to age in place within the Town.
- Develops a long vacant site adjacent to one of the highest developed areas of the Town

**FINDINGS OF FACT**

Below are the six questions representing the Plan Commission’s finding of fact to be forwarded to the Town Board as found within the Rib Mountain Code of Ordinances, along with initial staff interpretation.

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

**The Town’s Comprehensive Plan identifies goals and objectives of enhancing the quality of the Town’s residential living environment, identifying areas for small lot suburban housing, and managing density of residential development to minimize Town development related costs. Policies and strategies related to these goals include concentrating small lot residential development within the boundaries of the Sanitary District. Another objective within the Comprehensive Plan notes to direct more intensive future growth to areas contiguous to existing developed areas.**

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

**The Comprehensive Plan Future Land Use map identifies the subject property for ‘Multifamily Residential.’ The property is also near some of the Town’s most developed commercial areas along the Rib Mountain Drive corridor and is bordered by commercial zoning on two sides (south and east). However, the proposal calls for a higher density level than the subject property’s current zoning classification.**

3. Is it likely that the proposed conditional use, in its proposed location and as depicted on the required site plan (see (3)(d), above), will have an adverse impact on the use of adjacent property, the neighborhood, the physical environment, pedestrian or vehicular traffic, parking, public improvements, public property or rights-of-way or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the regulations or recommendations of this Chapter, the Comprehensive Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Town or other governmental agency having jurisdiction to guide growth and development?

**The proposed residential use is consistent with the surrounding neighborhood; however, the proposal calls for an increase in overall residential densities. Traffic to and from the subject property, and likely throughout the existing neighborhood, will increase as the subject property is currently vacant and surrounding neighborhoods are primarily single-family residences.**

**Additional parking for units proposed along Oriole Lane should be considered. Correspondence from the SAFER Fire District identify concerns over on-street parking and the ability for the units to be served by public safety vehicles. The current plans do not identify designated ‘visitor parking.’ Further, the Rib Mountain Sanitary District recommends a new fire hydrant be installed on the south side of Oriole Lane as part of the development.**

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

**The proposal is consistent with the Future Land Use Map’s ‘Multifamily Residential’ classification; however, the proposed density is an increase from the current zoning. The subject property is surrounded by single-family residential to the north and west and commercial uses to the south and east, creating a transitional land use area. Considerations should be made to limit impacts from an increase density to the existing single-family neighborhoods (e.g. privacy fence along west property line, pedestrian accommodations, visitor parking, etc.).**

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

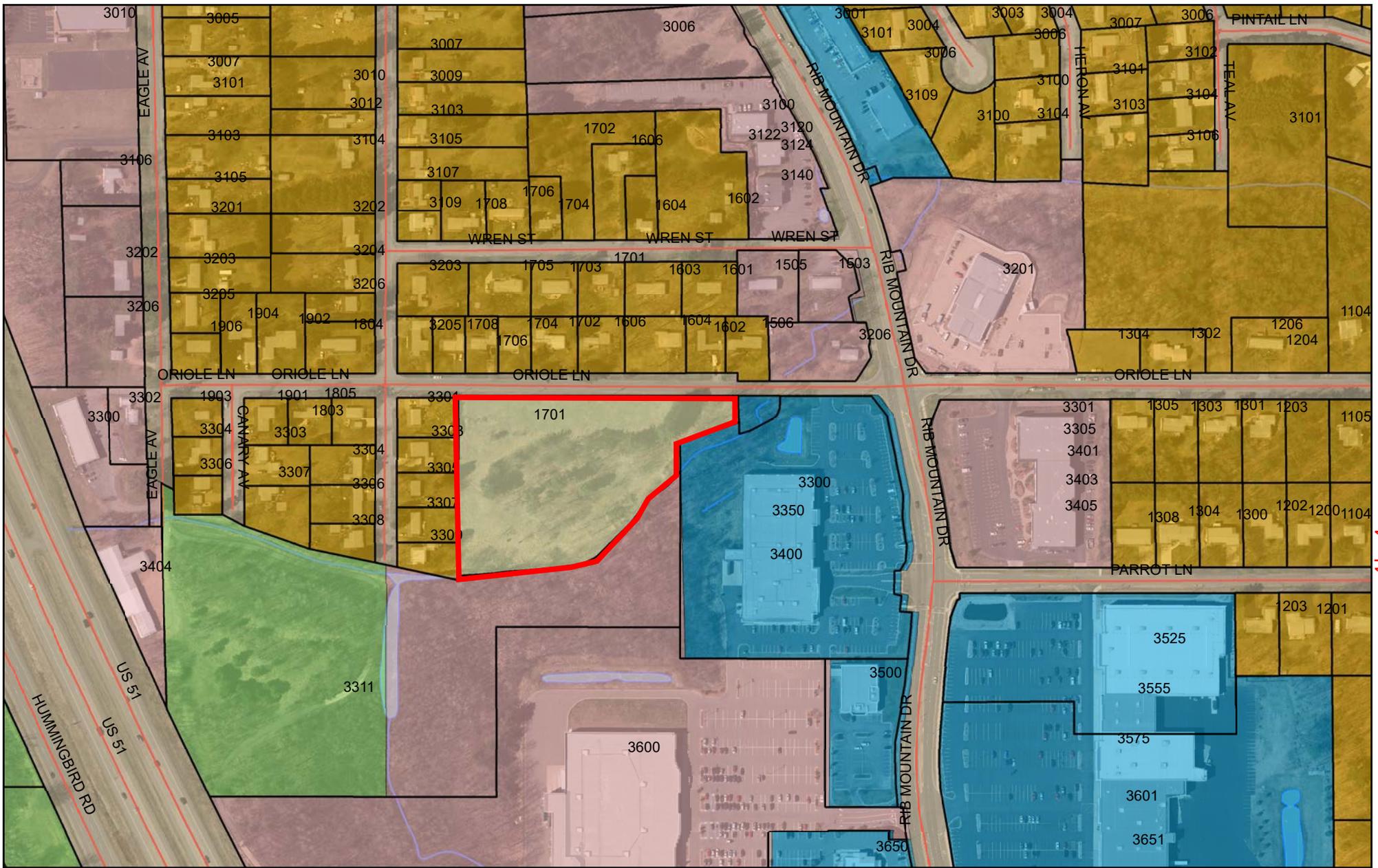
**The subject property is accessed via Town roads currently serving a single-family residential neighborhood and is served by municipal water and sewer. Oriole Lane is the primary ingress/egress point and lacks any bicycle or pedestrian improvements. Further, Oriole Lane is accessed via Rib Mountain Drive; however, this intersection is not controlled (i.e. no stop and go lights). This section of Oriole Lane has older pavement and will see increased residential traffic with the proposal. If approved, the allowance of parking on Oriole Lane should be revisited.**

6. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration any proposal by the Applicant and any requirements recommended by the Applicant to ameliorate such impacts?

**The proposal could accomplish a number goals and objectives of the Town’s Comprehensive Plan related to residential development. It could also serve as a transition from existing commercial developments to single-family neighborhoods while providing a housing option not currently available in the Town. Adverse impacts of an increased residential density could be limited through the various plan alterations identified above.**

#### **POSSIBLE ACTION:**

1. Recommend approval of the GDP/PIP for the property addressed 1701 Oriole Lane, as presented.
2. Recommend approval of the GDP/PIP for the property addressed 1701 Oriole Lane, with conditions / modifications.
3. Recommend denial of the GDP/PIP for the property addressed 1701 Oriole Lane.



