



# 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, August 28<sup>th</sup>, 2019; 6:00 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 8-14-2019 Plan Commission meeting.**
- 4.) Certified Survey Map(s):
  - a. **Tim Vreeland, agent, requests Certified Survey Map approval for a land division at the property addressed 2601 South Mountain Road. Parcel #34.222807.006.017.00.00 and #34.222807.006.018.00.00. Docket #2019-30.**
  - b. **ISG Inc., agent, requests Certified Survey Map approval for the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2018-27.**
- 5.) Public Hearing(s):
  - a. **ISG Inc., agent, requests General Development Plan approval for a retail development at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2019-28.**
  - b. **Azura LLC, applicant, requests Conditional Use approval for a new community living arrangement at the property legally described as part of the SW ¼ of the SE ¼, Section 10 and part of Lot 26 of Woodlawn Pines, Lot 1 CSM Volume 57, Page 98. Docket #2019-29.**
- 6.) Correspondence/ Questions/ Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 14, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Jim Hampton, Jay Wittman, Tom Steele, Tonia Speener and Steve Plunkett. Also present were Building Inspector / Assistant Zoning Administrator, Paul Kufahl and Community Development Director, Steve Kunst. Ryan Burnett was excused.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the July 24, 2019 Plan Commission meeting, as presented. Motion carried 6-0**

Commissioners postponed discussion of the Certified Survey Map, until after the public hearing item, to allow the applicant additional time to attend the meeting.

CERTIFIED SURVEY MAP(S):

- a. *Dan Higgenbotham, agent, requests Certified Survey Map approval for a land division at the property addressed 202 Sunrise Drive. Parcel #34.232807.013.010.00.00. Docket #2019-25*

Kunst indicated the applicant was not present, however, the request is relatively straightforward and is similar to a Certified Survey Map (CSM) to create one new single-family residential lot on the property addressed 206 Sunrise Drive. He asked Commissioners if they would like to continue discussion or postpone to a future meeting. Commissioners decided to discuss and take action.

Kunst noted the subject property is currently 36,427 square feet (0.84 acres) in area and includes one single-family residence. The proposal calls for splitting off an 18,297 square foot (0.42 acre) lot, with the remaining 18,130 square feet staying with the existing residence. Kunst noted the proposal, as presented, is compliant with the Town's zoning and subdivision ordinances.

Tom Steele asked if the proposed lot has existing sewer and water laterals and confirmed the minimum lot width is met. Kunst believed the proposed lot currently contains sewer and water lateral stubs and noted the proposal meets the minimum lot width of 100 feet.

**Motion by Tonia Speener, second by Steve Plunkett to recommend approval of the Certified Survey Map (CSM) for a land division at the property addressed 202 Sunrise Drive, as presented.**

**Motion carried 6-0**

PUBLIC HEARING(S):

- a. *John Fink, owner, requests conditional use approval for construction of a detached accessory building in excess of 1,000 square feet of gross floor area, side wall height greater than 12 feet, and a door opening greater than 10 feet in height at the property addressed 10408 Bittersweet Road. Parcel #34.332807.013.001.00.00. Docket #2019-26*

Community Development Director, Steve Kunst noted the applicant is seeking Conditional Use approval for construction of a 24 ft. x 24 ft. detached garage (576 ft<sup>2</sup>) with a side wall height of 14 feet and an overhead door height of 12' which will result in three (3) total detached buildings and 1,500 ft<sup>2</sup> of detached building area, both of which represent Town maximums. Kunst indicated the subject property is approximately 19.5 acres and located near the southern end of the Town.

Additionally, Kunst indicated the plans presented show a 24-foot by 32-foot building which cannot be considered at this meeting; however, the applicant has expressed interest in building a larger structure should the Town ordinances be amended to allow it. In addition to the presented plans, the applicant has also submitted a list of signatures from neighbors who are in favor of his proposed structure.

Harlan Hebbe questioned the location of the garage on the property. Kunst indicated it would be placed adjacent to the existing garage south of their home and remain largely hidden from the road.

John Fink, owner, indicated he would ideally like a 32'x40' detached building to be able to house his tractors, implements and recreational equipment, but is interested in getting the largest square footage he can from the request. He expressed concern about the flexibility of the current accessory building ordinance; noting property owners with larger parcels should be allowed more accessory structure size than a small subdivision lot.

The applicant and Commissioners discussed options, like adding onto their existing attached or detached garage or removing an existing shed, to accommodate the building length needed for his recreational vehicle. The applicant identified these options as "unrealistic", noting septic and pond concerns related to the house connection and the difference in building heights would create additional cost and work associated with the detached building.

Commissioners and Staff had a brief discussion about potential conditions that could be applied to the accessory structure's ordinance to allow for larger structures.

Hebbe opened the Public Hearing at 6:16pm.

Dennis Wisniewski, 2700 Stone Crop Rd, noted he was accepting of the larger sized building as were the other residents who signed the petition. He indicated the applicant has always maintained a well-kept residence and property and showed agreement for an ordinance change that would allow for larger structures on larger pieces of property.

The Public Hearing was closed at 6:20pm.

Steve Plunkett confirmed the Plan Commission is ruling upon the size of the building and are not concerned with the building's use. Kunst indicated this was correct, noting the use is limited to residential storage regardless of the size proposed.

Commissioners generally agreed that changes to the Accessory Structure ordinance should be considered and they were accepting of the current proposal.

**Motion by Tom Steele, second by Tonia Speener to recommend approval of the Conditional Use Request for construction of a detached accessory building in excess of 1,000 square feet of gross floor area, side wall height greater than 12 feet, and a door opening greater than 10 feet in height at the property addressed 10408 Bittersweet Road, as presented. Motion carried 6-0**

OLD BUSINESS:

- a. *Discussion and possible action on potential amendments to the RMMC Section 17.214(3) – Electronic Message Sign Requirements. Docket #2019-24*

Kunst indicated staff has recently received input from sign companies and prospective businesses interested in installing electronic messaging signs in the Suburban Office (SO) zoning district. Currently, the code does not allow consideration of a conditional use application for an electronic message sign in the SO zoning district. And, after discussion at the July 24th Plan Commission meeting in which Commissioners felt it appropriate to include the SO zoned properties, staff is proposing an amendment to the Electronic Message Sign Requirements. Kunst noted the amendment would simply allow properties zoned SO to apply for a conditional use permit subject to the current Electronic Message signage conditions, as well as Plan Commission considerations.

Jay Wittman questioned why the Suburban Office zoning district was not included previously. Kunst noted previous Commissioners discussed outlawing all Electronic Message signs and being concerned with the Town looking like a “Las Vegas Strip”, so the current ordinance likely included those zoning districts which currently had Electronic Message Signs.

Jim Hampton asked for clarification on the inclusion of a residential district. Kunst stated it was intended to allow churches and schools the ability to apply for Electronic Message Signs.

**Motion by Jim Hampton, second by Jay Wittman to recommend approval of the amendments to the RMMC Section 17.214(3) – Electronic Message Sign Requirements, as presented. Motion carried 6-0**

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board – Kunst indicated all items previously recommended to the Town Board were approved at the last meeting.

Next Meeting – Kunst noted the next Plan Commission meeting will be busy, and will include a site plan review, public hearings and a Certified Survey Map.

Readdressing – Kunst noted Marathon County is intending to send address notification mailings this week and will be starting implementation in alphabetical order of street names.

Development Activity – Kufahl stated Five Guys Burgers and Fries has opened and Discount Tire is starting construction of their new facility next to Carbuffs.

Parks – Commissioners inquired about the South Mountain tennis courts and suggested that any improvements may include a pickleball court.

PUBLIC COMMENT: None Received

ADJOURN:

**Motion by Tom Steele, second by Tonia Speener to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 6:40 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** August 22, 2019  
**SUBJECT:** Certified Survey Map Review

**APPLICANT:** Tim Vreeland, agent  
**PROPERTY OWNER(S):** Eldine Zunker

**PROPERTY LOCATION:** 2601 South Mountain Road (SW corner of South Mtn. & Magnolia Ave)  
**PARCEL NUMBER:** #34.232807.013.010.00.00

**ZONING CLASSIFICATION:** Suburban Residential-2 (SR-2)  
**ADJACENT ZONING:** SR-2 (South, East, and West); SR-3 (North); MR-4 (North)

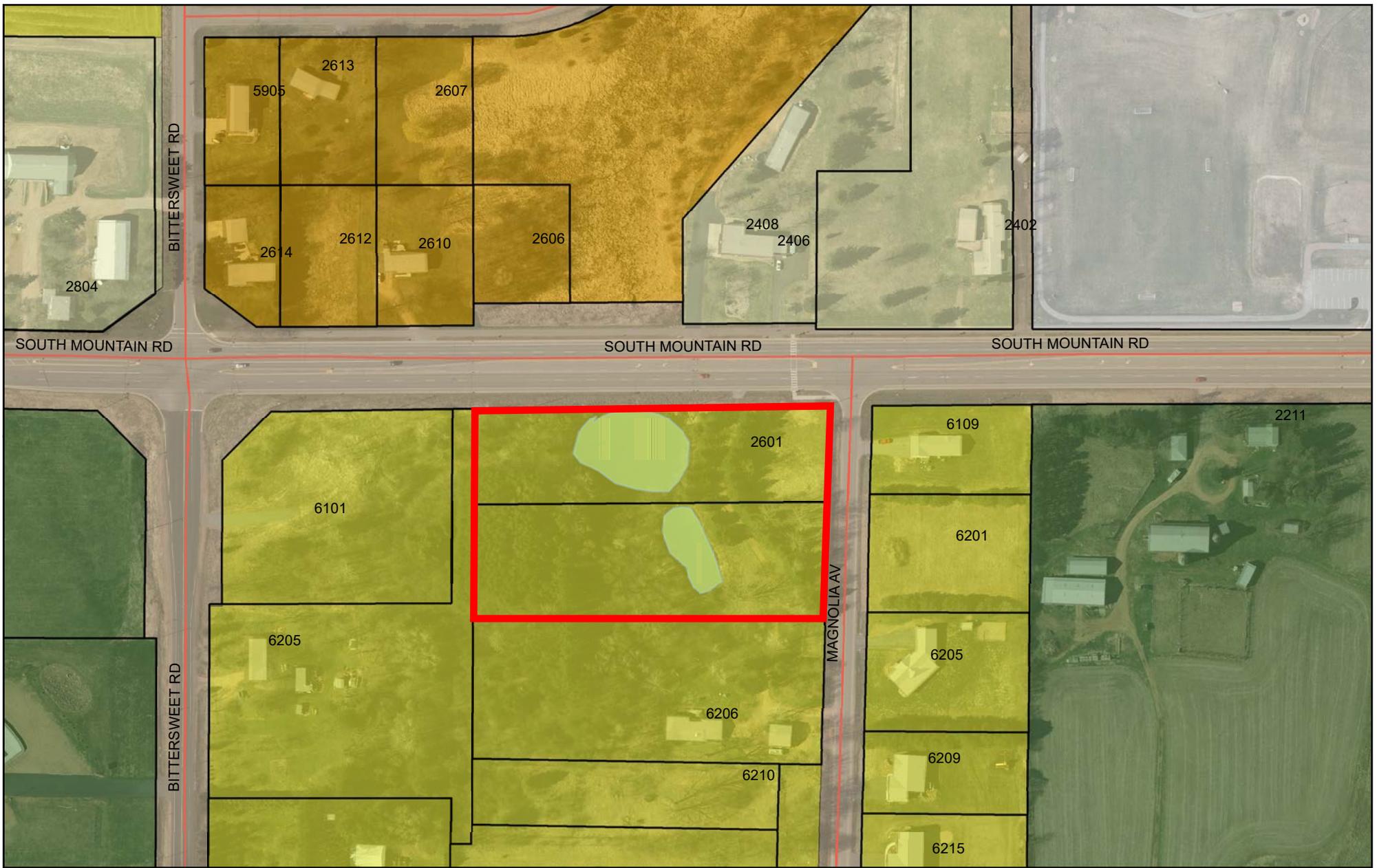
**REQUEST:** Certified Survey Map approval for a land division creating a new residential lot.

**NARRATIVE:**

The applicant requests approval of a Certified Survey Map (CSM) to create one new single-family residential lot at the southwest corner of the South Mountain Road and Magnolia Avenue intersection. The subject property is current two vacant, residentially zoned lots of 2.27 and 1.9 acres, respectively. The proposal calls for creating one additional residential lot, resulting in three lots of 55,240 square feet (1.268 acres), 55,042 square feet (1.264 acres), and 71,257 square feet (1.636 acres). Minimum lot area and width for the SR-2 zoning district are 20,000 square feet and 100 feet, both of which are met by the proposal. The intent is to construct a new single-family residence on each lot.

**POSSIBLE ACTION:**

1. Recommend approval of the Certified Survey Map request for the property addressed 2601 South Mountain Road, as presented.
2. Recommend approval of the Certified Survey Map request for the property addressed 2601 South Mountain Road, with conditions/modifications.
3. Recommend denial of the Certified Survey Map request for the property addressed 2601 South Mountain Road.

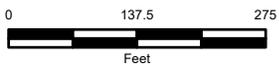


*Rib Mountain:  
"Where Nature, Family, and  
Sport Come Together"*

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

Map Printed: 8/22/2019

- |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| <ul style="list-style-type: none"> <li>▭ Parcel Outline</li> <li>▭ Parcel Address</li> <li>▭ Unzoned</li> <li>▭ CR-5ac</li> <li>▭ Countryside Residential</li> <li>▭ EO Estate Office</li> </ul> | <ul style="list-style-type: none"> <li>▭ ER-1 Estate Residential</li> <li>▭ MR-4 Mixed Residential</li> <li>▭ NC</li> <li>▭ Neighborhood Commercial</li> </ul> | <ul style="list-style-type: none"> <li>▭ OR Outdoor Recreation</li> <li>▭ RA-1 Rural Agricultural</li> <li>▭ RA-2 Rural Agricultural</li> <li>▭ Agricultural</li> <li>▭ ROW</li> </ul> | <ul style="list-style-type: none"> <li>▭ RR Rural Residential</li> <li>▭ SC Suburban Commercial</li> <li>▭ SI Suburban Industrial</li> <li>▭ SO Suburban Office</li> </ul> | <ul style="list-style-type: none"> <li>▭ SR-2 Suburban Residential</li> <li>▭ SR-3 Suburban Residential</li> <li>▭ UC Urban Commercial</li> <li>▭ UDD Unified Development</li> </ul> | <ul style="list-style-type: none"> <li>▭ UR-8 Urban Residential</li> <li>▭ Building Outline</li> <li>▭ Road Centerline</li> <li>▭ Road Label (2017)</li> <li>▭ Water Feature</li> <li>▭ Water Feature</li> </ul> | <ul style="list-style-type: none"> <li>▭ Red: Band_1_0</li> <li>▭ Green: Band_2</li> <li>▭ Blue: Band_3</li> </ul> |
|--|--|--|--|--|--|--|



**DISCLAIMER:** The information and depictions contained herein are for informational purposes only; Mi-Tech specifically disclaims accuracy in this reproduction and advises that if specific and precise accuracy is required that certified maps, surveys, plats, or other official means be obtained. There is no Statement of Accuracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadastral Parcel Layer. For planning purposes only.

# CERTIFIED SURVEY MAP

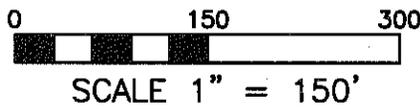
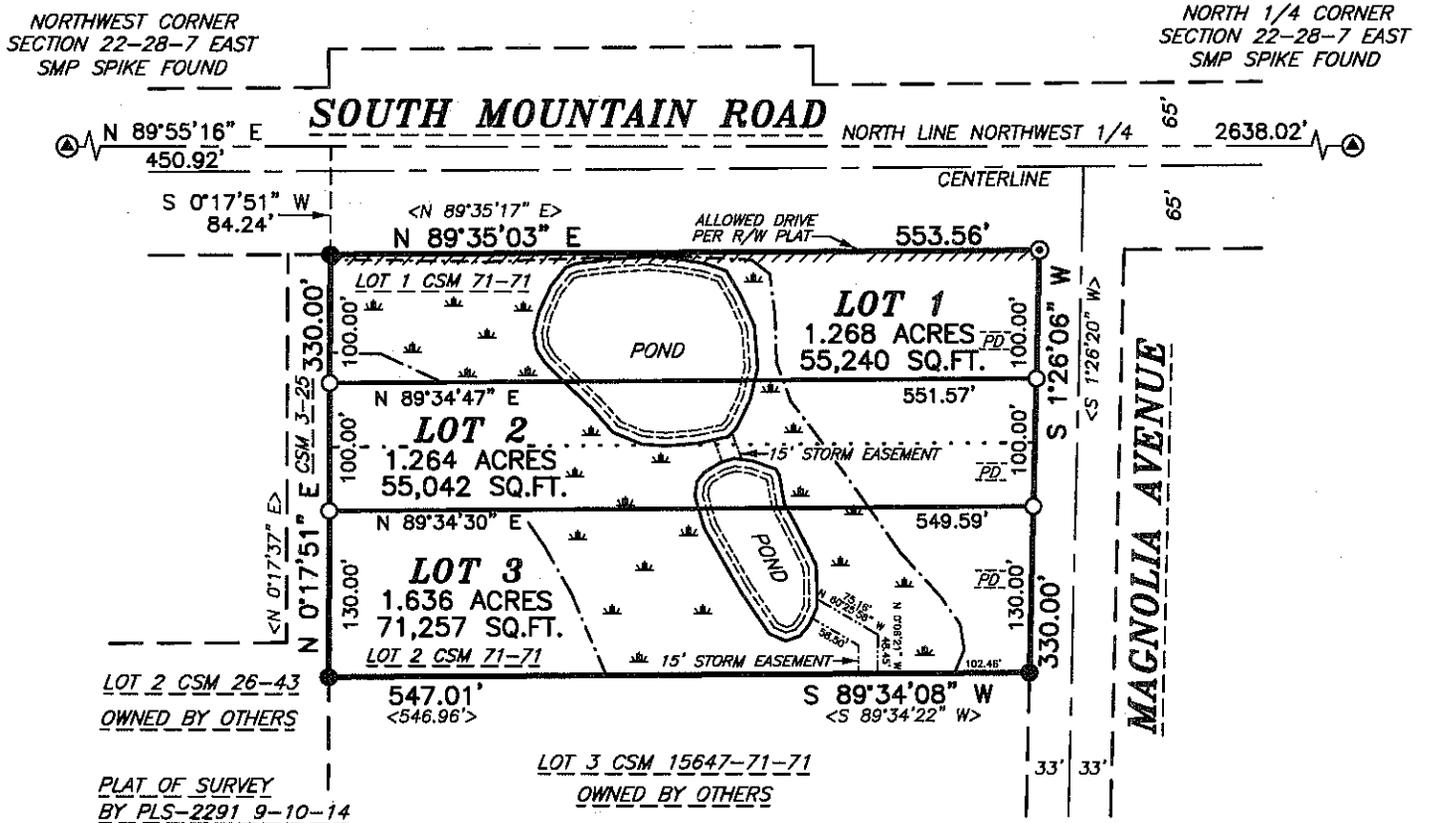
MARATHON COUNTY NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

ALL OF LOTS 1 & 2 OF CSM 15647-71-71, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR FAX 715-241-9826 tim@vreelandassociates.us	
PREPARED FOR:	<b>JOE UMLAUF</b>
FILE #:	U-22-19 UMLAUF
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

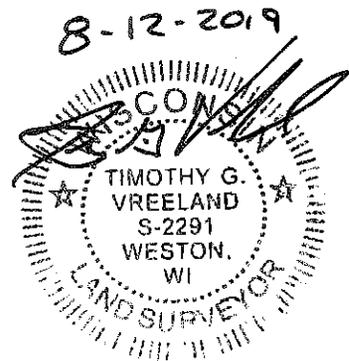
SHEET 1 OF 2 SHEETS



BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 BEARING N 89°55'18" E PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

**LEGEND**

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 1" IRON BAR FOUND IN PLACE
- ⊙ = 3/4" REBAR FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP PD = PROPOSED DRIVE



----- = APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPPING. DELINEATION WOULD BE NEEDED TO VERIFY THE LOCATION.

# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

ALL OF LOTS 1 & 2 OF CSM 15647-71-71, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

## SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JOE AND LIZ UMLAUF, I SURVEYED, MAPPED AND DIVIDED ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 15647, RECORDED IN VOLUME 71 OF SURVEYS ON PAGE 71, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF RIB MOUNTAIN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 12TH DAY OF AUGUST, 2019  
SURVEY PERFORMED AUGUST 12TH, 2019

TIMOTHY G. VREELAND P.L.S. 2291

I, \_\_\_\_\_ BEING DULY APPOINTED BY THE TOWN BOARD OF THE TOWN OF RIB MOUNTAIN, CERTIFY THAT THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY MAP IN THE REGISTER OF DEEDS OFFICE. THIS INSTRUMENT SHALL BE RECORDED BY \_\_\_\_\_ OR THE TOWN'S APPROVAL SHALL TERMINATE.

APPROVED FOR RECORDING UNDER  
THE TERMS OF THE MARATHON  
COUNTY LAND DIVISION REGULATIONS.

BY \_\_\_\_\_

DATE \_\_\_\_\_  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.  
CPZ TRACKING NO. \_\_\_\_\_

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** July 18, 2018  
**SUBJECT:** Certified Survey Map Review

**APPLICANT:** ISG Inc., agent  
**PROPERTY OWNER(S):** FORE Rib Mountain LLC

**PROPERTY ADDRESS(S):** 4611 Rib Mountain Drive  
**PARCEL #:** #34.142807.006.032.00.00.

**REQUEST:** Certified Survey Map (CSM) approval for a three (3) lot land division.

**CURRENT ZONING:** UDD  
**FUTURE LAND USE DESIGNATION:** Commercial

**NARRATIVE:**

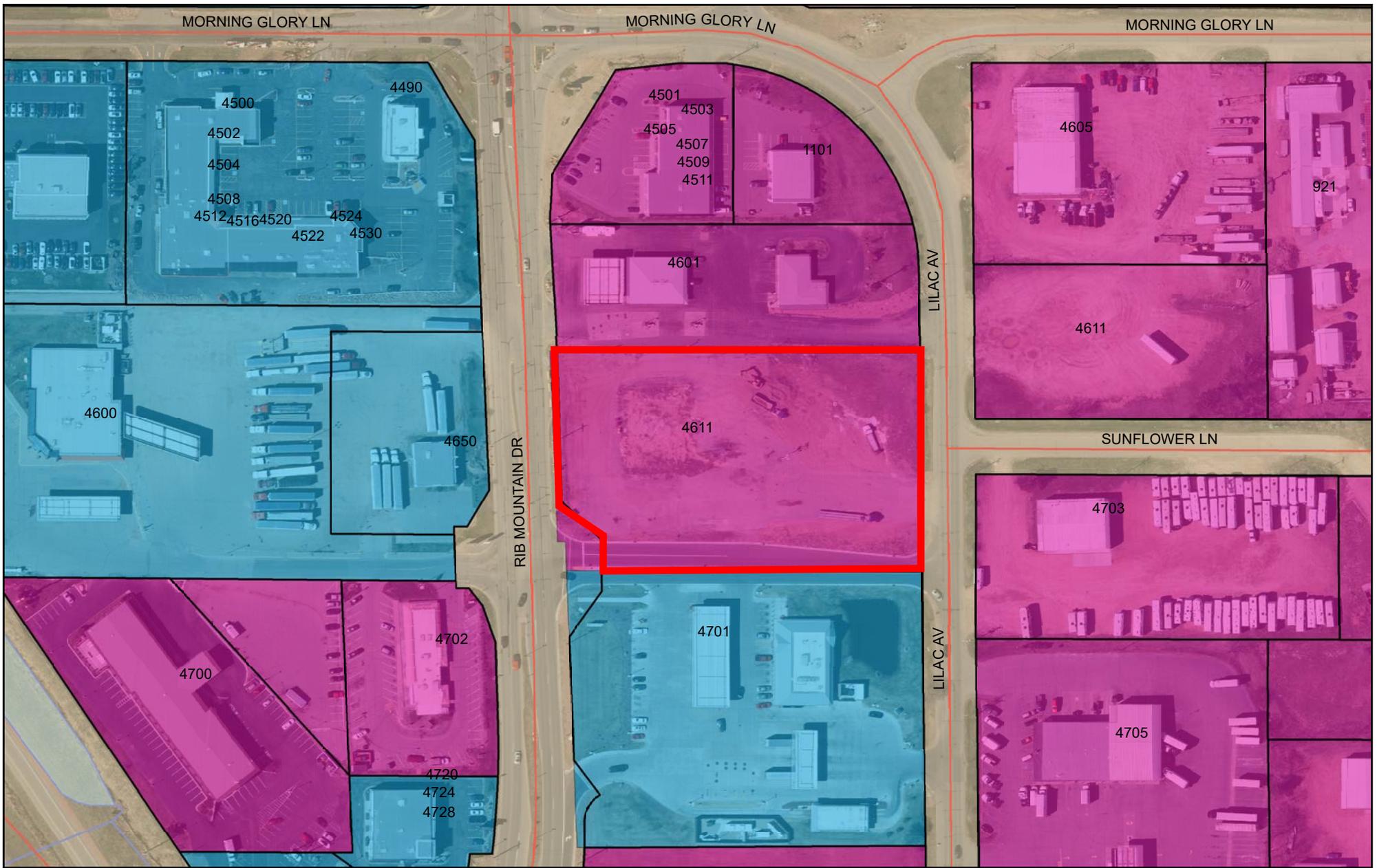
The applicant seeks Plan Commission recommendation of a CSM to split the property at 4611 Rib Mountain Drive into three parcels to accomplish a proposed redevelopment project. The Town approved a similar land division last year as part of a different Unified Development District (UDD) project proposal. As proposed, each lot meets the minimum area (16,000 ft.<sup>2</sup>) and lot width (50 feet) requirements of the Urban Commercial zoning district. This district is used as the basis to review the proposal, as the UDD does not include specific requirements.

**OTHER CONSIDERATIONS:**

- Any approval should be conditioned upon approval of the associated General Development Plan.
- Any approval should be conditioned on the Town receiving a copy of any cross-access agreements.
  - Proposed Lot 2 requires a cross-access agreement as no access is permitted to Rib Mountain Drive.
- Any approval should be conditioned on requiring seven (7) feet of right-of-way dedication along Lilac Avenue for planned roadway improvements, per attached Traffic Impact Analysis excerpt.
- Staff recommends rounding the right-of-way dedicated along Unnamed Street to the nearest half foot, resulting in a 49.5-foot dedication, rather than the proposed 49.61.
  - This right-of-way is necessary for an additional turn lane identified in the Town’s Traffic Impact Analysis along with sidewalk along Unnamed Road (attached).

**POSSIBLE ACTION:**

1. Recommend approval of the Certified Survey Map for the property addressed 4611 Rib Mountain Drive, as presented.
2. Recommend approval of the Certified Survey Map for the property addressed 4611 Rib Mountain Drive, with conditions/modifications.
3. Recommend denial of the Certified Survey Map for the property addressed 4611 Rib Mountain Drive.



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

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

Map Printed: 8/22/2019

- ▭ Parcel Outline
- ▭ Parcel Address
- ▭ 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
- ▭ 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
- ▭ Road Label (2017)
- ▭ Water Feature
- ▭ Water Feature



DISCLAIMER: The information and depictions contained herein are for informational purposes only; Mi-Tech specifically disclaims accuracy in this reproduction and advises that if specific and precise accuracy is required that certified maps, surveys, plats, or other official means be obtained. There is no Statement of Accuracy for any parcel data; the parcel layer is considered an Index Parcel Layer not a Cadastral Parcel Layer. For planning purposes only.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 ALL OF LOT 1, CERTIFIED SURVEY MAP VOL. 82, P. 97 DOC#1706866,  
 NW 1/4 - NW 1/4, SECTION 14, TOWNSHIP 28N, RANGE 7E,  
 TOWN OF RIB MOUNTAIN,  
 MARATHON COUNTY, WISCONSIN



**LILAC AVENUE**

(66' R.O.W.)

Centerline  
Lilac Avenue

**BEARING BASIS:**

The orientation of this bearing system is based upon the east line of Lot 1, Certified Survey Map Vol. 82, PG. 97. Said line bears South 00 degrees 38 minutes 11 seconds East.



**AREA TABLE:**

Lot 1 = 27,333 Sq. Ft.  
 Lot 2 = 30,507 Sq. Ft.  
 Lot 3 = 34,527 Sq. Ft.  
 R.O.W. = 19,176 Sq. Ft.  
 Total Area = 111,543 Sq. Ft.

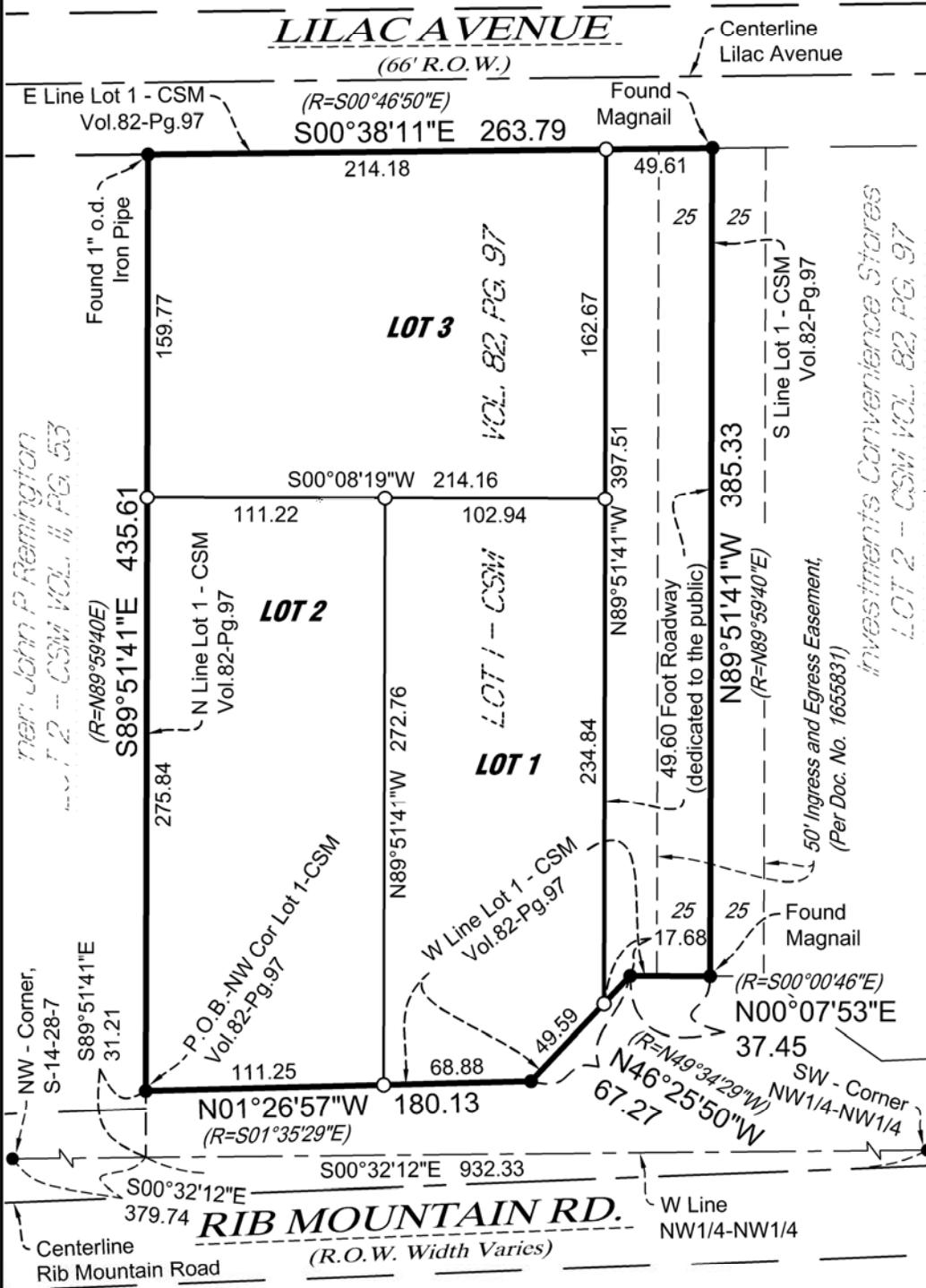
**NOTE:**

- 1) Site has no access to Rib Mountain Road.
- 2) Fieldwork was completed on June 25, 2018.

**LEGEND**

- SET 3/4" DIA. x 24" LONG IRON ROD 1.47 LBS/LINEAL FOOT, UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR, UNLESS OTHERWISE NOTED

**DRAFT**



**CERTIFIED SURVEY MAP**

THIS DOCUMENT IS THE PROPERTY OF H&S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT NO.:	18-21552
FILE NAME:	21552 CSM
DRAWN BY:	JRO
REVISED:	

**SHEET 1 OF 2 SHEETS**

*CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 ALL OF LOT 1, CERTIFIED SURVEY MAP VOL. 82, P. 97 DOC#1706866,  
 NW 1/4 - NW 1/4, SECTION 14, TOWNSHIP 28N, RANGE 7E, TOWN OF RIB MOUNTAIN,  
 MARATHON COUNTY, WISCONSIN*

**DESCRIPTION:**

Lot 1, Certified Survey Map Volume 82, Page 97, recorded as Document Number 1706866, located in the Northwest Quarter of the Northwest Quarter, Section 14, Township 28 North, Range 7 East, Town of Rib Mountain, County of Marathon, State of Wisconsin, described as follows:

Commencing at the northwest corner of said Section 14; thence South 00 degrees 32 minutes 12 seconds East, assumed bearing, on the west line of said Northwest Quarter of the Northwest Quarter, 379.74 feet; thence South 89 degrees 51 minutes 41 seconds East, 31.21 feet to the northwest corner of said Lot 1, said point being the point of beginning; thence South 89 degrees 51 minutes 41 seconds East on the north line of said Lot 1, 435.61 feet to the east line of said Lot 1; thence South 00 degrees 38 minutes 11 seconds East on said east line, 263.79 feet to the south line of said Lot 1; thence North 89 degrees 51 minutes 41 seconds West on said south line 385.33 feet, to the west line of said Lot 1; thence North 00 degrees 07 minutes 53 seconds East on said west line, 37.45 feet; thence North 46 degrees 25 minutes 50 seconds West on said west line, 67.27 feet; thence North 01 seconds 26 minutes 57 seconds West on said west line, 180.13 feet to the point of beginning.

**CERTIFICATION:**

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with Chapter 236.34 of the Wisconsin State Statutes as per agreement with FORE Development and Investment Group who has requested such survey.

**OWNER'S CERTIFICATE**

As owner of Lot 1, Fore Rib Mountain LLC, hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that this Certified Survey Map is required by S236.34 to be submitted to the following for approval or objections:

- 1) Town of Rib Mountain
- 2) County of Marathon

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
 Fore Rib Mountain LLC, Owner of Lot 1

State of \_\_\_\_\_  
 County of \_\_\_\_\_

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named Fore Rib Mountain LLC to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, State of \_\_\_\_\_.

My commission expires \_\_\_\_\_.