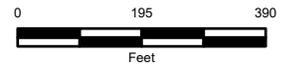
4b-4

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

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

Map Printed: 4/19/2018

- |                                  |                                  |                           |                          |                             |                          |
|----------------------------------|----------------------------------|---------------------------|--------------------------|-----------------------------|--------------------------|
| □ Parcel Outline                 | ■ EO Estate Office               | □ OR Outdoor Recreation   | ■ RR Rural Residential   | ■ SR-2 Suburban Residential | ■ UR-8 Urban Residential |
| Parcel Address                   | ■ ER-1 Estate Residential        | □ RA-1 Rural Agricultural | ■ SC Suburban Commercial | ■ SR-3 Suburban Residential | □ Building Outline       |
| <b>Zoning Districts</b>          | ■ MR-4 Mixed Residential         | □ RA-2 Rural Agricultural | ■ SI Suburban Industrial | ■ UC Urban Commercial       | — Road Centerline        |
| □ Unzoned                        | ■ CR-5ac Countryside Residential | □ ROW                     | ■ SO Suburban Office     | ■ UDD Unified Development   | ■ Water Feature          |
| ■ CR-5ac Countryside Residential | ■ NC Neighborhood Commercial     |                           |                          |                             |                          |



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# Rib Mountain 24 Unit Multi-Family Apartment Project



Oriole Lane, Rib Mountain, WI 54401

SCS Rib Mountain



401 Ranger Street, Mosinee, WI 54455 | [www.scswidierski.com](http://www.scswidierski.com) | 715-693-9522 | Fax: 715-693-9523

# About Us

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S.C. Swiderski is a comprehensive construction and real estate investment company headquartered in Mosinee, Wisconsin. The company was founded in 1992 and has grown to be a regional leader in their industry.

## OUR MISSION

To use integrity, experience and proven approaches in construction and real estate investment to deliver quality developments while embracing our responsibility to customers.



S.C. SWIDERSKI LLC

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# CELEBRATING OUR 25 YEARS OF SERVICE

EXPERTISE | EXPERIENCE | INTEGRITY

## MULTI-FAMILY LOCATIONS

Antigo  
Eagle River  
Edgar  
Kronenwetter  
Marathon City  
Medford  
Merrill  
Mosinee

## MULTI-FAMILY LOCATIONS

Plover  
Rice Lake  
Stevens Point  
Sturgeon Bay  
Waupaca  
Wausau  
Weston  
Wisconsin Rapids

## COMMERCIAL LOCATIONS

Medford  
Mosinee  
Merrill

## COMMERCIAL & MULTI-FAMILY LAND

Eau Claire  
Madison  
Plover  
Waupaca  
Wausau



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## CONSTRUCTION DIVISION

- Excavation & Site Utilities
- Architectural Design
- Landscape Design & Installation
- Interior Design
- Civil Engineering
- Construction Services
- Project Management

## REAL ESTATE DIVISION

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- Property Acquisition
- Full Service Real Estate Brokerage
- Recreational Land Development
- Commercial Land Sales
- Commercial Land Build to Suit
- Portfolio Management

## PROPERTY MGT DIVISION

- Groundskeeping
- Full Service Maintenance
- Professional Leasing Department
- Multi-family On-site Management
- Commercial Leasing



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# Rib Mountain Site Location - Zoned MR4



Currently no structures on the property.

# Potential Property Signage

Permanent property sign will be a free standing at approximately 7.5' wide by 6' high. The sign will be made of a high grade plastic to withstand Wisconsin weather. The colors will be chosen to match the buildings exterior and will be softly lit with upward lighting.



4b-10



401 Ranger Street, Mosinee, WI 54455 | [www.scswidferski.com](http://www.scswidferski.com) | 715-693-9522 | Fax: 715-693-9523

# Project Contacts

---

Owner | Shane Swiderski | Office: 715-693-7800 | shane@scswiderski.com

Petitioner | Fay Harder | Office: 715-693-7808 | fay@scswiderski.com

Civil Engineer | Bill Siegler | Office: 715-693-7821 | bsiegler@scswiderski.com

Architect | Paul Cassem | Office: 715-693-7853 | pcassem@scswiderski.com

Real Estate & PR | Jacqui Miller | Office: 715-693-7823 | jmiller@scswiderski.com



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# THANK YOU

Please let us know if you have any questions.



S.C. SWIDERSKI LLC

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1 FRONT ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



4 REAR ELEVATION  
A-51 SCALE: 3/16" = 1'-0"

S.C. SWIDERSKI, LLC  
401 Ranger Street, Mosinee, WI 54455  
715.693.9522 Fax: 715.693.9523

STAMP

REVISIONS

PROJECT  
4 UNIT - SCOUT  
THEORY 3  
COLLECTION 7  
RIB MOUNTAIN, WI

SHEET TITLE  
COLOR ELEVATIONS

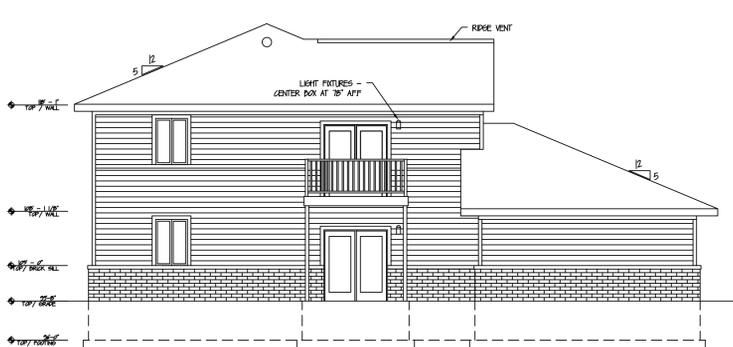
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A-1.6  
3/20/2018  
DATE  
3/16" = 1'-0"  
SCALE

4b-13

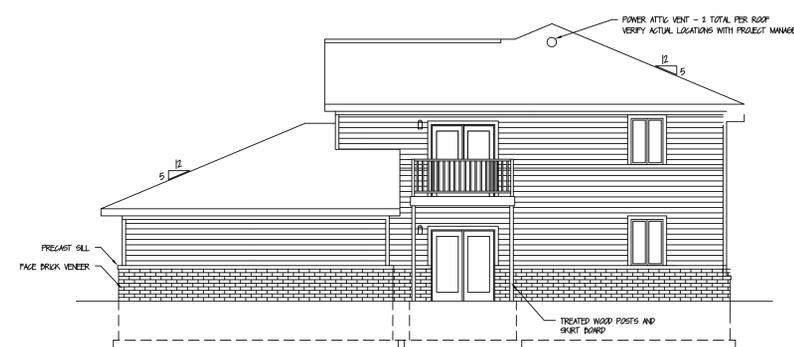
NO.	DATE	BY
1	XX/XX/2017	



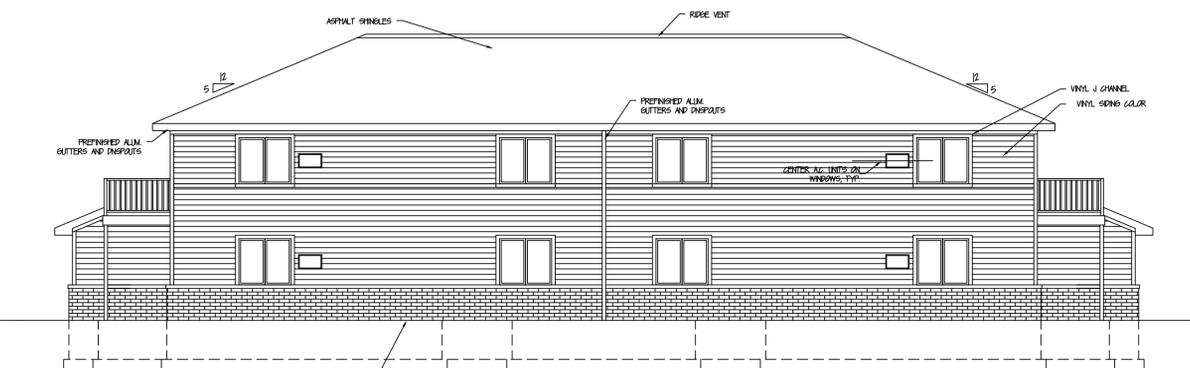
1 FRONT ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



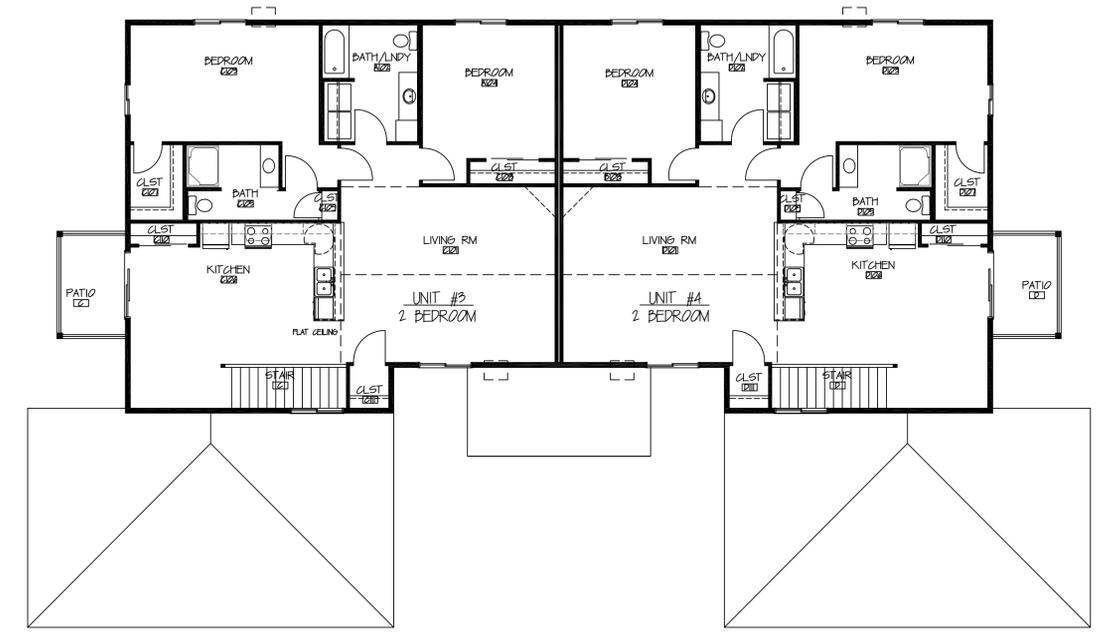
2 LEFT ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



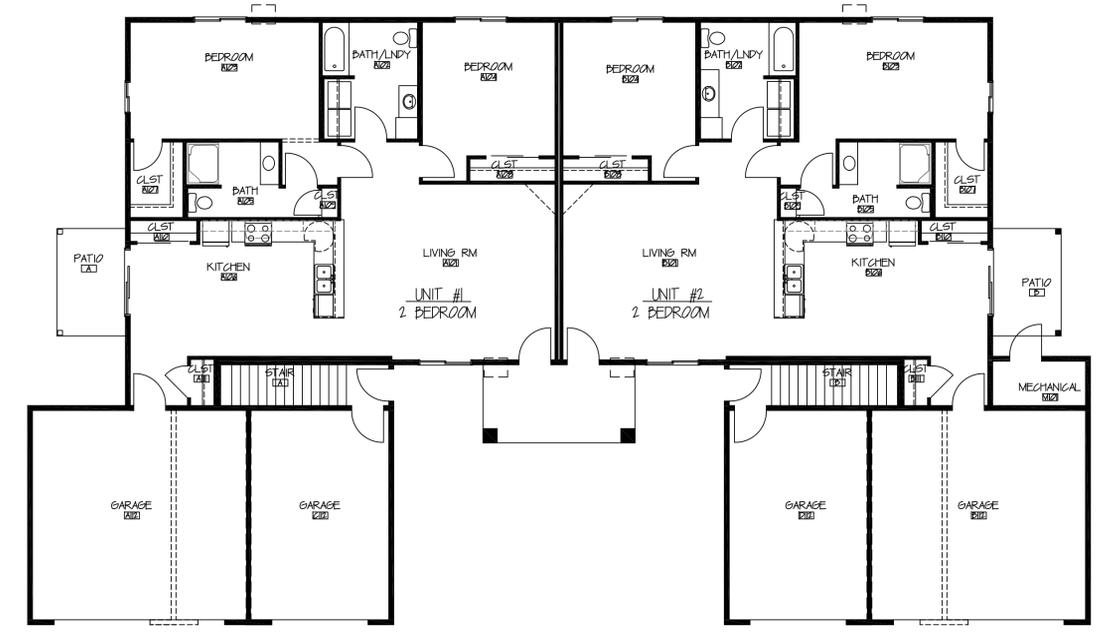
3 RIGHT ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