**MARATHON COUNTY APPROVAL**

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

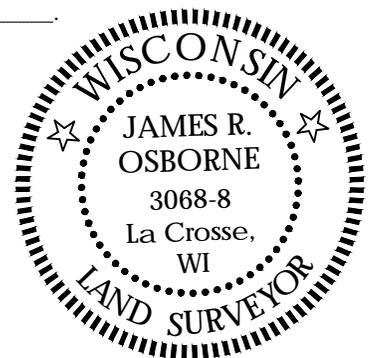
By \_\_\_\_\_  
 Date \_\_\_\_\_

Marathon County Conservation, Planning and Zoning Department  
 CPZ Tracking# \_\_\_\_\_

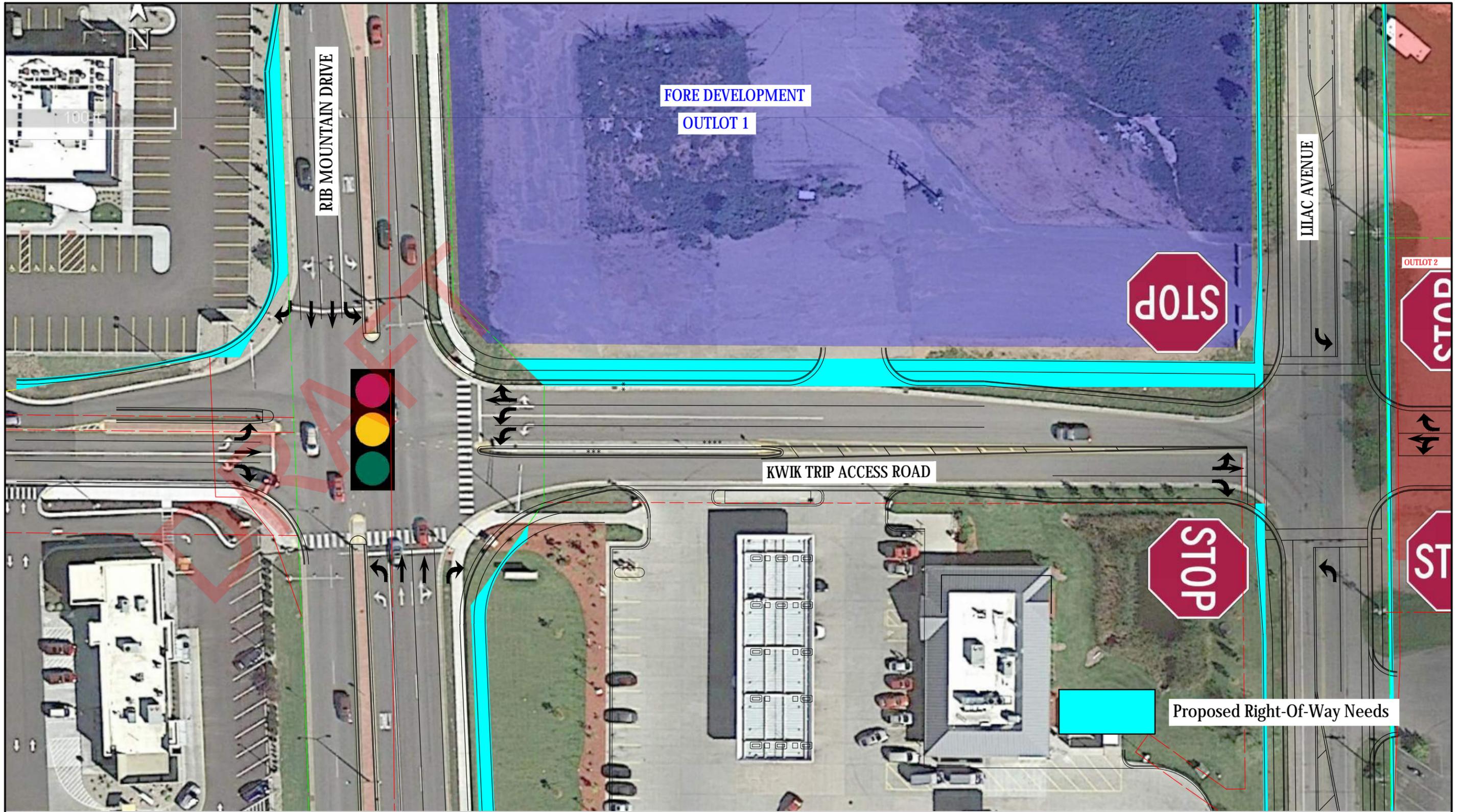
**TOWN OF RIB MOUNTAIN APPROVAL CERTIFICATE**

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

DRAFT



	<b>CERTIFIED SURVEY MAP</b>		
	THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.	PROJECT NO.: 18-21552	
	FILE NAME: 21552 CSM	DRAWN BY: JRO	
	REVISED:		SHEET 2 OF 2 SHEETS



Background image from Google Earth



# Exhibit 1-7B, 2040 Horizon Year Build Traffic Right-Of-Way Requirements

Lilac Avenue Developments  
Town of Rib Mountain, Marathon County

**REPORT TO PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** August 22, 2019  
**SUBJECT:** General Development Plan Review

**APPLICANT:** ISG Inc., agent  
**PROPERTY OWNER:** FORE Rib Mountain LLC

**PROPERTY ADDRESS(S):** 4611 Rib Mountain Drive

**REQUEST:** General Development Plan (GDP) approval for a retail development project.

**CURRENT ZONING:** UDD (Approved in 2018, but no construction occurred and plans have changed)

**ADJACENT ZONING:** UC (North & East); UDD (South & West)

**PROPOSED ZONING:** UDD

**FUTURE LAND USE DESIGNATION:** Commercial

**NARRATIVE:**

The applicant seeks Plan Commission recommendation on a GDP for a new retail development at the property addressed 4611 Rib Mountain Drive. The subject property represents the vacant land adjacent to the north of Kwik Trip. The Town approved a different Unified Development District project in 2018; however, the development team since changed direction. The rationale behind the UDD request primarily centers on the unique layout of the property. The site is relatively narrow and considering the private access road to the south is proposed to become public, traditional setbacks begin to get quite restrictive. The most notable changes from the 2018 plans are a shift from two drive-thru restaurants to an indoor vehicle maintenance use, a larger retail building to the east, and an underground stormwater management system.

The current property owner eventually intends to develop proposed Lot 1 with either a restaurant or retail user(s) and sell proposed Lots 2 & 3 to other end users. Staff already received Precise Implementation Plan applications for both Lot's 2 & 3 for the September 11<sup>th</sup> Plan Commission meeting. As part of this GDP application, the applicant requests approval to move forward with the following:

- All site improvements to get Lots 2 & 3 “pad ready”
- Installation of the underground stormwater management facilities serving all users
- Installation of utilities serving Lot 1 and service stubs for Lots 2 & 3
- Construction of the proposed access to Unnamed Road
- All site improvements to Lot 1

**STAFF CONSIDERATIONS:**

- Any approval should be conditioned on entering into a developer agreement covering all necessary public improvements and financial considerations.
- Any approval should be conditioned on an approved stormwater management plan
  - Plan was submitted and is currently under review.
- Any approval should be conditioned on the Town receiving a copy of the three-party agreement for stormwater maintenance as the proposal calls for a shared facility.
- Any approval should be conditioned on the Town receiving a copy of any/all cross-access agreements covering access and shared parking.
- Sidewalk needs to be moved to the north allowing for a four-foot terrace. With that, a five-foot sidewalk is adequate.

- Sidewalk should be installed in coordination with planned roadway improvements along Unnamed Road.
- Considerations should be made for handling offsite water currently entering the northwest corner of the site. Erosions concerns exist with the current layout.
- A retaining wall may be necessary due to grade issues on the southeast corner. Further investigation necessary to determine needs.

**PUBLIC BENEFITS OF THE PROPOSAL:**

- Redeveloping an underutilized site within the Town’s primary commercial corridor
- Adding new tax base to the Town
- Maintaining consistent development within the commercial corridor
- Adding new destinations to Rib Mountain Drive
- Bicycle and pedestrian safety improvements in a planned bike/ped corridor
  - Trail users crossing Rib Mountain Drive from the McDonald’s/Dick’s Sporting Goods/ Days Inn are able to maintain travel off street.

**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 revitalizing older commercial areas within the Town, encouraging new commercial development in appropriate locations and proactively planning for commercial development.**

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 commercial development. Further, the property is currently zoned as a UDD with proposed uses of indoor sales and service, indoor commercial entertainment, indoor maintenance, and in-vehicle sales and service are consistent with other properties along the Rib Mountain Drive corridor.**

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 commercial uses are consistent with the surrounding environment. The Town’s Comprehensive Plan urges intense commercial developments to areas of Town that are already developed, and the proposal accomplishes this. Each of the proposed uses generate traffic; however, the applicant worked in coordination with the Town and other adjacent landowners in recently completing a Traffic Impact Analysis. In doing so, the Town has identified needed infrastructure improvements to handle anticipated traffic demands and is moving forward with them. Costs**

**associated with the improvements are planned to be completely special assessed to the primary traffic generators.**

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 'Commercial' classification. Further, the proposed land uses, intensities and impacts are consistent to the environs of the surrounding area.**

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 the Town's major collector road in Rib Mountain Drive. Further, the property is served by public sewer and water and adequate electrical service. Again, necessary traffic infrastructure improvements are scheduled to coincide with the development.**

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 related to commercial and economic development. It also continues to add to the Town's retail and entertainment offerings while redeveloping an underutilized property within the Town's primary commercial corridor.**

#### **POSSIBLE ACTION:**

1. Recommend approval of the GDP for the property addressed 4611 Rib Mountain Drive, as presented.
2. Recommend approval of the GDP for the property addressed 4611 Rib Mountain Drive, with conditions / modifications.
3. Recommend denial of the GDP for the property addressed 4611 Rib Mountain Drive.

August 7, 2019

Steve Kunst  
City Planner  
Planning Division  
Town of Rib Mountain  
3700 N Mountain Road  
Rib Mountain, WI 54401

**RE: Project Description and Application Narrative  
4611 N Rib Mountain Drive, Rib Mountain, Wisconsin**

Steve,

The following project description and application narrative is being submitted to accommodate site development and future commercial/retail construction in the Town of Rib Mountain.

The subject property is located at 4611 Rib Mountain Drive in Rib Mountain, Wisconsin (PIN: 1068-2807-142-0967), on an existing 2.56 acre lot currently zoned UC-Urban Commercial. The subject property is legally described as Lot 1 of Certified Survey Map, Volume 82, Page 97, recorded as Document Number 1706866, 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 one access to Lilac Avenue but 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 three commercial/retail buildings along with associated parking, a new access to the private drive to the south, and a relocated access drive to Lilac Avenue.

The site is proposed to be subdivided into three lots with one building located on each lot. Stormwater detention will be provided for the entire project on Lot 3, and drainage easement rights will be conveyed to all three lots. The access points from Lilac Avenue and the private drive will also have ingress/egress easements conveyed to all lots as part of sharing access. A preliminary breakdown of the lots and future building construction is provided below.

- Lot 1 is 0.63 acres in size with a proposed 4,000 square foot retail building.
- Lot 2 is 0.70 acres in size with a proposed 3,339 square foot building. It is anticipated that this building will function as a Jiffy Lube automotive services facility
- Lot 3 is 0.79 acres in size with a proposed 9,973 square foot building. It is anticipated that this building will function as a Dollar Tree retail facility.

The overall project proposes 1.42 tenant spaces per acre, a total site floor area ratio of 0.18, and an impervious surface area ratio of 74%. One monument sign is proposed on Lot 1 that would provide signage for all uses. The proposed sign will be approximately 13 feet wide and 15 feet tall.

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 proposed buildings adjacent to Rib Mountain Drive will sit approximately four feet below the existing right-of-way elevation due to the existing ground relationship. The ground elevations fall approximately twelve feet from Rib Mountain Drive to the east towards Lilac Avenue. The private drive to the south is sloped to the east following this same elevation drop. There is an existing retaining wall to the north side of the property that varies in height from six feet near Rib Mountain Drive to one foot to the east. 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.

FORE Development is proposing the following improvements/construction activities:

- All site improvements and building construction on Lot 1
- Installation of the proposed underground stormwater detention for all three lots on Lot 3
- Construction of the shared access from the private drive to the south
- Installation of utilities to service Lot 1 and service stubs for Lots 2 and 3
- All site improvements necessary to create pad ready sites for Lots 2 and 3

FORE Development intends to sell Lots 2 and 3 to another developer for construction of the proposed buildings and associated parking shown on the site plan. At this time, FORE plans to construction all items mentioned above except for the building. Once a tenant(s) is secured, permitting and construction of the building on Lot 1 will commence. The employee count for the Lot 1 improvements is approximately 10 employees at a time with operation between the hours of 6 am and 10 pm. The number of daily customers will vary and depend on the tenants obtained for each building space. Once more information is known, this will be shared with the Town.

There are 79 proposed parking stalls to be shared between the three proposed lots. Five of those stalls are ADA accessible stalls meeting the Town requirements. The proposed parking ratio 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.

Onsite circulation allows for all three lots to obtain access from Lilac Avenue and the private drive to the south. 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 site. The one-way access from the service garages is stop controlled at the four-way intersection of drive aisles which allows movements in the west, north, and south directions to proceed without conflict. Once the area is clear, exiting cars may maneuver to the south side of the east/west drive aisle. No negative impacts to the current traffic flow along Rib Mountain Drive are anticipated.

The proposed zoning request is to change the existing UC, Urban Commercial zoning to UDD, Unified Development District zoning. This request is being presented to provide some flexibility in the development of this site due to the nature of what is being proposed and how the site is anticipated to be developed by FORE Development. There has also been discussion of the private drive to the south becoming a public street which would impact the setback requirements for the proposed parking, which would result in the current site plan not being able to meet the UC setback requirements. The shared uses amongst the three proposed lots also does not conform to the individual lot setback requirements, and the UDD zoning would provide the necessary flexibility to facilitate the proposed development while meeting all necessary requirements.

The architectural features of the Lot 1 building that FORE Development will be constructing will include building materials such as cultured stone, metal paneling, EIFS, and wood siding. 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 and elevations of the building will be provided as part of a separate building specific Project 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](mailto:jerremy.foss@is-grp.com) with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Jeremy Foss, PE, LEED AP, CNU-A  
Senior Civil Engineer



**LOCATION MAP**



**PROJECT ADDRESS / LOCATION:**

**NW 1/4, SEC 14, TWP 28N, R 7E  
4703 RIB MOUNTAIN DRIVE**

**RIB MOUNTAIN TWP  
RIB MOUNTAIN, WISCONSIN**

**SITE SUMMARY**

<b>ZONING:</b>	EXISTING: UC (URBAN COMMERCIAL DISTRICT) PROPOSED: UDD (UNIFIED DEVELOPMENT DISTRICT)
<b>LOT 1 TOTAL AREA:</b>	38,408 SQ. FT / 0.88 AC.
<b>LOT 1 IMPERVIOUS:</b>	19,830 SQ. FT / 0.46 AC. (52%)
<b>LOT 1 GREENSPACE:</b>	18,578 SQ. FT / 0.43 AC. (48%)
<b>LOT 2 TOTAL AREA:</b>	30,506 SQ. FT / 0.70 AC.
<b>LOT 2 IMPERVIOUS:</b>	25,514 SQ. FT / 0.59 AC. (84%)
<b>LOT 2 GREENSPACE:</b>	4,992 SQ. FT / 0.11 AC. (16%)
<b>LOT 3 TOTAL AREA:</b>	42,612 SQ. FT / 0.98 AC.
<b>LOT 3 IMPERVIOUS:</b>	30,465 SQ. FT / 0.70 AC. (71%)
<b>LOT 3 GREENSPACE:</b>	12,147 SQ. FT / 0.28 AC. (29%)
<b>PARKING REQUIREMENTS (PER CITY CODE)</b>	
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
<b>TOTAL:</b>	<b>57 79</b>
<b>SETBACKS</b>	
	PARKING BUILDING
FRONT YARD	10'-0" 35'-0"
SIDE YARD	5'-0" 10'-0"
REAR YARD	5'-0" 25'-0"

**PROJECT GENERAL NOTES**

- 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.
- 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.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 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.
- 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.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- 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.
- 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 (NAD83(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**

<b>EXISTING</b>	
[Symbol]	CITY LIMITS
[Symbol]	SECTION LINE
[Symbol]	QUARTER SECTION LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	PROPERTY / LOTLINE
[Symbol]	EASEMENT LINE
[Symbol]	ACCESS CONTROL
[Symbol]	WATER EDGE
[Symbol]	WETLAND BOUNDARY
[Symbol]	WETLAND / MARSH
[Symbol]	FENCE LINE
[Symbol]	CULVERT
[Symbol]	STORM SEWER
[Symbol]	SANITARY SEWER
[Symbol]	SANITARY SEWER FORCEMAIN
[Symbol]	WATER
[Symbol]	GAS
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	UNDERGROUND TV
[Symbol]	OVERHEAD UTILITY
[Symbol]	UNDERGROUND UTILITY
[Symbol]	UNDERGROUND FIBER OPTIC
[Symbol]	CONTOUR (MAJOR)
[Symbol]	CONTOUR (MINOR)
[Symbol]	DECIDUOUS TREE
[Symbol]	CONIFEROUS TREE
[Symbol]	TREE LINE
[Symbol]	MANHOLE/STRUCTURE
[Symbol]	CATCH BASIN
[Symbol]	HYDRANT
[Symbol]	VALVE
[Symbol]	CURB STOP
[Symbol]	POWER POLE
[Symbol]	UTILITY PEDESTAL / CABINET
<b>PROPOSED</b>	
[Symbol]	LOT LINE
[Symbol]	RIGHT OF WAY
[Symbol]	EASEMENT
[Symbol]	CULVERT
[Symbol]	STORM SEWER
[Symbol]	STORM SEWER (PIPE WIDTH)
[Symbol]	SANITARY SEWER
[Symbol]	SANITARY SEWER (PIPE WIDTH)
[Symbol]	WATER
[Symbol]	GAS
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	UNDERGROUND TV
[Symbol]	CONTOUR
[Symbol]	MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	HYDRANT
[Symbol]	VALVE

**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



**NOTE:**  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

**FORE DEVELOPMENT COMMERCIAL SITE**

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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.	-