4 REAR ELEVATION  
A-51 SCALE: 3/16" = 1'-0"



2 SECOND FLOOR PLAN  
A-12 SCALE: 3/16" = 1'-0"

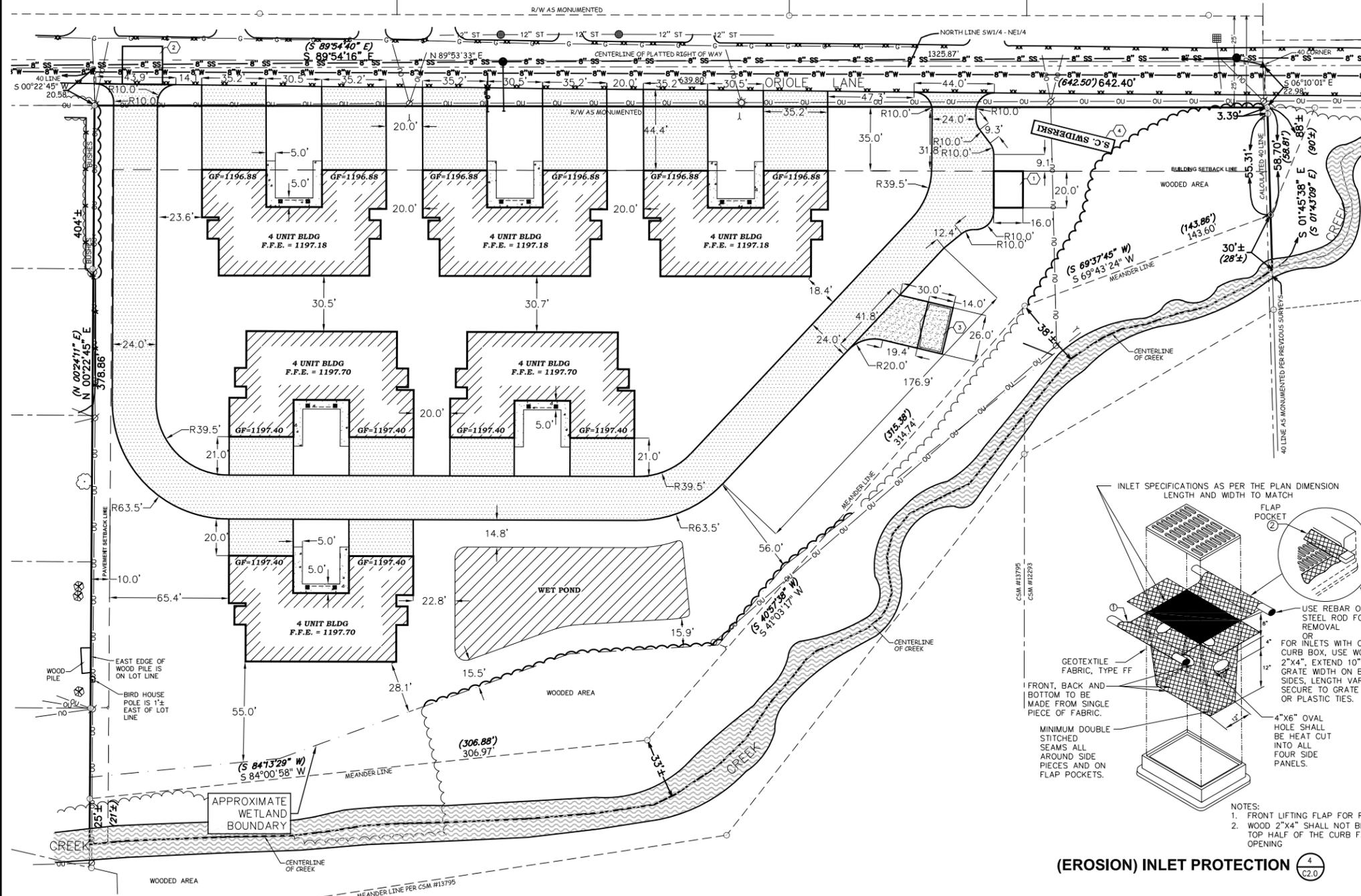


1 FIRST FLOOR PLAN  
A-11 SCALE: 3/16" = 1'-0"

AREA:  
4-UNIT  
FIRST FLOOR 4,329 SQ. FEET  
SECOND FLOOR 2,887 SQ. FT.  
TOTAL AREA: 7,216 SQ. FEET







**GENERAL NOTES:**

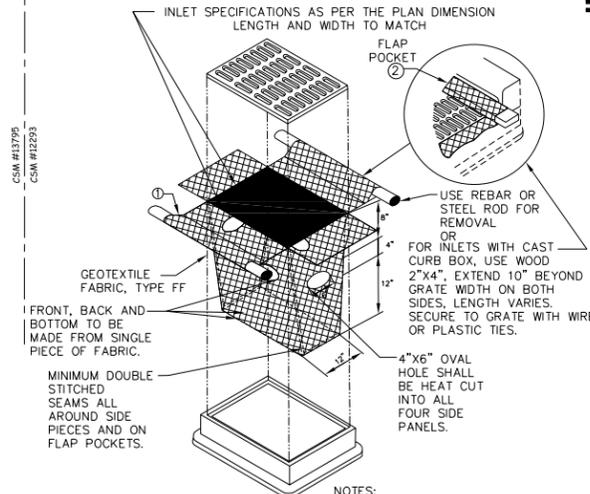
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY PROJECT ENGINEER OR THE SITE SUPERINTENDENT.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION WITHIN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY SITE SUPERINTENDENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

**KEYNOTES:**

- ① PROPOSED MAIL SHED LOCATION
- ② REPAIR PAVEMENT IN STREET (MATCH EXISTING)
- ③ PROPOSED DUMPSTER PAD WITH ENCLOSURE (SEE ARCHITECTURAL PLANS)
- ④ PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)

**PAVEMENT HATCH PATTERNS:**

- PROPOSED 3.5" ASPHALTIC PAVEMENT W/ 8" BASE COURSE
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT



**(EROSION) INLET PROTECTION**

- NOTES:
- FRONT LIFTING FLAP FOR REMOVAL
  - WOOD 2"x4" SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 200 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
ELEVATION = 1195.85

**BENCHMARK #2**  
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 150 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
ELEVATION = 1195.84

**BENCHMARK #3**  
BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 350 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 1198.57

**BENCHMARK #4**  
60d SPIKE IN POWER POLE, LOCATED ON THE WEST LOT LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 350 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 60± NORTH OF CREEK.  
ELEVATION = 1193.01

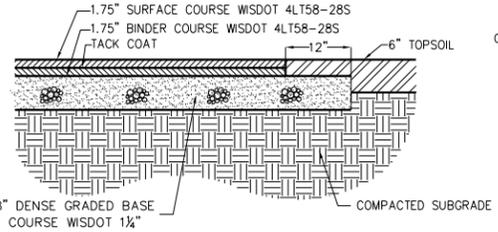
**DESCRIPTION**

BEING LOT 1 OF CERTIFIED SURVEY MAP #12247, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

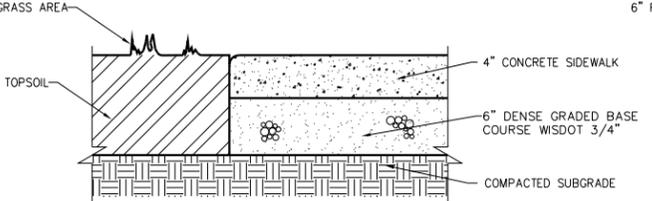
SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

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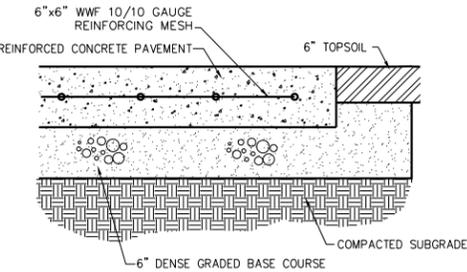
©2018 POINT OF BEGINNING, INC.



**3.5" ASPHALT PAVEMENT**



**4" CONCRETE SIDEWALK**



**6" REINFORCED CONCRETE PAVEMENT**



LAYOUT PLAN

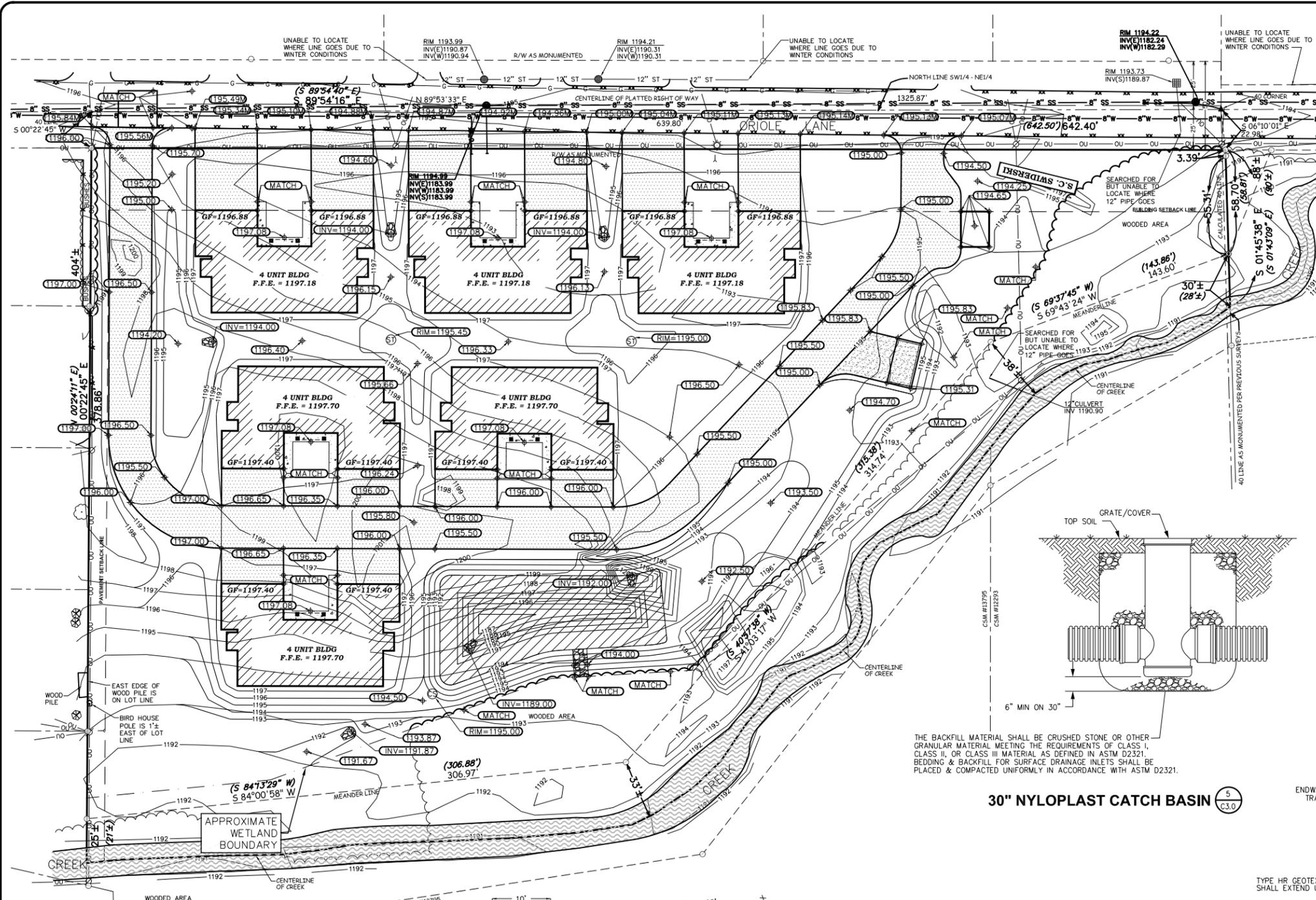
**S.C. SWIDERSKI, LLC**  
MULTI-FAMILY DEVELOPMENT  
TOWN OF RIB MOUNTAIN  
MARATHON COUNTY, WISCONSIN

Civil Engineering  
Land Surveying  
Landscape Architecture  
5709 Winway Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999 (Ph) 715.344.9922 (FAX)



C2.0

4b-17

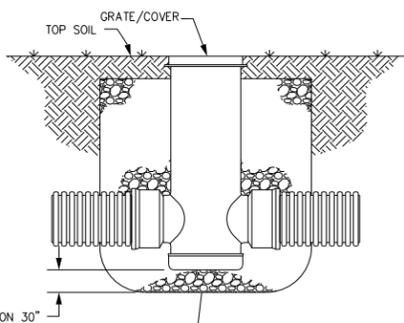


**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE TYPE HR FILTER FABRIC PLACED BENEATH PER WSDOT STANDARD 645.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

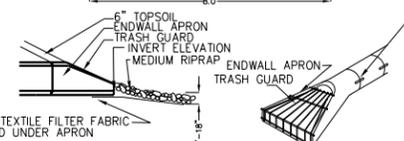
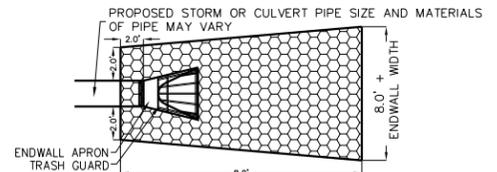
**GRADING LEGEND:**

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	692.70
PROPOSED ENDWALL INVERT ELEVATION	INVE=892.00
PROPOSED RIM ELEVATION	RIM=893.40
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	692.05M
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	2 C3.0
PROPOSED STORM SEWER CONTROL STRUCTURE	3 C3.0
PROPOSED NYLOPLAST CATCH BASIN	5 C3.0
PROPOSED VALVE	4 C5.0
PROPOSED HYDRANT ASSEMBLY	1 C5.0
RIP RAP WEIR	1 C3.0
PROPOSED WET POND	3 C3.0



**30" NYLOPLAST CATCH BASIN** (5) C3.0

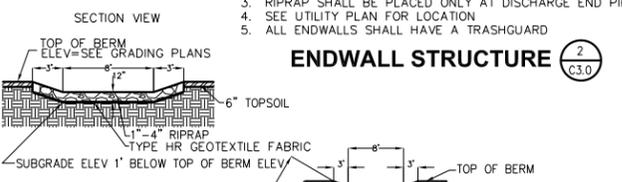
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



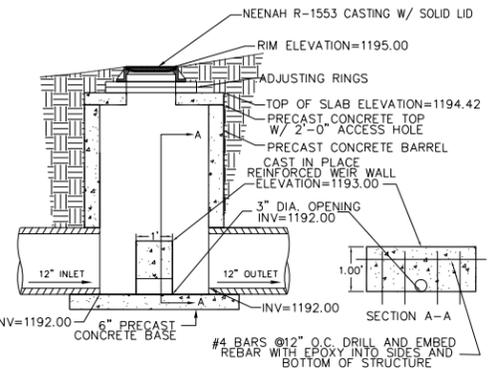
ALL STORM SEWER OUTLET ENDWALL APRONS SHALL HAVE THE LAST 3 JOINTS TIED WITH GALVANIZED "U" BOLT FASTENERS (OR ENGINEER APPROVED TIES) - 2 FASTENERS PER JOINT.

- GENERAL NOTES:
- ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE RIPRAP.
  - PLACE FILTER FABRIC BENEATH THE PROPOSED RIPRAP.
  - RIPRAP SHALL BE PLACED ONLY AT DISCHARGE END PIPE
  - SEE UTILITY PLAN FOR LOCATION
  - ALL ENDWALLS SHALL HAVE A TRASHGUARD

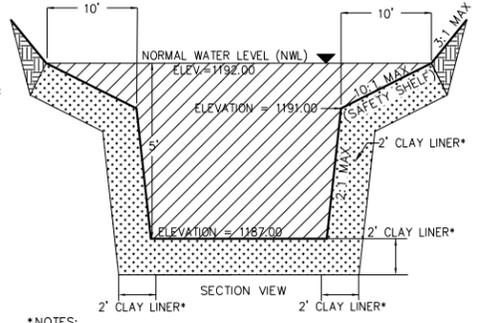
**ENDWALL STRUCTURE** (2) C3.0



**RIPRAP OVERFLOW WEIR** (1) C3.0



**CONTROL STRUCTURE** (4) C3.0



**WET POND** (3) C3.0

- \*NOTES:
- IF IN SITU SOILS DO NOT MEET THE REQUIREMENTS OF A TYPE B CLAY LINER IN APPENDIX D OF THE WDRN TECHNICAL STANDARD 1001, THE CONTRACTOR SHALL OVER EXCAVATE THE POND BY 2 FEET, AND INSTALL A CLAY LINER THAT MEETS THE ABOVEMENTIONED SPECIFICATIONS.
  - THE CONTRACTOR MAY USE OTHER LINER METHODS LISTED IN THE AFOREMENTIONED APPENDIX D, IF APPROVED BY THE CIVIL ENGINEER.

**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCH-MARK #1**  
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 200 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
ELEVATION = 1195.85

**BENCH-MARK #2**  
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 350 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
ELEVATION = 1195.84

**BENCH-MARK #3**  
BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 150 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 1198.57

**BENCH-MARK #4**  
60d SPIKE IN POWER POLE, LOCATED ON THE WEST LOT LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 350 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 60± NORTH OF CREEK.  
ELEVATION = 1193.01

**DESCRIPTION**

BEING LOT 1 OF CERTIFIED SURVEY MAP #12247, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