**SITE DATA**

TITLE

**C0-00**

SHEET



**NOTE:**  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**FORE DEVELOPMENT**  
**COMMERCIAL SITE**

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

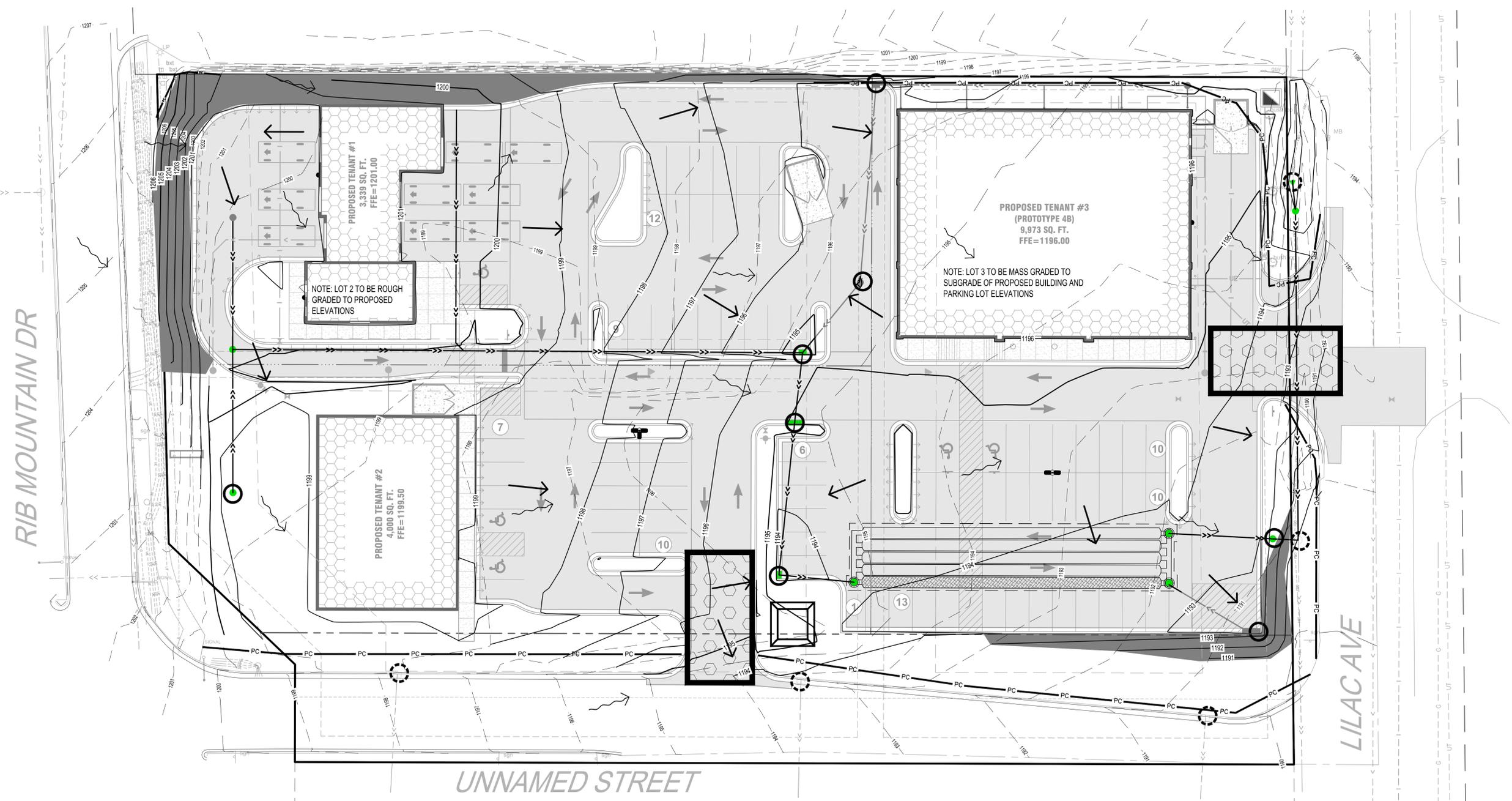
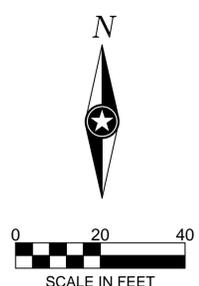
PROJECT NO. 18-21552  
FILE NAME 21552 SWPPP  
DRAWN BY PJJ  
DESIGNED BY ART  
REVIEWED BY JDF  
ORIGINAL ISSUE DATE 8/7/19  
CLIENT PROJECT NO. -

TITLE  
**PROPOSED STORMWATER POLLUTION PREVENTION PLAN**

SHEET  
**C1-11**

SYMBOL	DESCRIPTION	UNITS	QUANTITY	SYMBOL	DESCRIPTION	UNITS	QUANTITY
	*PERIMETER CONTROL	LF	820		STABILIZED CONSTRUCTION EXIT	EACH	2
	EXISTING STORM DRAIN INLET PROTECTION	EACH	5		EROSION CONTROL BLANKET	SY	525
	EXISTING DRAINAGE ARROW	EACH	5		PROPOSED STORM DRAIN INLET PROTECTION	EACH	7
	PROPOSED DRAINAGE ARROW				CONCRETE WASHOUT AREA	EA	1

\* PERIMETER CONTROL CAN BE SILT FENCE, SEDIMENT CONTROL LOG, OR WOOD MULCH.  
\*\* 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.





**NOTE:**  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**FORE DEVELOPMENT**  
**COMMERCIAL SITE**

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

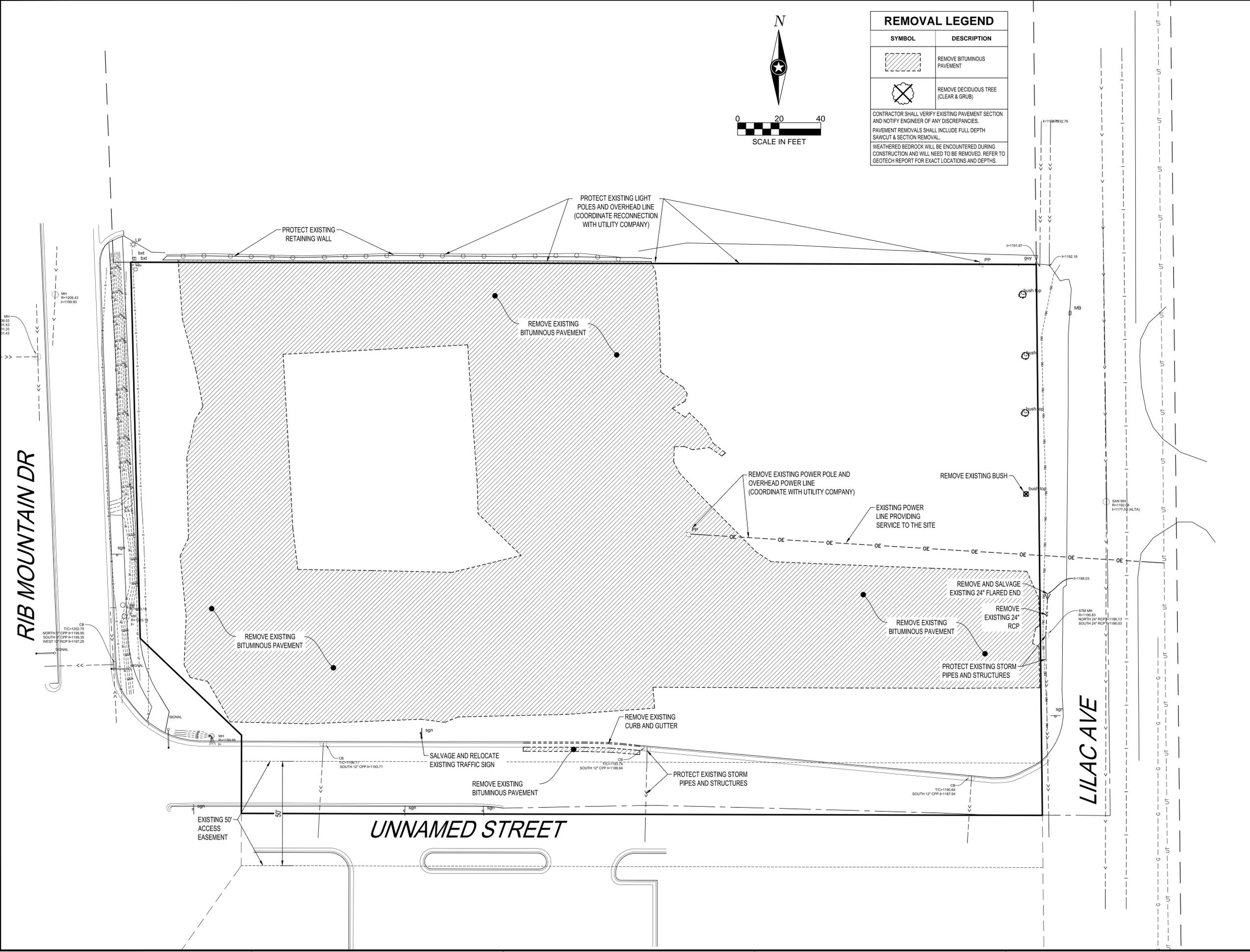
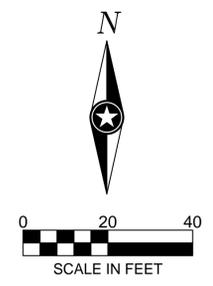
TITLE  
**EXISTING SITE AND REMOVALS**

SHEET  
**C2-10**

**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.



**EXISTING PROPERTY LEGAL DESCRIPTION:**

LOT 1, CERTIFIED SURVEY MAP, VOLUME 82, PAGE 97, RECORDED AS DOCUMENT NUMBER 1706866, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN



**SITE SUMMARY**

<b>ZONING:</b>	EXISTING: UC (URBAN COMMERCIAL DISTRICT) PROPOSED: UDD (UNIFIED DEVELOPMENT DISTRICT)
<b>LOT 1 TOTAL AREA:</b>	38,406 SQ. FT / 0.88 AC.
<b>LOT 1 IMPERVIOUS:</b>	19,830 SQ. FT / 0.46 AC. (52%)
<b>LOT 1 GREENSPACE:</b>	18,576 SQ. FT / 0.43 AC. (48%)
<b>LOT 2 TOTAL AREA:</b>	30,506 SQ. FT / 0.70 AC.
<b>LOT 2 IMPERVIOUS:</b>	25,514 SQ. FT / 0.59 AC. (84%)
<b>LOT 2 GREENSPACE:</b>	4,992 SQ. FT / 0.11 AC. (16%)
<b>LOT 3 TOTAL AREA:</b>	42,612 SQ. FT / 0.98 AC.
<b>LOT 3 IMPERVIOUS:</b>	30,465 SQ. FT / 0.70 AC. (71%)
<b>LOT 3 GREENSPACE:</b>	12,147 SQ. FT / 0.28 AC. (29%)

**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
<b>TOTAL:</b>		<b>71</b>	<b>79</b>

**SETBACKS**

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



**NOTE:**  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**FORE DEVELOPMENT COMMERCIAL SITE**

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

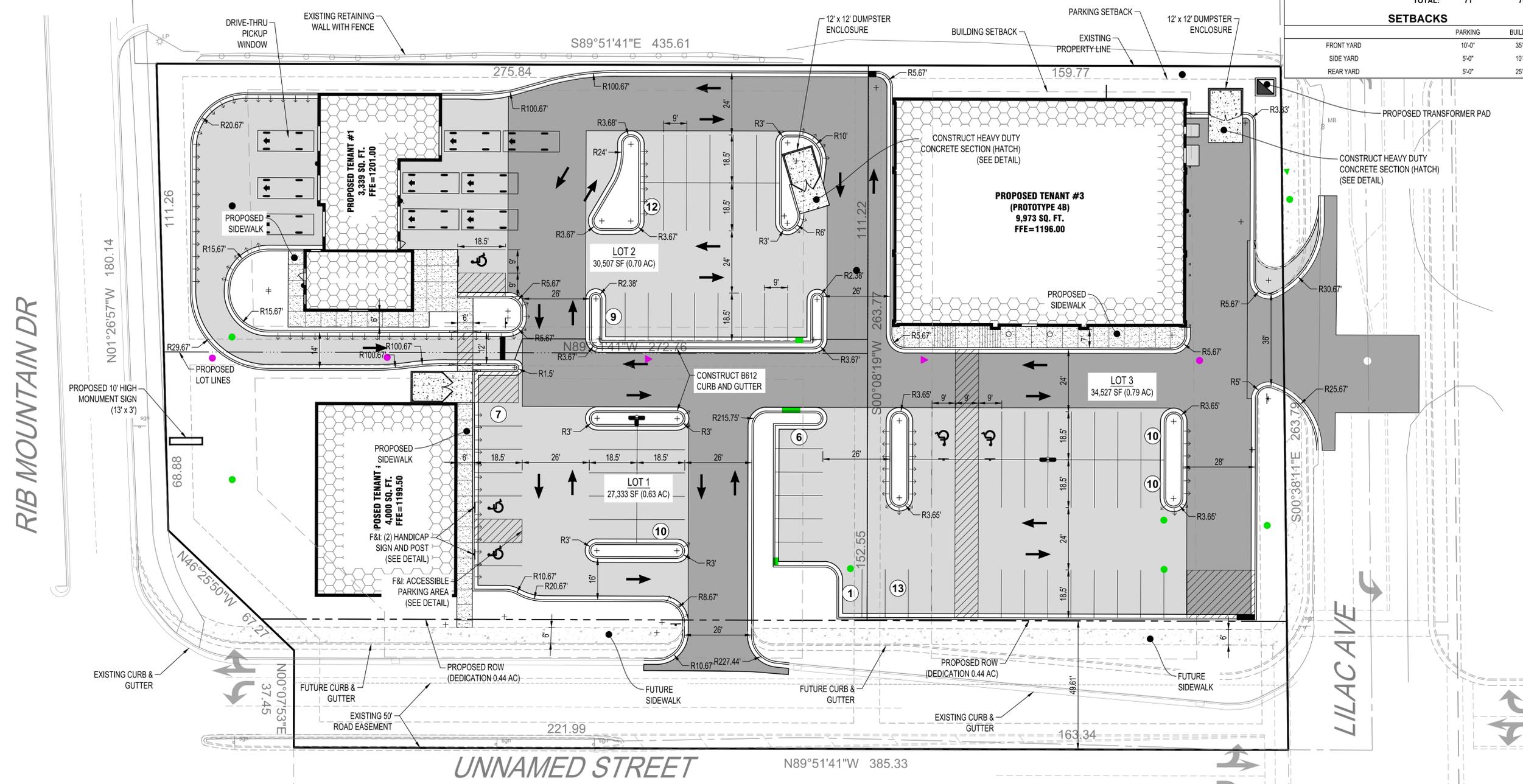
PROJECT NO.	18-21552
FILE NAME	21552 SITE
DRAWN BY	PJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	

TITLE

**OVERALL SITE PLAN**

SHEET

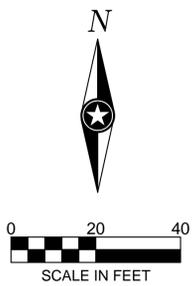
**C3-10**



RIB MOUNTAIN DR

LILAC AVE

UNNAMED STREET



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



**NOTE:**  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**FORE DEVELOPMENT**  
**COMMERCIAL SITE**

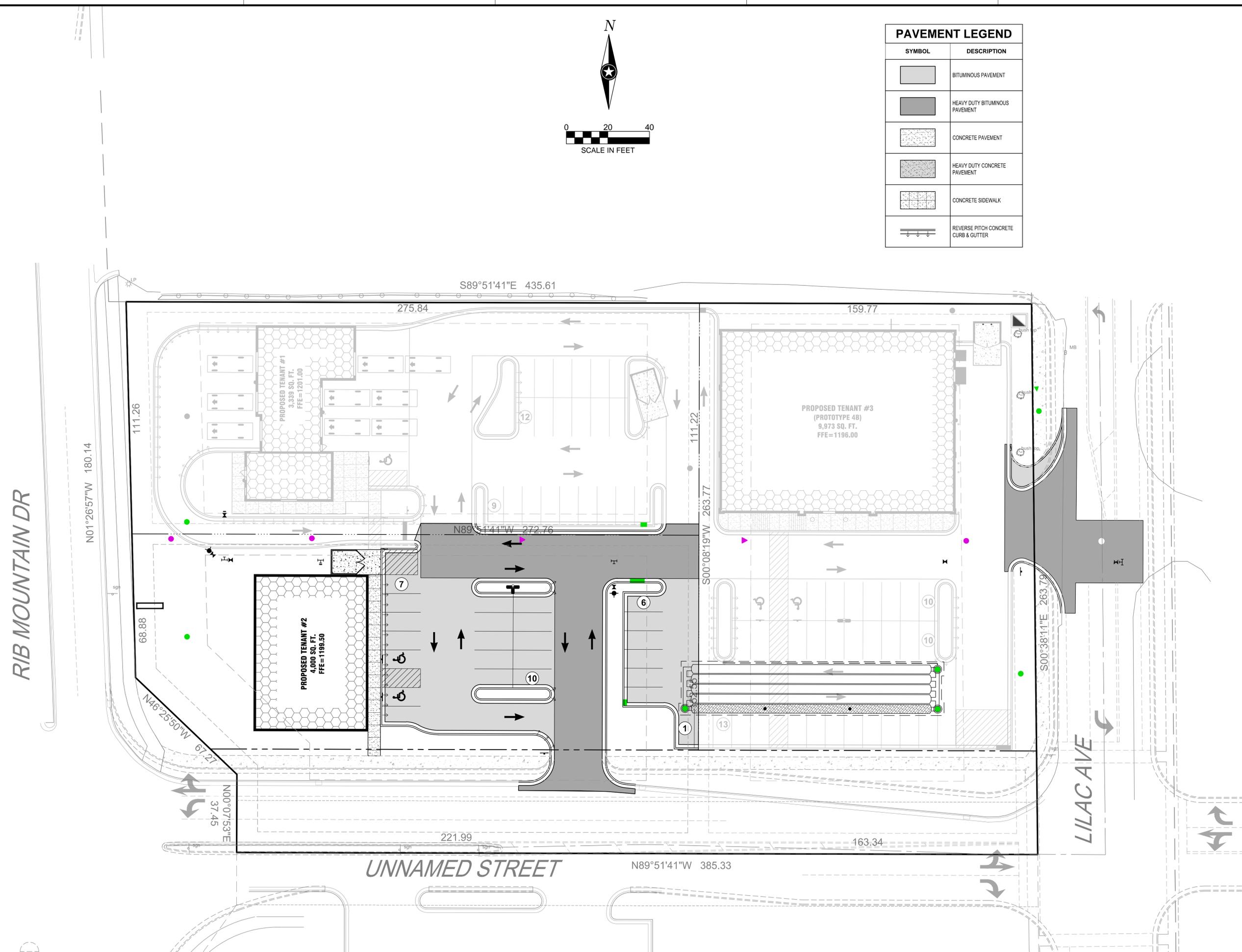
RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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  
**LOT 1 SITE PLAN**

SHEET  
**C3-11**



**UTILITY LEGEND**

EXISTING	PROPOSED
--->>---	--->>---
--->---	--->---
---I---	---I---
---G---	---G---
---OE---	---OE---
---UE---	---UE---
---UT---	---UT---

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

**NOTES:**

- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR GAS AND COMMUNICATIONS SERVICES
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY THE CONTRACTOR
- ENSURE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY LINES
- ALL BURIED UNDERGROUND EXTERIOR NON-METALLIC SANITARY AND STORM SEWERS/MAINS 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.
- INSTALL TRACER WIRE ON ALL WATER MAIN PIPING.

**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	RCP	RCP	3.00%	10
P-2	A-2	1188.50	A-1	1188.34	15	RCP	RCP	0.40%	40
P-3	A-3	1189.74	A-2A	1189.00	12	RCP	RCP	1.90%	39
P-4	A-4	1189.27	A-2B	1189.00	18	RCP	RCP	0.90%	30
P-5	A-5	1189.80	A-4	1189.37	18	RCP	RCP	0.75%	58
P-6	A-6	1190.17	A-5	1189.90	15	RCP	RCP	1.00%	27
P-8	A-8	1191.05	A-7	1190.59	12	RCP	RCP	0.60%	77
P-9	A-9	1191.75	A-8	1191.15	12	RCP	RCP	0.50%	120
P-10	A-10	1194.63	A-6	1190.27	12	RCP	RCP	1.98%	220
P-11	A-11	1197.10	A-10	1196.85	12	RCP	RCP	0.50%	51
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	1192.00	A-20	1191.12	24	RCP	RCP	7.46%	12

**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	6.33	1192.75	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 CONCRETE	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	3.50	1193.24	1189.74	P-3
A-4	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	4.88	1194.15	1189.27	P-4
A-5	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	5.63	1195.43	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	4.60	1195.65	1191.05	P-8
A-9	DRAIN BASIN	15 Ø	PVC	NYLOPLAST 1599CGS	3.00	1194.75	1191.75	P-9
A-10	PRECAST CONCRETE	48 Ø	RC	SOLID LID	5.49	1200.12	1194.63	P-10
A-11	PRECAST CONCRETE	48 Ø	RC	NEENAH R-2502	3.92	1201.02	1197.10	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	8.71	1196.10	1187.39	P-20

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

**STORM DRAIN APRON SCHEDULE**

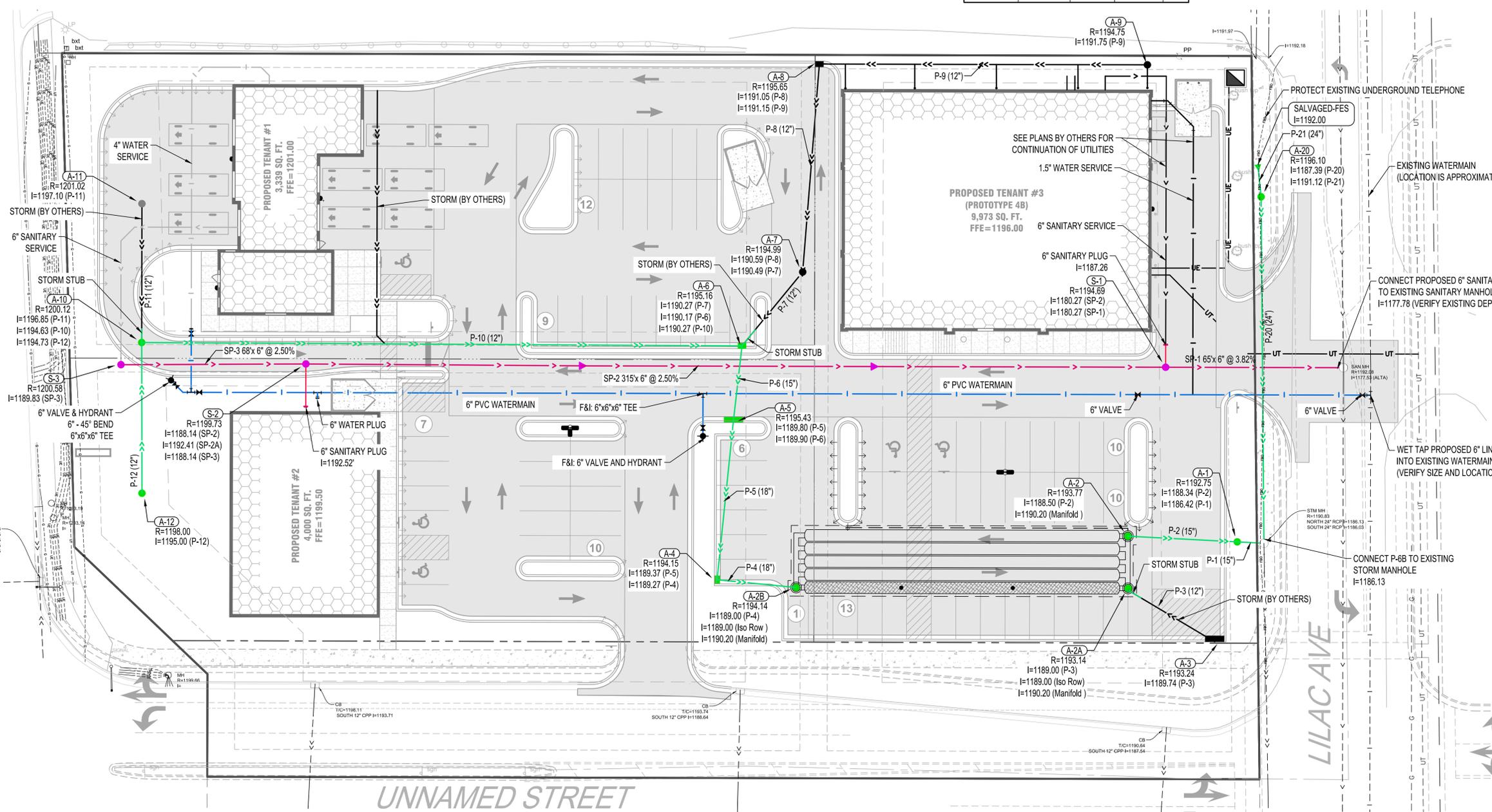
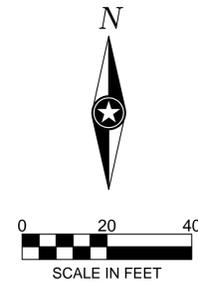
APRON NO.	APRON SIZE (in)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
SALVAGED-FES	24	RC	1192.00	P-21

**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	SOLID LID	14.42	1194.69	1180.27	SP-1
S-2	PRECAST CONCRETE	48 Ø	RC	SOLID LID	11.59	1199.73	1188.14	SP-2
S-3	PRECAST CONCRETE	48 Ø	RC	SOLID LID	12.74	1200.58	1187.83	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	1180.27	EXISTING	1177.78	6"	PVC	SDR-35	3.82%	65
SP-2	S-2	1188.14	S-1	1180.27	6"	PVC	SDR-35	2.50%	315
SP-3	S-3	1189.83	S-2	1188.14	6"	PVC	SDR-35	2.50%	68



NOTE:  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**FORE DEVELOPMENT COMMERCIAL SITE**

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

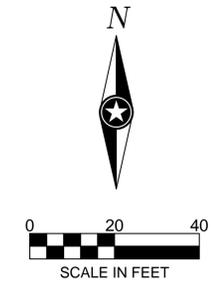
PROJECT NO. 18-21552  
FILE NAME 21552 SITE  
DRAWN BY PJJ  
DESIGNED BY ART  
REVIEWED BY JDF  
ORIGINAL ISSUE DATE 8/7/19  
CLIENT PROJECT NO. -

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)
● 232.3	PROPOSED SPOT ELEVATION
● 232.3	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.



**NOTE:**  
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.



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



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**FORE DEVELOPMENT**

**COMMERCIAL SITE**

RIB MOUNTAIN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
8/6/18	REVISED PER TOWN REVIEW	JDF

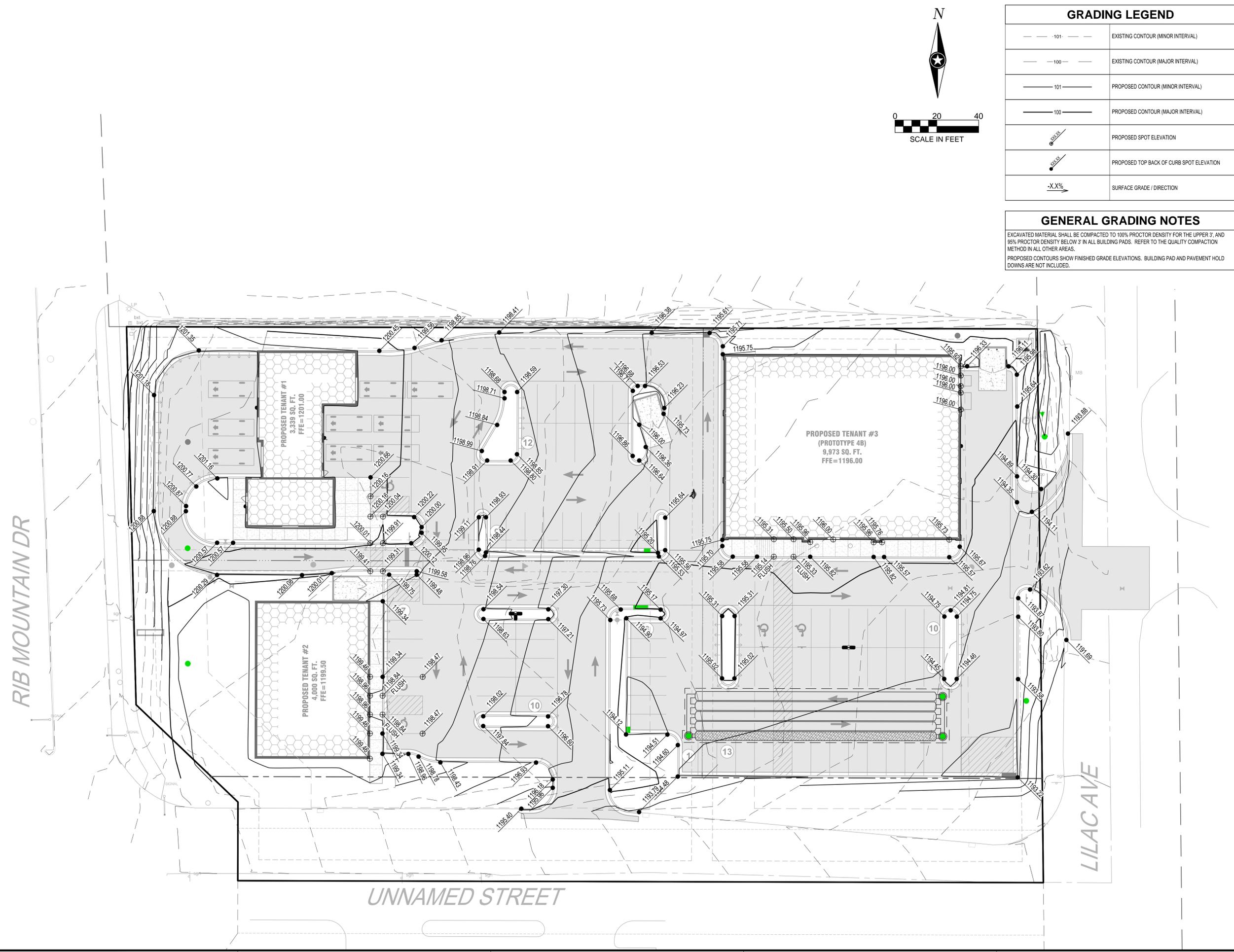
PROJECT NO.	18-21552
FILE NAME	21552 GRADING
DRAWN BY	PJ
DESIGNED BY	ART
REVIEWED BY	JDF
ORIGINAL ISSUE DATE	8/7/19
CLIENT PROJECT NO.	-

TITLE

**GRADING PLAN**

SHEET

**C4-10**



RIB MOUNTAIN DR

LILAC AVE

UNNAMED STREET

**REPORT TO: PLAN COMMISSION**

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

**DATE:** August 22, 2019

**SUBJECT:** Conditional Use Review

**APPLICANT:** Azura LLC

**PROPERTY OWNER:** RBMTN LLC

**PROPERTY LOCATION:** SW ¼ of the SE ¼, Section 10

**PARCEL #:** 34.102807.015.005.00.00

**REQUEST:** Conditional Use approval for construction of a new Community Living Arrangement (16+ residents)

**ZONING:** Suburban Office (SO)

**ADJACENT ZONING:** SR-3 (South & West); UDD (North)

**FUTURE LAND USE MAP DESIGNATION:** Office

**NARRATIVE:**

The applicant seeks Plan Commission recommendation on a conditional use request for a new Azura Memory Care Facility containing 40 units capable of holding 48 resident beds. Azura Memory Care currently operates a 20-resident facility in Rib Mountain at 3704 Hummingbird Road. The proposed facility would replace the existing operation. Azura is classified as a Community Living Arrangement within the Town's zoning ordinance, which is a conditional use if the Suburban Office zoning district (specific standards found below). The proposal, as presented, is contingent upon Marathon County formally approving the location of the new Pelican Lane approved by the Town in February.

**COMMUNITY LIVING ARRANGEMENT (16+ RESIDENT) STANDARDS:**

*Community Living Arrangement:* Include all facilities provided for in §46.03(22), Wis. Stats., including child welfare agencies, group homes for children, and community based residential facilities. Community living arrangements do not include day care centers (see separate listing); nursing homes (an institutional residential land use); general hospitals, special hospitals, prisons, or jails (all indoor institutional land uses). Community living arrangement facilities are regulated depending upon their capacity:

1. Permitted by Right: Not Applicable
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations: {UR-8, EO, SO}
  - a. No Community Living Arrangement shall be established within 2,500 feet of any other such facility, regardless of capacity.

**The proposed facility is within 2,500 feet of the existing Azura facility (approximately 2,000 ft.); however, the proposal is to replace the current facility.**
  - b. The total capacity of all living arrangements (of all capacities) in the Town shall not exceed 1% of the Town's population, unless specifically authorized by the Town Board following a public hearing.

**The 2019 Wisconsin Department of Administration preliminary population estimate for the Town is 6,981; so, when rounded, 70 beds represents 1%. When combined with the Wellington Place (4100 N Mountain Road), the proposal would represent 72 beds or 1.03%. Staff is coordinating with the Town Attorney as to whether a separate public hearing is necessary at the Town Board level.**

**Current Land Use:** Forest / Vacant

**Proposed Land Use:** Community Living Arrangement (16+ Residents)

**Proposed Site Visitors (combined):**

- 1) Employees: 15
- 2) Total Beds: 48

**Hours of Operation:** Community Living Arrangements provide care / services 24 hours a day

**Ingress/Egress Access:**

- Access to the property is proposed off of a new public street (Pelican Lane) approved by the Town in February. The landowner is currently seeking approval from Marathon County for the location of Pelican Lane along County Highway R.

**Parking (5 spaces per facility)**

- 1) Total Parking Required = 10 spaces
- 2) Total Parking Provided = 34 spaces

**Landscaping**

- 1) Landscape Surface Ratio
  - Required - 0.25
  - Proposed - 0.62
- 2) Landscape Points
  - Building Foundation
    - Required – 1149
    - Provided – 1150
  - Developed Lots
    - Required – 101
    - Provided – 101
  - Street Frontage
    - Required – 585
    - Provided – 595
  - Paved Area
    - Required – 160
    - Provided – 176
  - Total
    - Required – 1,995
    - Provided – 2,022

**ADDITIONAL CONSIDERATION(S):**

- Approval should be conditioned upon a finalized stormwater management plan approved by the Street and Park Superintendent
- Approval should be conditioned on approval of a stormwater management maintenance agreement approved by the Street and Park Superintendent
- Signage is required to adhere to the Town Sign Code
- Approval is contingent upon approval of Pelican Lane
  - Marathon County approval needed
  - Developer agreement with the Town required for construction of Pelican Lane
- May require an additional public hearing to exceed total Community Living Arrangement capacity for the Town

**ACTIONS TO BE TAKEN:**

1. Recommend approval of the conditional use for a new Community Living Arrangement (16+ Residents) at the above described property, as presented.
2. Recommend approval of the conditional use for a new Community Living Arrangement (16+ Residents) at the above described property, with conditions/modifications.
3. Recommend denial of the conditional use for a new Community Living Arrangement (16+ Residents) at the above described property.

# About Azura

Azura Memory Care was founded in 2009 with the mission to “transform the culture of care”. Since then, Azura has become a trusted provider of innovative memory care services and programs. From homelike settings to transformational programming, our memory care communities provide a safe and nurturing place for those with Alzheimer’s disease and dementia. Azura Memory Care has a team of quality of life specialists who have developed a holistic programming plan for each community. We call our programming MOSAIC, which is an acronym for Memory care professionals Offering Support through Advances and Innovation in Care. MOSAIC provides insight into the disease process, while teaching advanced dementia communication, approach and engagement techniques to stimulate and elevate the quality of life.

**MISSION** TO TRANSFORM THE CULTURE OF CARE

**CORE VALUES** We treat our guests and coworkers with the utmost **RESPECT**.  
We help people to **RECOVER** physically, mentally and spiritually.  
We encourage **INNOVATION** and creativity.  
We hire and **RETAIN** the finest people.  
We aim to be **EXCEPTIONAL** every day.

**MOSAIC** Memory care professionals Offering Support through Advances and Innovation in Care. MOSAIC is training and programming which ensures that our team provides not just high quality care, but exceptional personalized engagements that result in magical MOSAIC Moments and radiant smiles.

**MOSAIC DREAMS** What would be your best day be? It’s a simple question that we ask our residents at Azura Memory Care as part of our MOSAIC Dreams initiative. MOSAIC Dreams by Azura is a program that seeks to make the dreams and special personalized moments of joy for our residents come true.

*“Just play Golf again”*



*“Graduate from College”*

*“Meet Vince Gill”*



# About Azura

Azura, headquartered in Milwaukee, currently operates 13 communities throughout the state of Wisconsin. All of Azura's communities are focused specifically on serving those with Alzheimer's and dementia (Memory Care). Through the operation of these existing Memory Care Communities, in addition to extensive research, Azura has developed a design concept that helps optimize the care we provide for those with Alzheimer's and dementia.