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REVISIONS

CHECKED:	JJL
DRAWN:	MRP
DATE:	4-11-2018
PROJECT NO.:	18.025

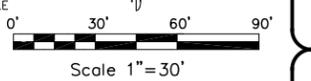
**GRADING PLAN**

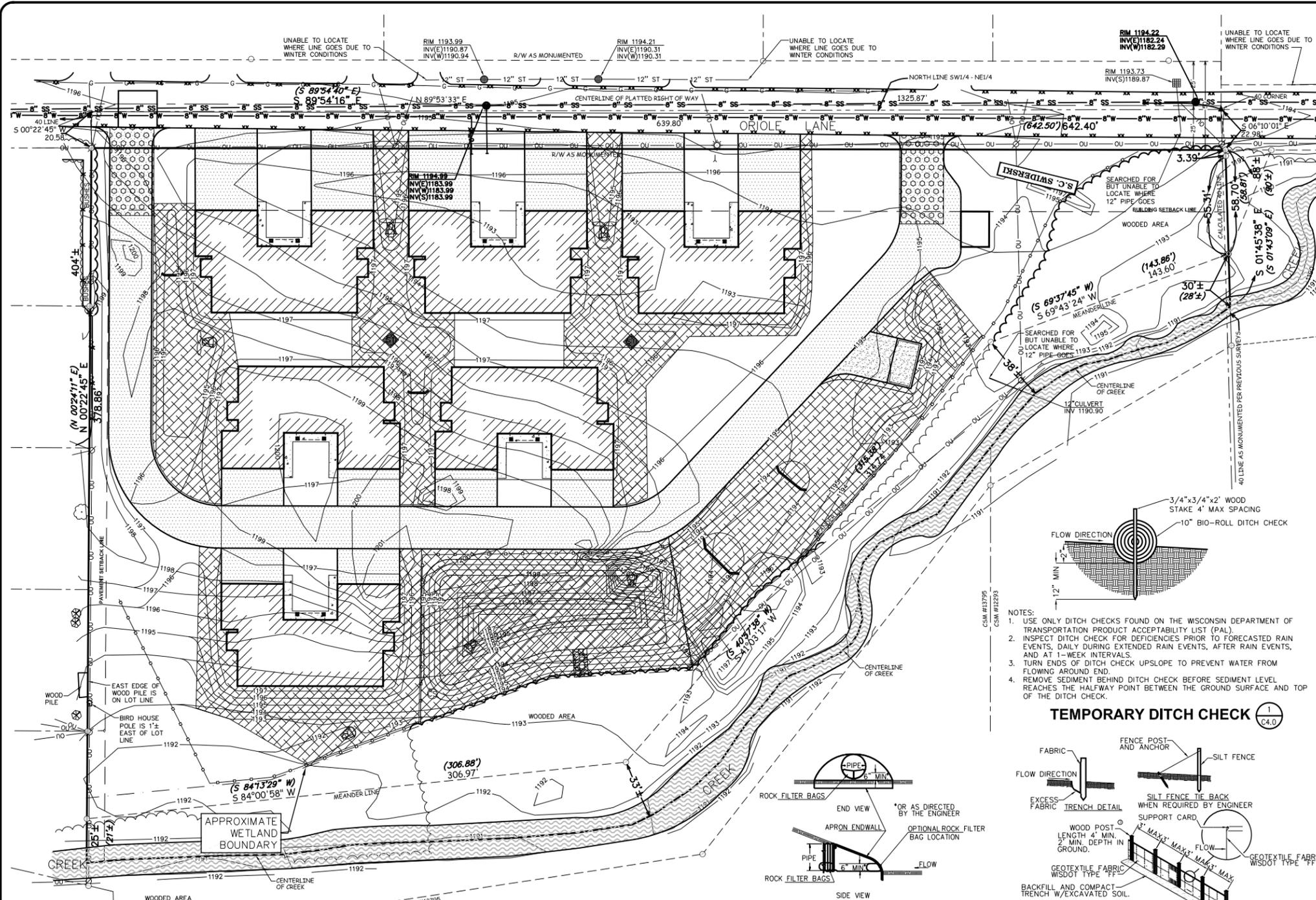
**S.C. SWIDERSKI, LLC  
MULTI-FAMILY DEVELOPMENT  
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**POB**  
Point of Beginning  
C3.0

4b-18





### GENERAL NOTES:

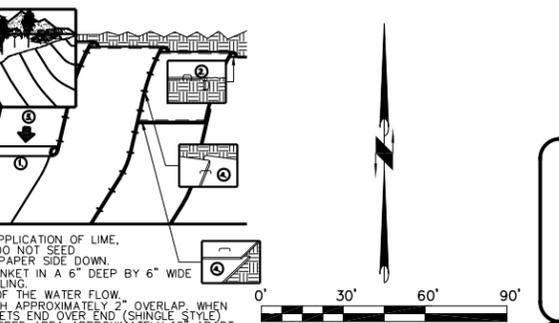
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERY-DAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE TYPE HR FILTER FABRIC PLACED BENEATH PER WSDOT STANDARD 645.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

### EROSION CONTROL LEGEND:

EXISTING CONTOUR	888
PROPOSED CONTOUR	888
PROPOSED SILT FENCE	
EROSION CONTROL BLANKET	
ROCK CONSTRUCTION ENTRANCE	
TEMPORARY DITCH CHECK	
RIP RAP WEIR	
ROCK FILTER BAGS	
PROPOSED INLET PROTECTION	

### EROSION CONTROL SEQUENCING

- INSTALL PERIMETER EROSION CONTROL.
- EXCAVATE THE PROPOSED WET DETENTION BASINS TO ACT AS SEDIMENT TRAPS DURING CONSTRUCTION IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063.
- BEGIN DEMOLITION.
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.
- ONCE THE CONTRIBUTORY DRAINAGE AREA IS STABILIZED, REMOVE ANY CONSTRUCTION SITE SEDIMENT BUILD UP FROM THE SEDIMENT TRAPS.



Scale 1" = 30'

**BENCH MARK**  
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 200 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
ELEVATION = 1195.85

**BENCHMARK #2**  
60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 350 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
ELEVATION = 1195.84

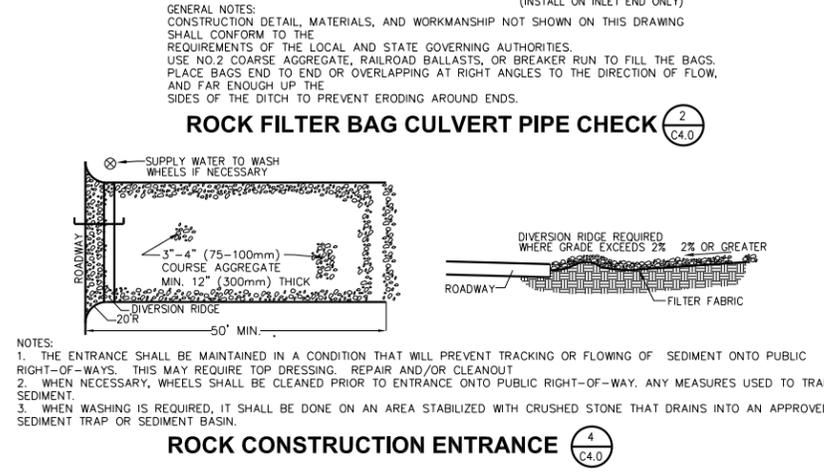
**BENCHMARK #3**  
BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 150 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 1198.57

**BENCHMARK #4**  
60d SPIKE IN POWER POLE, LOCATED ON THE WEST LOT LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 350 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 60± NORTH OF CREEK.  
ELEVATION = 1193.01

**DESCRIPTION**  
BEING LOT 1 OF CERTIFIED SURVEY MAP #12247, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

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REVISIONS

CHECKED: JJL  
DRAWN: MRP  
DATE: 4-11-2018  
PROJECT NO: 18.025

**EROSION CONTROL PLAN**

**S.C. SWIDERSKI, LLC**  
**MULTI-FAMILY DEVELOPMENT**  
**TOWN OF RIB MOUNTAIN**  
**MARATHON COUNTY, WISCONSIN**

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Stevens Point, WI 54482  
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**Point of Beginning**

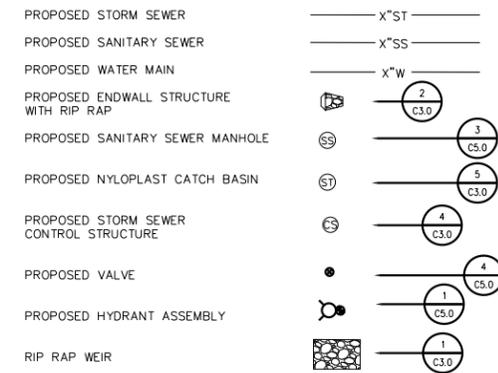
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GENERAL NOTES:

- 1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION SUPERINTENDENT. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C3.0 FOR PROPOSED GRADES. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.