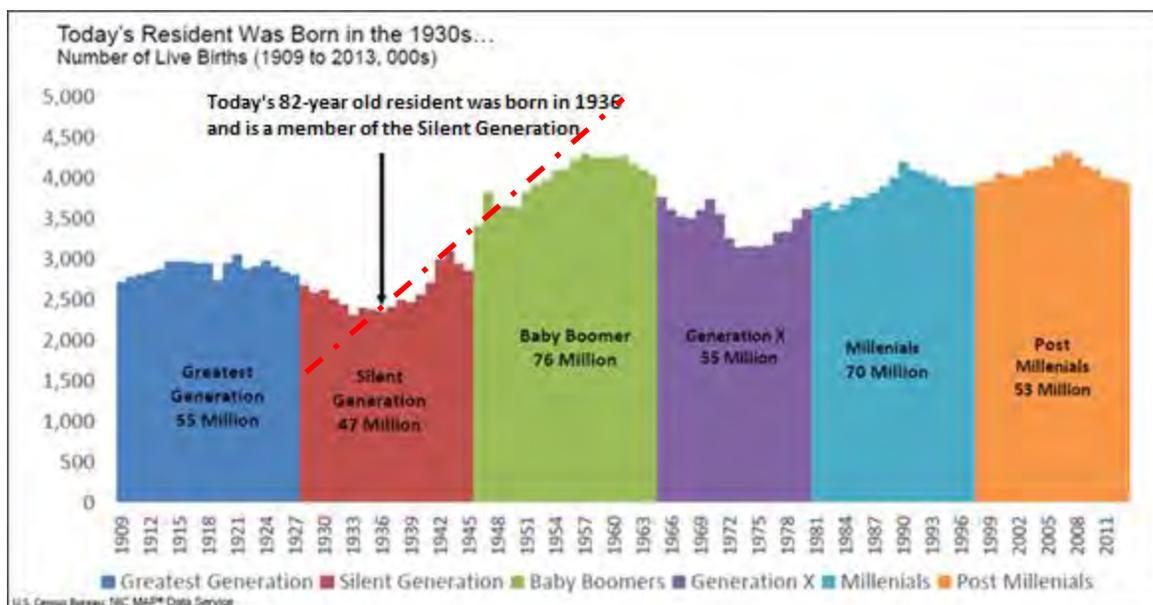
Recent developments include memory care communities in Oconomowoc, Wisconsin (opened in June 2016), Oak Creek, Wisconsin (opened in August 2017), and Eau Claire, Wisconsin (opened in May 2019). These developments have utilized Azura's household design concept and have filled a transitional role bridging from higher density real estate uses into lower intensity residential neighborhoods. These recent developments have performed extremely well outperforming expectations in all cases. In addition, Azura Memory Care of Oconomowoc has been awarded the Best of Senior Living award by SeniorHousing.com within its first year of operation which is given to the top 1% of provider's nation wide.



# Demand for Assisted Living

Within Marathon County, the population over the age of 65 is 24,295 or 17.7% of the population and over the age of 75 is 10,093 or 7.3%. Additionally, based on the statistical prevalence of Alzheimer's and other forms of dementia, it is likely that many as 3,150 people within this area are affected by some form of Alzheimer's or dementia.

Based on demographic trends, these populations are expected to grow dramatically. The average age of residents in memory care and assisted living is 82 years. The chart below shows the number of live births per year since 1909 and an arrow showing the birth year of current residents aged 82. The dashed red-line on this chart shows the trajectory of growth that is expected in this population over the next 20 years.



There are an estimated 5.7 million Americans living with Alzheimer's dementia in 2018, and more than 1 in 10 people over the age of 65 has Alzheimer's. As the number of older Americans grows rapidly, so too will the numbers of new and existing cases of Alzheimer's. Today, someone in the United States develops Alzheimer's every 65 seconds. (*Alzheimer's Association*)

**115,000**  
Wisconsinites are living with Alzheimer's.  
By 2025 the number is expected to increase by  
**18%.**

**MORE THAN 5 MILLION AMERICANS ARE LIVING WITH ALZHEIMER'S.**

**BY 2050, THIS NUMBER COULD RISE AS HIGH AS 16 MILLION.**

# Zoning – Comprehensive Plan

Parcel Number: 34-102807-015-005-00-00

Current Zoning: Suburban Office (SO) District

Conditional Use: Pursuant to 17.035(3)(b)(2)(c) of the Zoning Code; Community Living Arrangement (16+ res.) is permitted as a Conditional Use

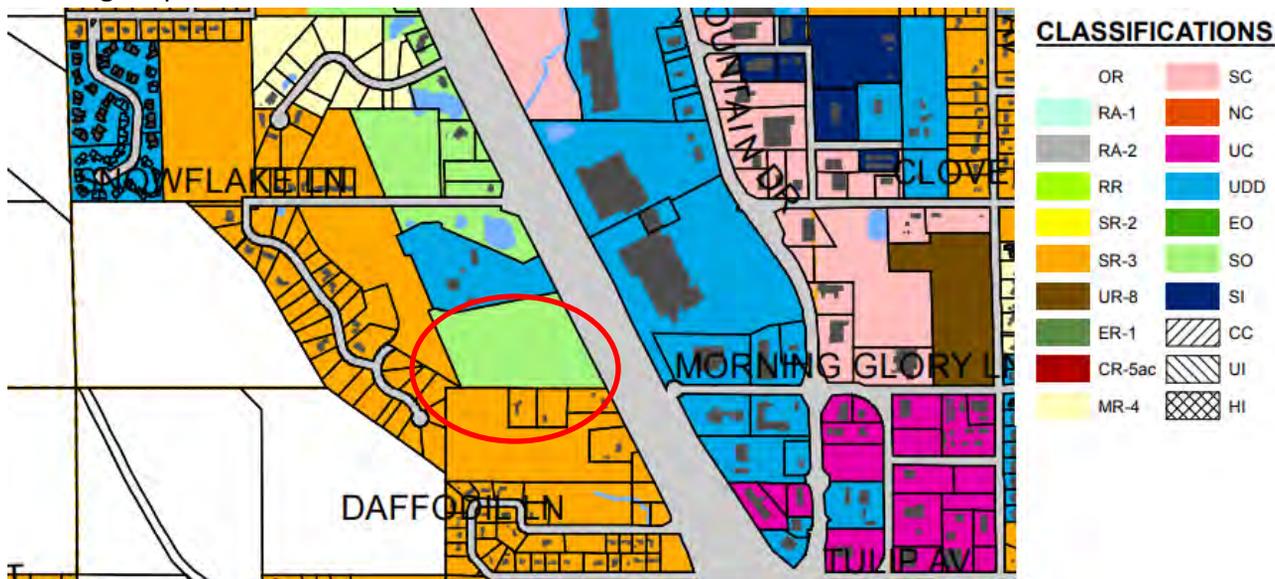
Land Use Plan Map Designation: Office

## TOWN OF RIB MOUNTAIN COMPREHENSIVE PLAN 2005

Pursuant to the 2005 Town of Rib Mountain Comprehensive Plan, there will most likely be an increased need for Senior Housing. Azura’s experience over the past several years as well as in depth Market Analysis indicate that there is a need for additional Memory Care Assisted Living options within this community in order to effectively serve those with Alzheimer’s and dementia.

**Senior Housing** “...As the number of elderly persons increases in the coming years, there will most likely be an increased need for these types of housing options. This trend will be seen throughout Marathon County, the State of Wisconsin, and the Nation. “

Zoning Map:



# Azura Memory Care at Rib Mountain

Azura Memory Care is currently located at 3704 Hummingbird Road in Rib Mountain. Azura currently has the capacity to care for 20 residents with Alzheimer's and Dementia and employs 19 people within Rib Mountain.

Azura plans to build a new facility at a location which is located less than 0.5 miles from the current building. The new location will have the capacity to serve up to 48 residents and will allow Azura to better serve the needs of the local community. Additionally, Azura plans to double the number of employees in conjunction with the expansion.

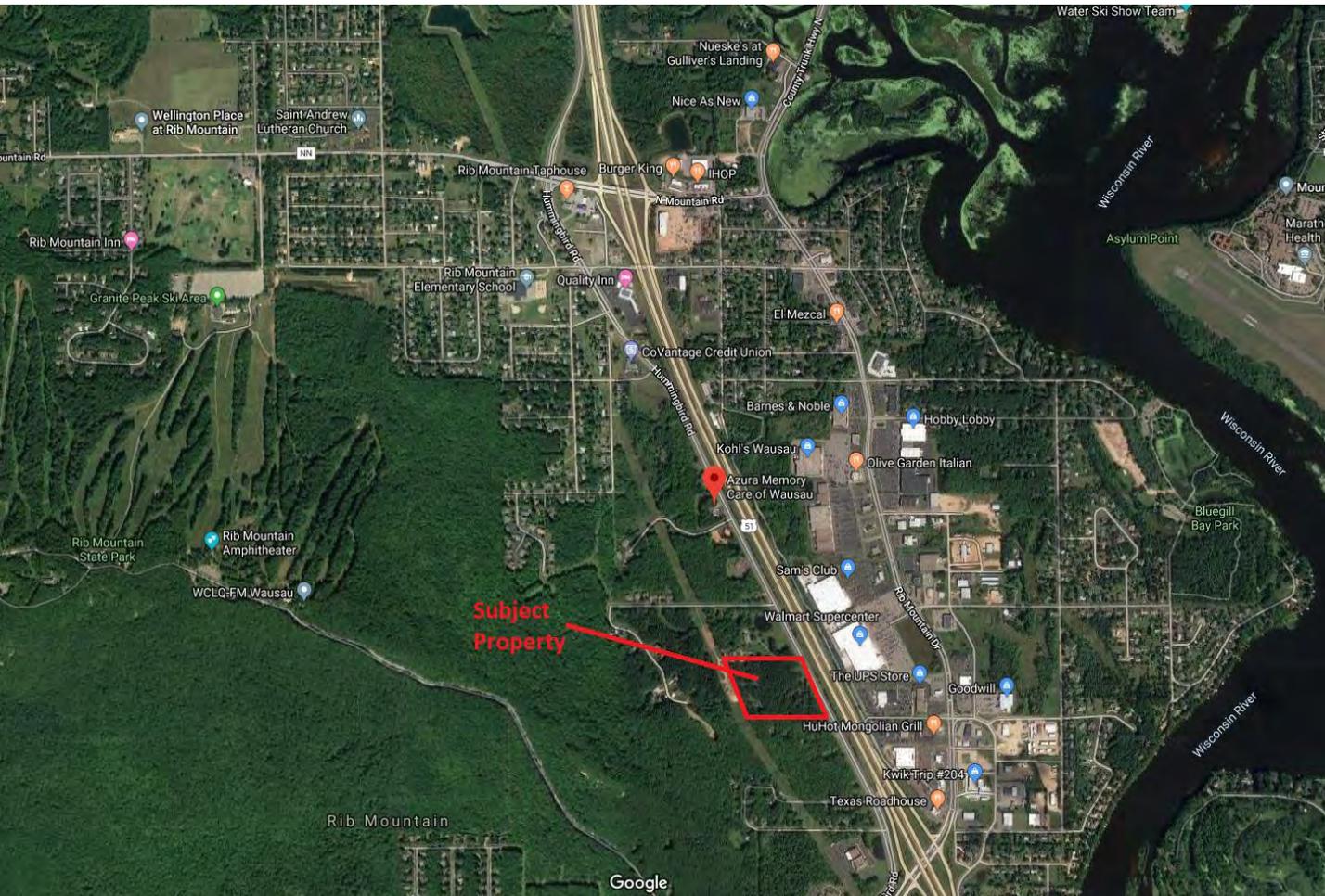


# Azura Memory Care at Rib Mountain

Azura is under contract to purchase a 3.25 acre portion of a 13.77 acre parcel of land located on Hummingbird Road in Rib Mountain, WI. The parcel is a vacant wooded lot that is being subdivided by the seller of the land.

The subject property is located 0.4 miles south of the current Azura Memory Care location on Hummingbird Road. The parcel is bordered directly to the north by a parcel that is currently a residential lot (zoned UDD), to the south by vacant land (zoned Suburban Residential), to the west by a power line easement and single-family residential beyond the power line easement, and to the east by Hummingbird Road.

The residential character and nature of Azura’s use make it a an ideal transition between residential and commercial uses. Further, Azura’s current location less than 0.5 miles away affirms that the proposed development fits the content and character of the area.





# Azura Memory Care at Rib Mountain

Azura’s household design concept is intended to be a residential home setting that utilizes a combination of architectural design, interior design, and technology that is all brought together to provide a setting physical setting that meets a standard that is equivalent to Azura’s standard of care that we provide with these homes.

Building A at Azura Memory Care is a prairie style ranch home with a combination of hip and gable roof elements, and earth tone colors including green siding and tan masonry. The total building height will be ~23’ tall.

Building Materials will include brick, fiber cement or engineered wood siding, and asphalt shingles. The building’s courtyard will be secured with a 6’ tall black aluminum picket fence.



Building B at Azura Memory Care is a farm style ranch home with gable roof elements, and a warm tone color palette including red masonry and gray siding. The total building height will be ~23’ tall.

Building Materials will include brick, fiber cement or engineered wood siding, and asphalt shingles. The building’s courtyard will be secured with a 6’ tall black aluminum picket fence.

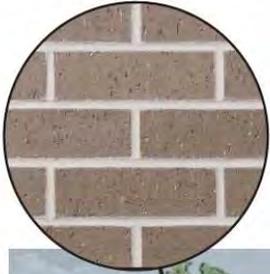


# Azura Memory Care at Rib Mountain



## Building A

Brick Veneer - Sioux City Brick:  
Charcoal Gray Velour



Fiber Cement Trim - James Hardie:  
Artic White



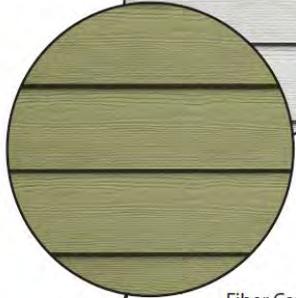
Asphalt Shingles - ATLAS:  
Pristine Hearthstone



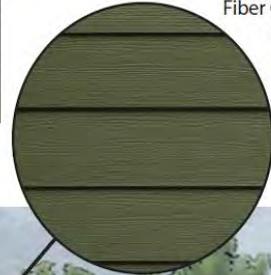
Metal Roof - Dark Bronze



Fiber Cement Siding - James Hardie:  
Heathered Moss



Fiber Cement Siding - James Hardie:  
Mountain Sage



# Azura Memory Care at Rib Mountain



Building B

Fiber Cement Trim - James Hardie: Arctic White

Fiber Cement Siding - James Hardie: Pearl Gray

Brick Veneer - Sioux City Brick: Cordovan

Fiber Cement Siding - James Hardie: Aged Pewter

Metal Roof - Dark Bronze

Asphalt Shingles - ATLAS: Pristine Hearthstone



# Access

Access to the proposed development will be via a proposed road from Hummingbird Road. The land owner has received approval from the Plan Commission for a CSM which shows the dedication of a right-of-way for a new road, Pelican Lane.

Azura's parcel will have two access points onto the proposed Pelican Lane to create a circular drive to access each of Azura's building and Azura's parking lot which will be located between the two residential buildings.

# Parking

Parking regulations for Community Living Arrangements (CLAs) require a minimum of 5 stalls for CLAs with 16+ residents. Parking needs at Azura Memory Care are calculated based on a ratio of 1 stall per 3 resident rooms and 1 stall per 1 employee calculated based upon the number of employees on the peak shift.

Azura Memory Care will have 40 resident rooms. Azura's operation requires parking at a ratio of 1 stall per 3 resident rooms or 13 stalls. As Azura's residents do not typically drive, these stalls will primarily be used by residents' visitors.

The peak shift of employees at Azura at Mierow Farm is expected to be 15 employees. An employee parking ratio of 1 stall per 1 employee would require 15 parking stalls.

The total calculated parking need for the development is projected to be 28 parking stalls.

The proposed site plan currently shows 34 parking stalls for the community.

# Operational Considerations

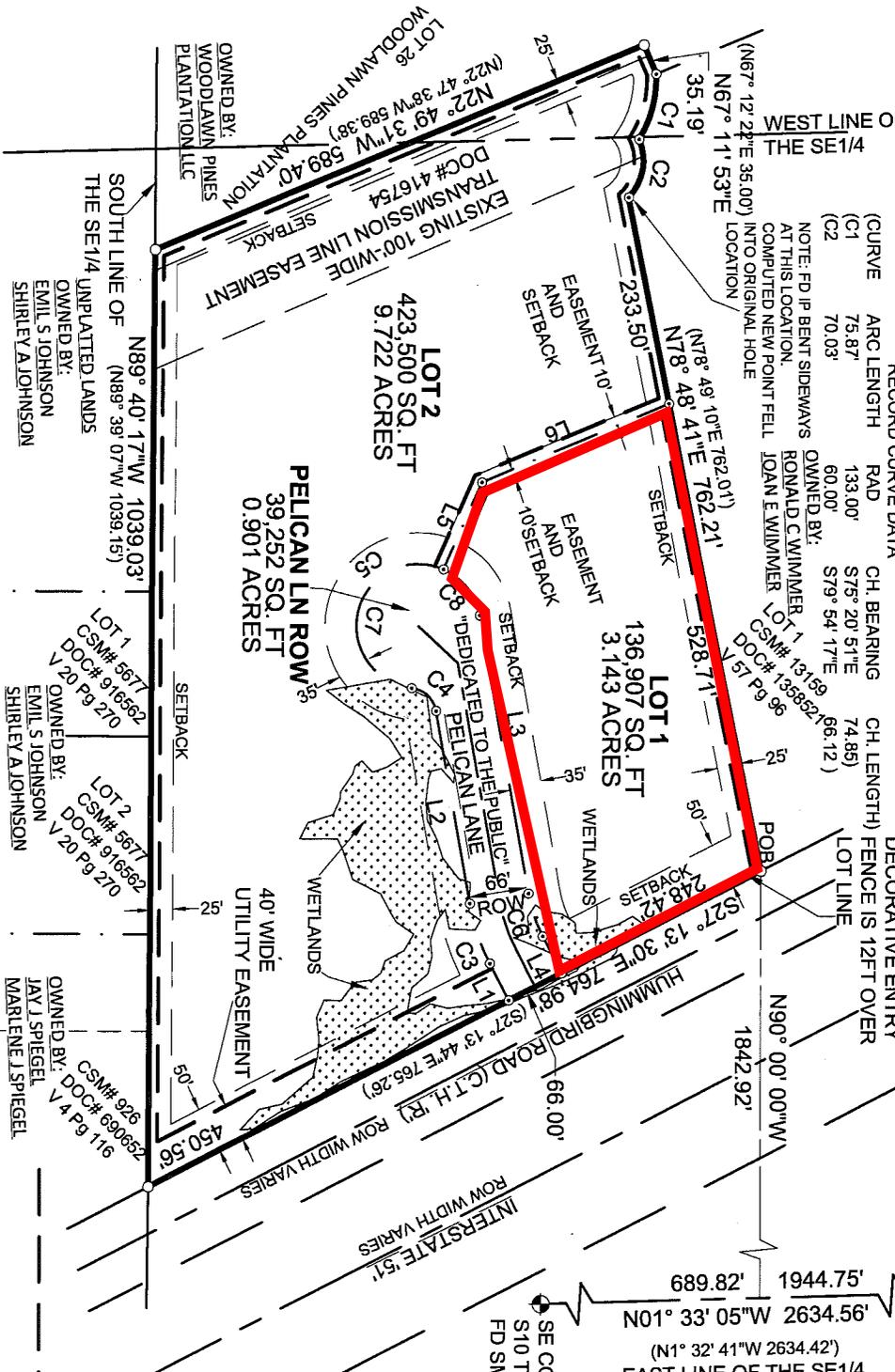
Azura's planned operations for the proposed Memory Care Assisted Living development will be substantially the same as the existing operation at 3704 Hummingbird Road.

The operation consists of the 24/7 care of residents who are affected by Alzheimer's and other forms of dementia in a residential setting which fits the character of the surrounding area.

Azura's residents do not drive, so traffic impacts are limited to staff and visitors. Traffic generated by Azura's Memory Care Assisted Living use will be substantially smaller than the approved office use under the Suburban Office Zoning.

# MARATHON COUNTY CERTIFIED SURVEY MAP

LOCATED IN PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13161 RECORDED AS DOCUMENT NO. 1358523, VOLUME 57 PAGE 98, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN:

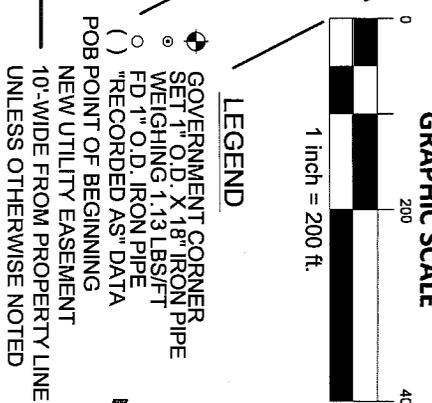


Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	133.00	32°41'11"	75.87	S75°21'20"E	74.85
C2	60.00	66°52'17"	70.03	S79°54'46"E	66.12
C3	233.00	17°17'56"	70.35	S71°25'28"W	70.08
C4	31.00	73°44'23"	39.90	S43°12'14"W	37.20
C5	69.00	253°44'23"	305.57	N46°47'46"W	110.40
C6	167.00	17°17'56"	50.42	N71°25'28"E	50.23
C7	69.00	197°18'25"	237.61	N75°00'45"W	136.43
C8	69.00	56°25'59"	67.96	N51°51'26"E	65.25

Line Table			
Line #	Bearing	Distance	
L1	S62°46'30"W	46.20'	
L2	S80°04'26"W	217.06'	
L3	N80°04'26"E	313.06'	
L4	N62°46'30"E	46.20'	
L5	N66°21'33"W	105.49'	
L6	N22°49'31"W	225.03'	

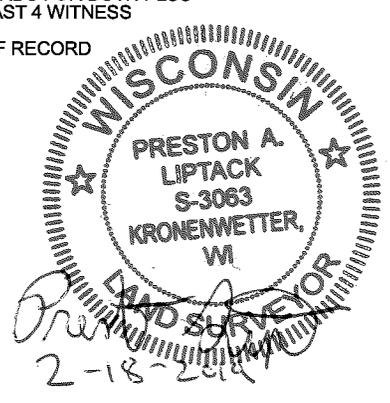
BEARINGS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF THE S10, T28N, R7E, MEASURED AS N01° 33' 05"W

**SURVEYOR'S NOTES:**  
 -WETLANDS DELINEATED BY MI-TECH SERVICES IN JULY OF 2018  
 -FOUND NO RECORD OF FLOOD PLAIN ON PARCEL  
 -FOUND EXISTING U.S. PUBLIC LAND SURVEY MONUMENT RECORDS FOR BOTH PLSS CORNERS, VERIFIED CORNER MONUMENTS AND TIES TO AT LEAST 4 WITNESS MONUMENTS  
 -ROAD ROW WIDTH ESTABLISHED FROM PREVIOUS SURVEYS OF RECORD



**miTECH**  
 Fond Du Lac • Green Bay • Madison • New Berlin  
 800.465.8050  
 5707 SCHOFIELD AVE.  
 WESTON, WISCONSIN 54476  
 PHONE: (715) 359-9400  
 FAX: (715) 355-4199

CERTIFIED SURVEY MAP  
 FOR RBMTN, LLC.  
 TOWN OF RIB MOUNTAIN  
 MARATHON COUNTY  
 WISCONSIN  
 DATES OF SURVEY:  
 8-2-2018  
 JOB# 10118  
 SHEET 1 OF 2

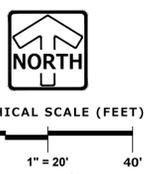


REVIEWED: DESIGNED: DRAFTED: THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

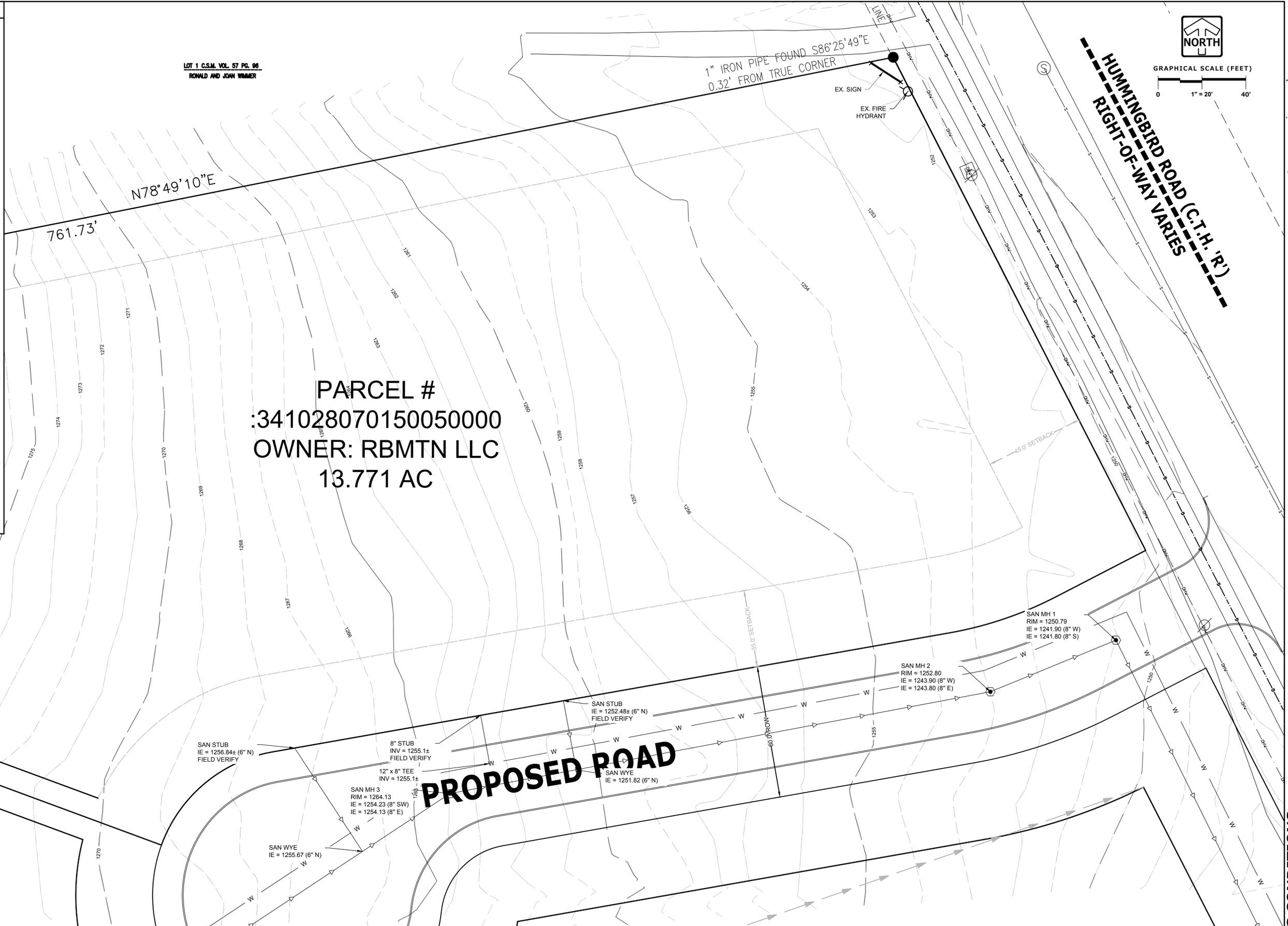
**LEGEND**

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
FIRE PROTECTION		
ELECTRICAL CABLE		
OVERHEAD WIRES		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		
CAUTION EXISTING UTILITIES NEARBY		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

LOT 1 C.S.M. VOL. 57 PG. 98  
RONALD AND JOAN WIMMER



**HUMMINGBIRD ROAD (C.T.H. 'R')**  
RIGHT-OF-WAY VARIES



**PARCEL #**  
**:341028070150050000**  
**OWNER: RBMTN LLC**  
**13.771 AC**

**PROPOSED ROAD**

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

**AZURA**

**RIB MOUNTAIN**

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

REG. JOB No. 1564.00-WI  
REG. PM  
START DATE  
SCALE

**SHEET**  
**C-1**  
**C-7**

© COPYRIGHT 2018



DESIGNED: \_\_\_\_\_ DRAFTED: \_\_\_\_\_ REVIEWED: \_\_\_\_\_  
 THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

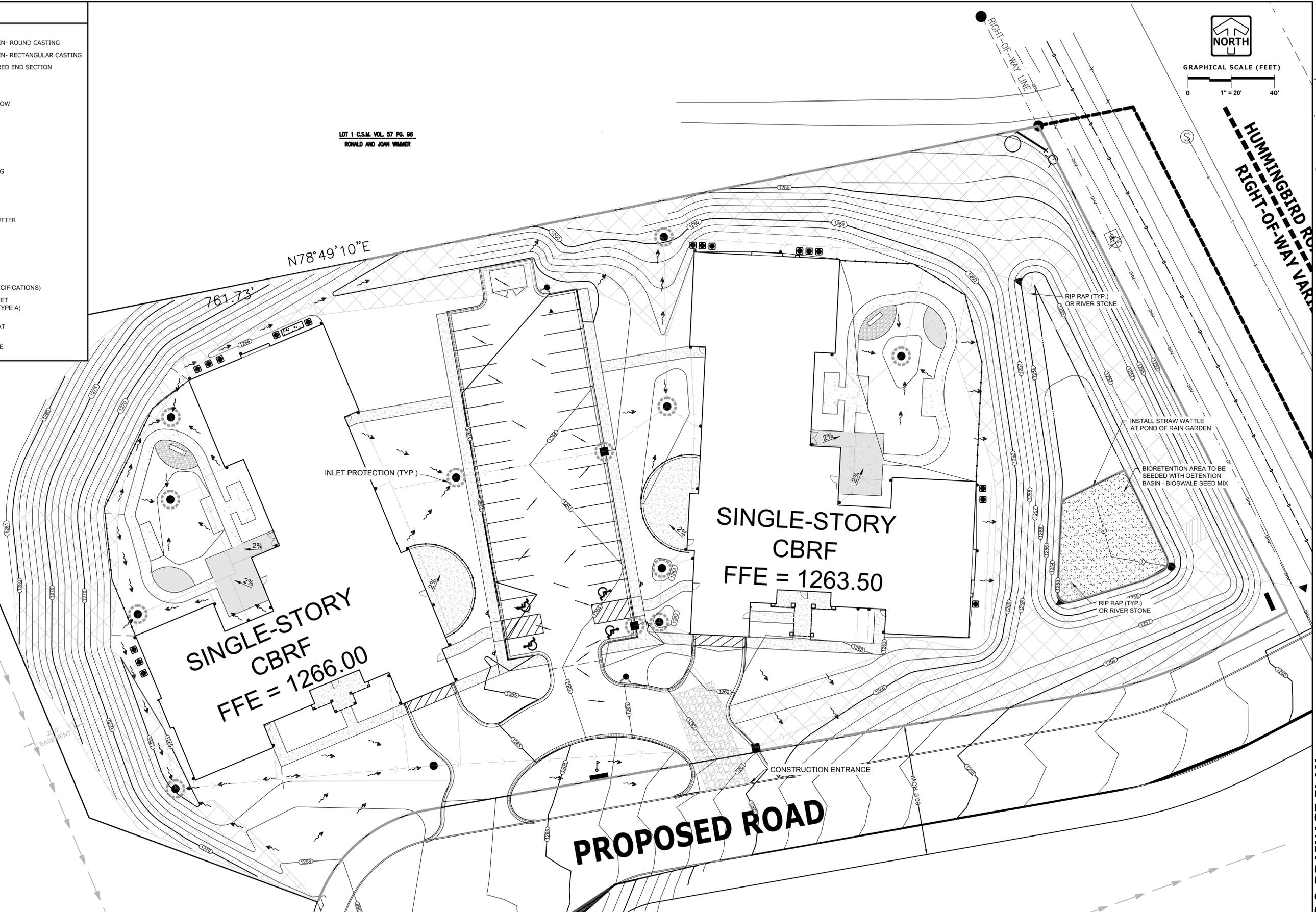
**LEGEND**

-  STORM SEWER MANHOLE
-  STORM SEWER CATCH BASIN- ROUND CASTING
-  STORM SEWER CATCH BASIN- RECTANGULAR CASTING
-  PROPOSED CONCRETE FLARED END SECTION
-  PROPOSED CONTOUR
-  SPOT ELEVATION
-  DIRECTION OF SURFACE FLOW
-  DITCH OR SWALE
-  DIVERSION SWALE
-  SILT FENCE
-  INLET PROTECTION (SEE DETAIL)
-  OVERFLOW RELIEF ROUTING
-  CONCRETE SIDEWALK
-  CURB AND GUTTER
-  DEPRESSED CURB
-  REVERSE PITCH CURB & GUTTER
-  EDGE OF PAVEMENT
-  FINISHED FLOOR
-  TOP OF WALK
-  YARD GRADE
-  HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
-  EROSION CONTROL BLANKET (WISDOT URBAN CLASS 1 TYPE A)
-  TURF REINFORCEMENT MAT
-  CONSTRUCTION ENTRANCE

LOT 1 C.S.M. VOL. 57 PG. 96  
RONALD AND JOAN WIMMER



GRAPHICAL SCALE (FEET)  
0 1" = 20' 40'



www.pinnacle-engr.com  
 GRADING & DRAINAGE PLAN  
 SHEET C-3 C-7  
 REG. JOB No. 1564.00-WI  
 REG. PM  
 START DATE  
 SCALE  
 © COPYRIGHT 2018


**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 PLAN | DESIGN | DELIVER  
 www.pinnacle-engr.com  
 WISCONSIN OFFICE:  
 15850 W. BLUEMOUND ROAD  
 BROOKFIELD, WI 53005  
 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