CHECKED: JJL
DRAWN: MRP
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UTILITY LEGEND:

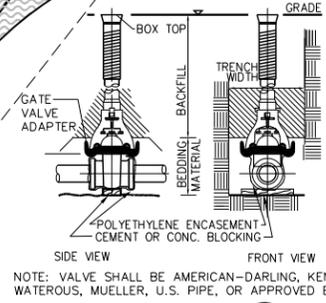
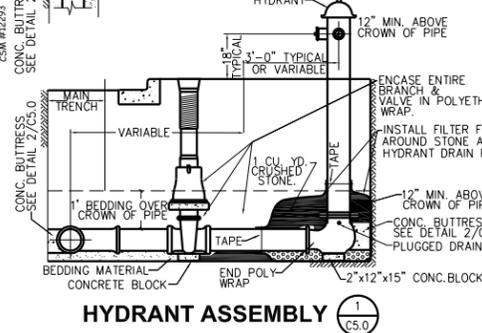
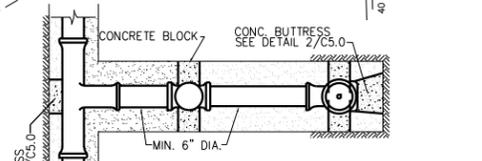
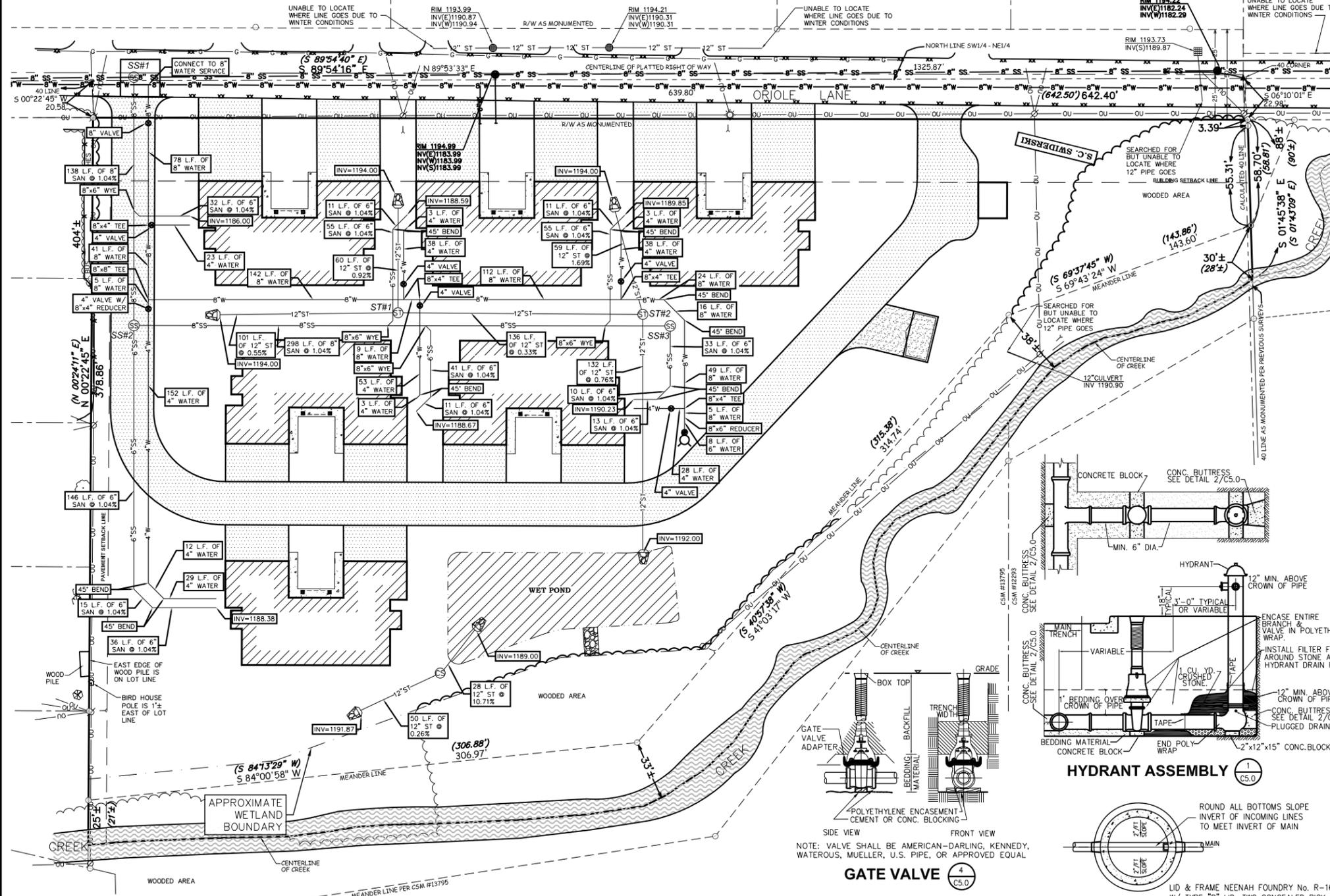


SANITARY MANHOLE SCHEDULE:

Table with 3 columns: SS#1, SS#2, SS#3. Rows include RIM, INV. E, INV. N, INV. W, INV. S, DEPTH, and manhole specifications.

STORM MANHOLE SCHEDULE:

Table with 3 columns: ST#1, ST#2, CS#1. Rows include RIM, INV. N, INV. NW, INV. W, INV. SW, SLUMP, DEPTH, and manhole specifications.



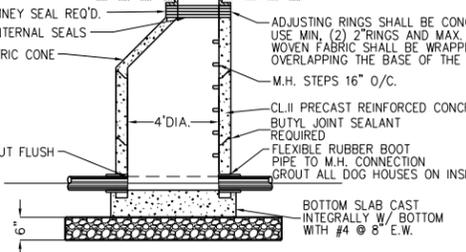
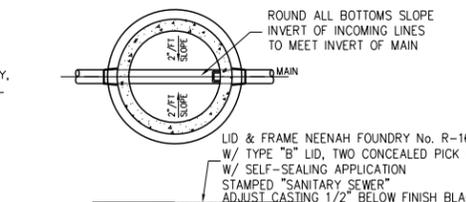
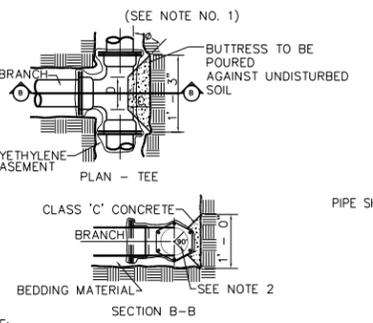
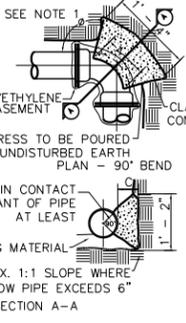
BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK #1: 60d SPIKE IN POWER POLE... BENCHMARK #2: 60d SPIKE IN POWER POLE... BENCHMARK #3: BURY BOLT ON HYDRANT... BENCHMARK #4: 60d SPIKE IN POWER POLE...

DESCRIPTION

BEING LOT 1 OF CERTIFIED SURVEY MAP #12247, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

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CONCRETE BUTTRESS

- 1. GROUT BOTTOM OF MANHOLE TO 1/2 OR 3/4 DIAMETER OF PIPE AND SLOPE GROUT 2" PER FOOT. 2. 1/2" TO 3/4" IS MAX. MORTAR THICKNESS WHEN USED FOR CASTING ADJUSTMENT. 3. COPOLYMER POLYPROPYLENE PLASTIC, WITH 3/8" GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL, STEPS 16" O.C. DOWNSTREAM SIDE. 4. KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.

UTILITY PLAN

S.C. SWIDERSKI, LLC
MULTI-FAMILY DEVELOPMENT
TOWN OF RIB MOUNTAIN
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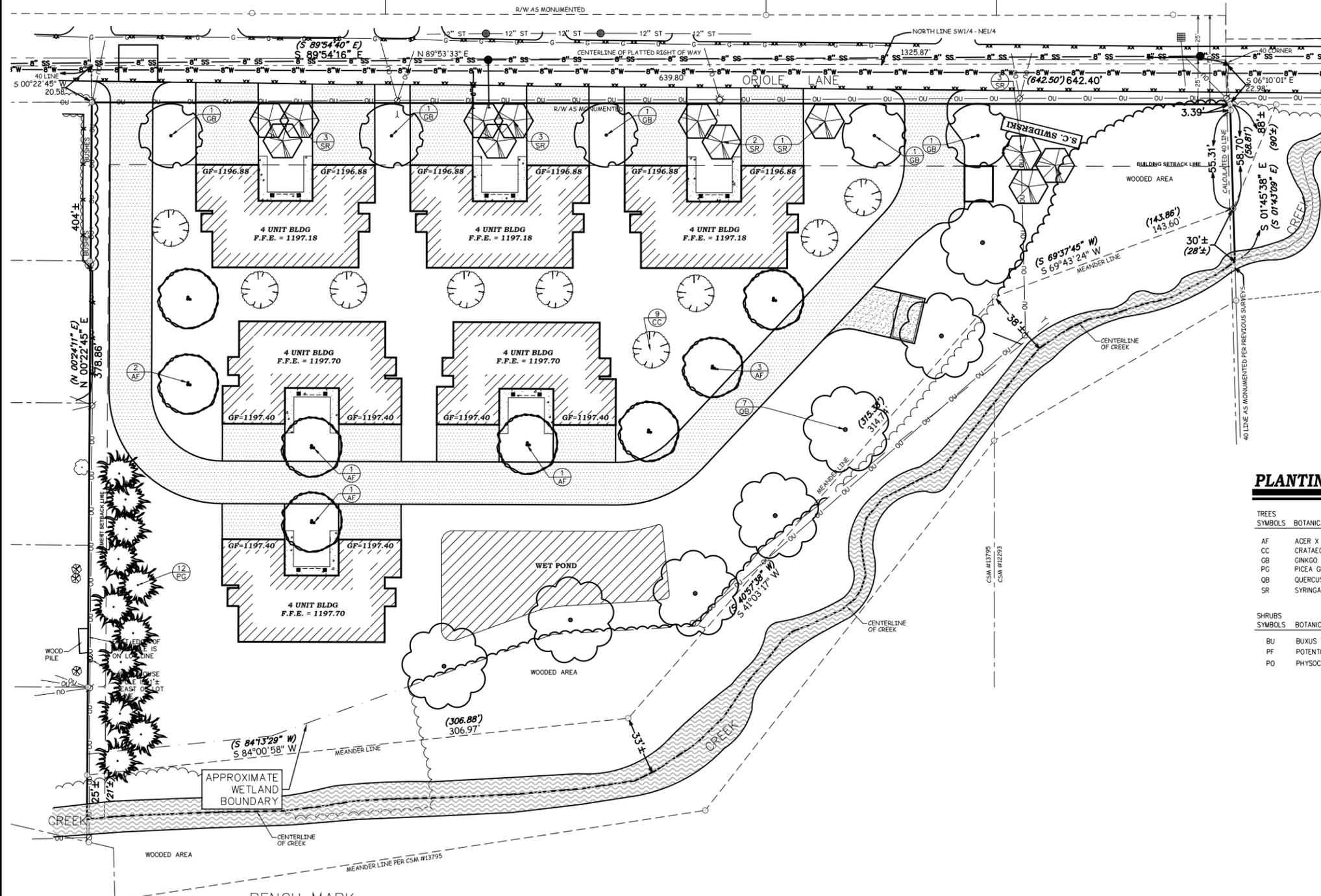


C5.0

4b-20



Scale 1" = 30'



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION. LAWN SEED TO BE EARTH CARPET BRAND MADISON PARKS SEED MIX OR EQUAL.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES AND SECURED WITH STRAPPING.
- ALL TREES IN THE TURF AREA SHALL HAVE A 3' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
- CONCRETE MOW STRIP SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. SEE DETAIL 2/C6.0.
- 3" DEPTH OF DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. SIZE AND STYLE OF STONE TO BE SELECTED BY OWNER.
- TYPAR WEED BARRIER OR APPROVED EQUAL SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
- IN-GROUND AUTOMATED IRRIGATION SHALL BE INSTALLED WITHIN THE PROJECT LIMITS. ALL TREES AND PLANTING BEDS ARE TO HAVE A DRIP IRRIGATION LINE INSTALLED. COORDINATE ALL PLANT INSTALLATION WITH THE IRRIGATION CONTRACTOR.
- 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.
- PROTECT EXISTING TREES/VEGETATION THAT IS TO REMAIN. COORDINATE ALL VEGETATION REMOVAL WITH PROJECT ENGINEER/SITE SUPERVISOR PRIOR TO THE START OF CONSTRUCTION/DEMOLITION.
- SEE DETAIL 1/C6.0 FOR TYPICAL BUILDING FOUNDATION PLANTING DETAILS.

CHECKED:	JJL
DRAWN:	MRP
DATE:	4-11-2018
PROJECT NO.:	18.025

LANDSCAPE PLAN

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF	ACER X FREMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	2" CAL	60" X 40" W	8
CC	CRATAEGUS CRUS-GALI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	4" T.	20" X 20" W	9
GB	QINQGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL	50" X 50" W	5
PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5" T.	50" X 25" W	12
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	60" X 60" W	7
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	4" T.	25" X 20" W	12

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
BU	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	3'-4" X 4" W	72
PF	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	3 GAL	3" T X 4" W	36
PO	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	3 GAL	3'-4" T X W	48

**S.C. SWIDERSKI, LLC**  
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C6.0

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**BENCHMARK #1**  
 60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 200 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
 ELEVATION = 1195.85

**BENCHMARK #2**  
 60d SPIKE IN POWER POLE, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 350 FEET WEST OF WHERE THE CREEK CROSSES ORIOLE LANE.  
 ELEVATION = 1195.84

**BENCHMARK #3**  
 BURY BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF ORIOLE LANE AND BEING APPROXIMATELY 150 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
 ELEVATION = 1198.57

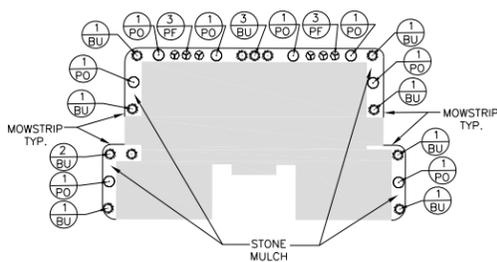
**BENCHMARK #4**  
 60d SPIKE IN POWER POLE, LOCATED ON THE WEST LOT LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 350 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 60± NORTH OF CREEK.  
 ELEVATION = 1193.01

DESCRIPTION

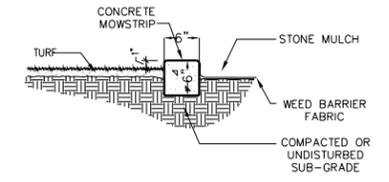
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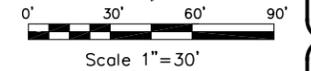


BUILDING FOUNDATION PLANTING PLAN (TYP.) N.T.S.



CONCRETE MOWSTRIP N.T.S.

- NOTES:
- MOWSTRIP TO BE CAST-IN-PLACE AND Poured USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
  - CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
  - MAXIMUM 1/2" WIDTH VARIATION.
  - PRECISELY FOLLOW LAYOUT AS SHOWN ON LANDSCAPE PLAN.



Scale 1" = 30'

4b-21