**AZURA**  
**RIB MOUNTAIN**

**GRADING & DRAINAGE**  
**PLAN**

REVISIONS	

REG. JOB No. 1564.00-WI  
 REG. PM  
 START DATE  
 SCALE  
 SHEET C-3 C-7

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN
- UTILITY TO BE REMOVED

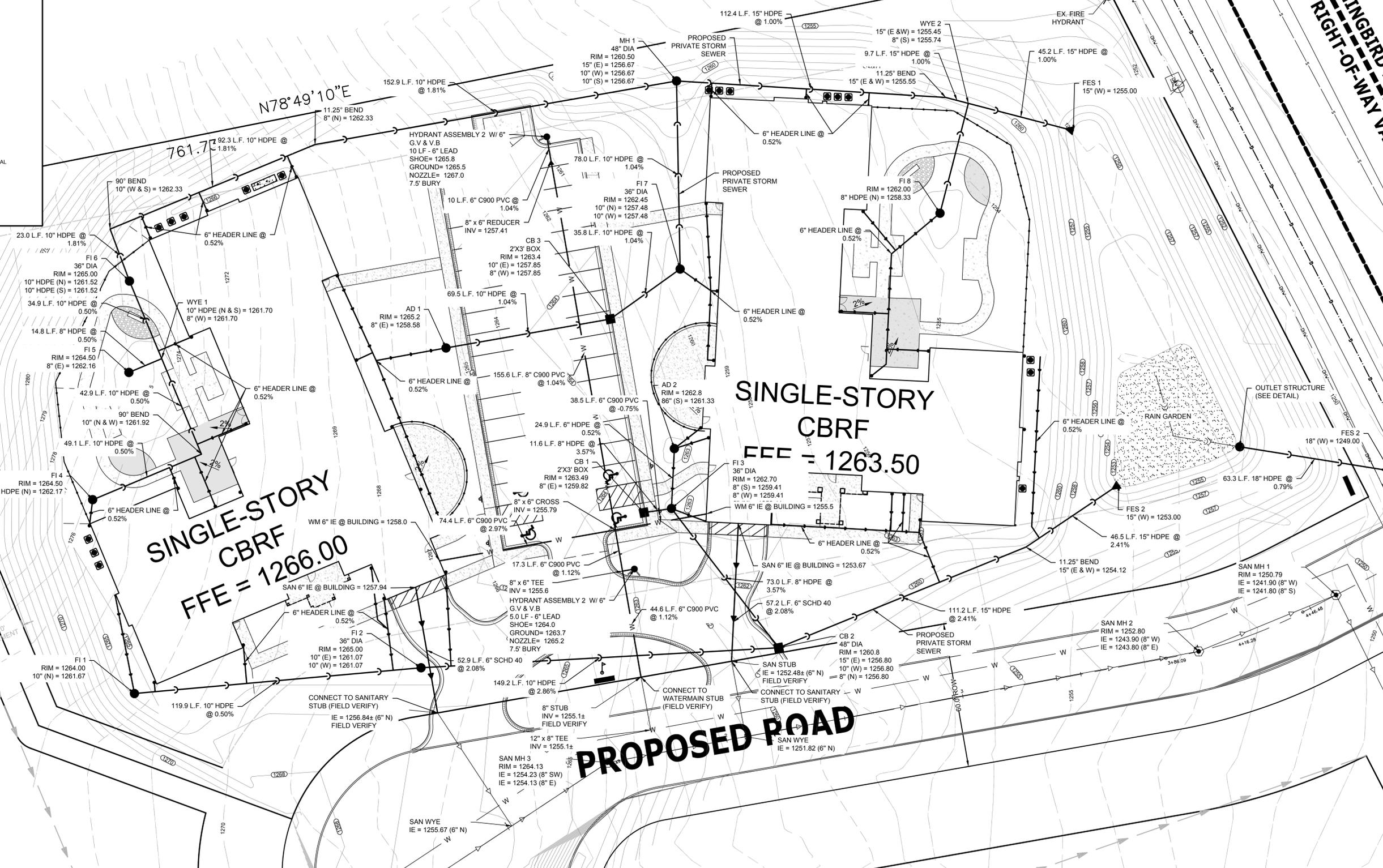


GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

JIMMINGBIRD ROAD (C.T.H.)  
RIGHT-OF-WAY VARIES

LOT 1 C.S.M. VOL. 57 PG. 88  
RONALD AND JOAN WIMMER



SINGLE-STORY CBRF  
FFE = 1266.00

SINGLE-STORY CBRF  
FFE = 1263.50

PROPOSED ROAD

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

**AZURA**  
**RIB MOUNTAIN**

UTILITY PLAN

REVISIONS	

REG JOB No. 1564.00-WI	SHEET
REG PM	C-4
START DATE	C-7
SCALE	

**GENERAL NOTES**

TOP COLUMN PADS, AT FRONT OF BUILDINGS, TO BE AT GRADE WITH THE SURFACE OF THE SIDEWALK

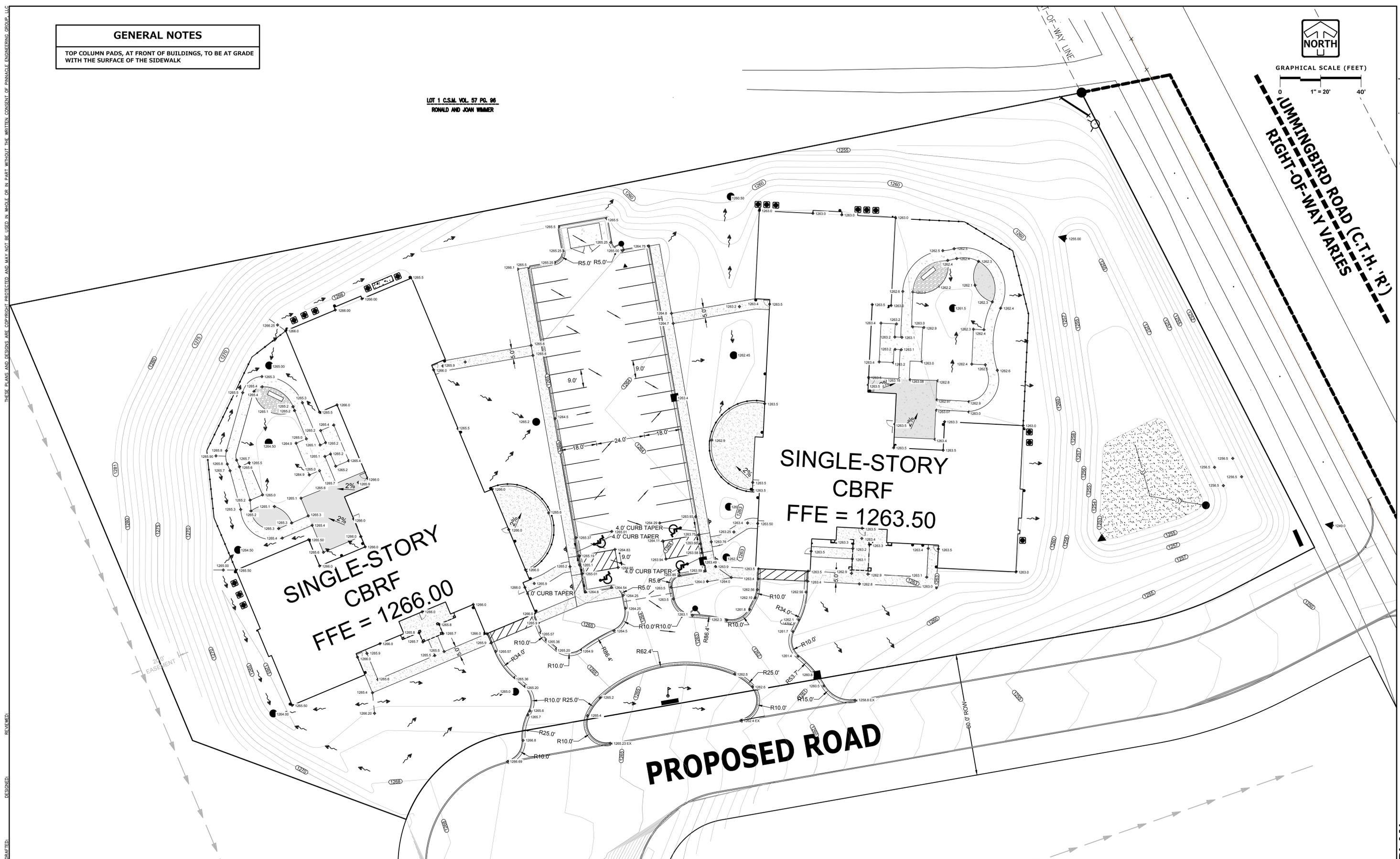
LOT 1 C.S.M. VOL. 57 PG. 96  
RONALD AND JOAN WIMMER



GRAPHICAL SCALE (FEET)

1" = 20'

JUMMINGBIRD ROAD (C.T.H. 'R')  
RIGHT-OF-WAY VARIES



REVIEWED: DESIGNED: DRAFTED: THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com PAVING PLAN

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

**AZURA**

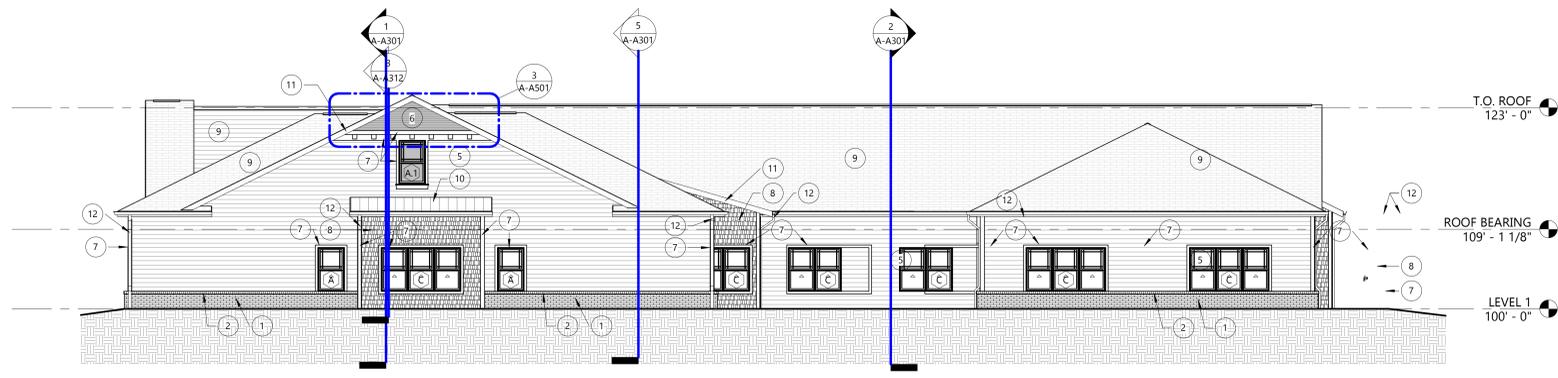
**RIB MOUNTAIN**

**PAVING PLAN**

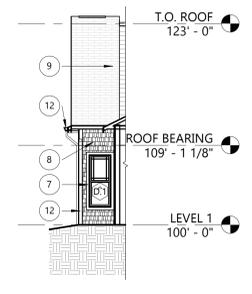
REVISIONS	

REG JOB No. 1564.00-WI  
REG PM  
START DATE  
SCALE

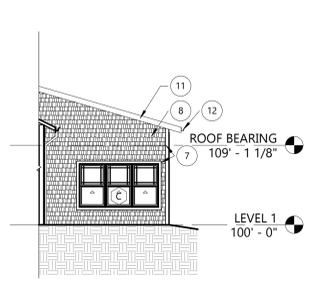
SHEET  
C-5  
C-7



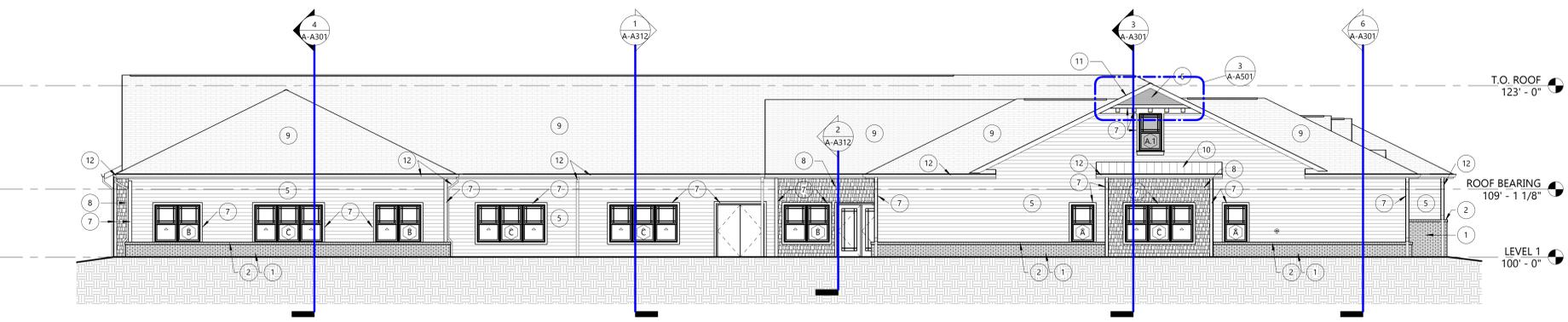
**1 NORTH**  
A-A201 1/8" = 1'-0"



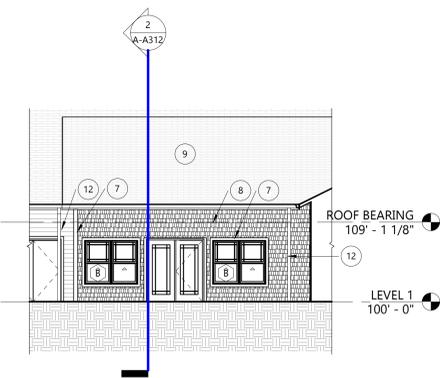
**2 PARTIAL NORTH - EAST**  
A-A201 1/8" = 1'-0"



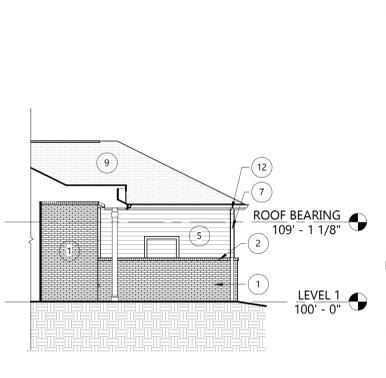
**3 PARTIAL NORTH - WEST**  
A-A201 1/8" = 1'-0"



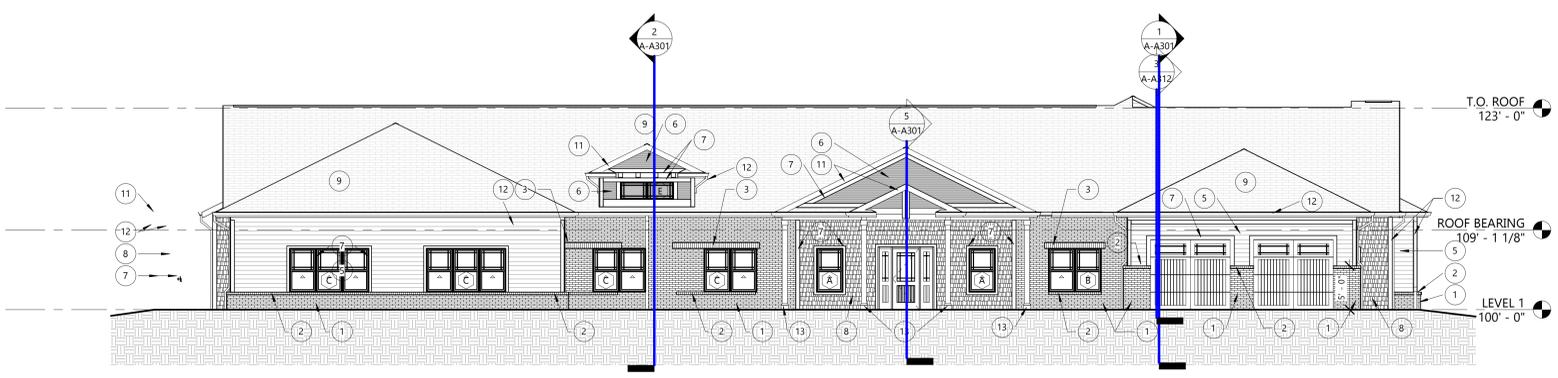
**4 WEST**  
A-A201 1/8" = 1'-0"



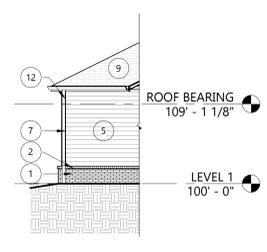
**5 PARTIAL WEST - NORTH**  
A-A201 1/8" = 1'-0"



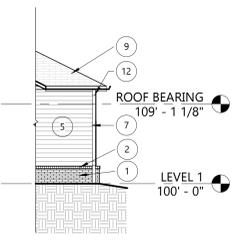
**6 PARTIAL WEST - SOUTH**  
A-A201 1/8" = 1'-0"



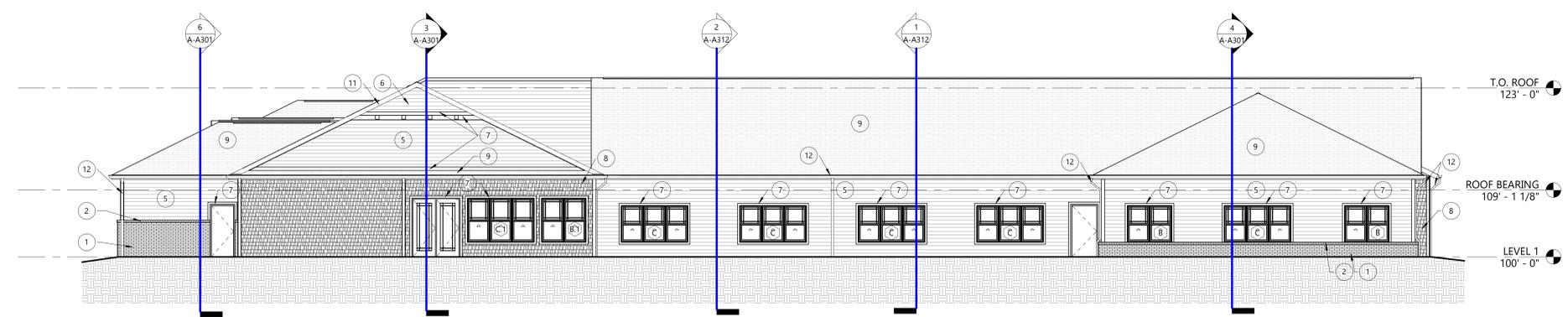
**7 SOUTH**  
A-A201 1/8" = 1'-0"



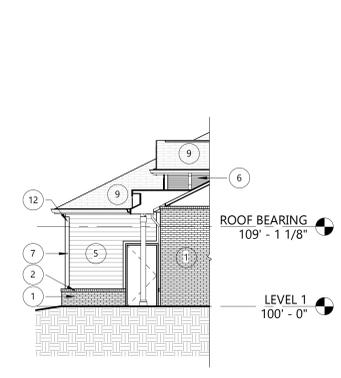
**8 PARTIAL SOUTH - WEST**  
A-A201 1/8" = 1'-0"



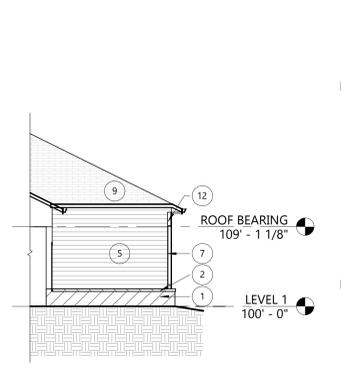
**9 PARTIAL SOUTH - EAST**  
A-A201 1/8" = 1'-0"



**10 EAST**  
A-A201 1/8" = 1'-0"



**11 PARTIAL EAST - SOUTH**  
A-A201 1/8" = 1'-0"



**13 PARTIAL EAST - NORTH**  
A-A201 1/8" = 1'-0"

**EXTERIOR FINISHES KEY**

- 1 FIBER CEMENT LAP SIDING, 6" EXPOSURE JAMES HARDIE: HEATHERED MOSS
- 2 FIBER CEMENT LAP SIDING, 3" EXPOSURE JAMES HARDIE: MOUNTAIN SAGE
- 3 FIBER CEMENT SHAKE SIDING JAMES HARDIE: MOUNTAIN SAGE
- 4 FIBER CEMENT TRIM - JAMES HARDIE: ARCTIC WHITE
- 5 BRICK VENEER - SIOUX CITY BRICK: CHARCOAL GRAY VELOUR
- 6 ASPHALT SHINGLES - ATLAS: PRISTINE HEARTHSTONE
- 7 METAL ROOF - DARK BRONZE

**KEYED EXTERIOR ELEVATIONS**

TAG #	DESCRIPTION
1	BRICK VENEER
2	BRICK ROWLOCK SILL BANDING
3	BRICK SOLDIER COURSE HEADER
4	FIBER CEMENT LAP SIDING, 6" EXPOSURE
5	FIBER CEMENT LAP SIDING, 3" EXPOSURE
6	5/4" FIBER CEMENT TRIM, TYP.
7	FIBER CEMENT SHAKE SIDING
8	ASPHALT SHINGLES
9	STANDING SEAM METAL ROOF
10	1X8 FIBER CEMENT FASCIA
11	PREFINISHED METAL GUTTER AND DOWNSPOUT
12	FIBER CEMENT COLUMN WRAP



**PROJECT**

**AZURA**  
**MEMORY CARE**  
**BUILDING 'A'**  
**Community Based**  
**Residential Facility**

HUMMINGBIRD ROAD  
RIB MOUNTAIN, WI 54401

**ISSUE**

NO. REV. DATE DESCRIPTION

**PROJECT INFO**

Date: 07.18.2019  
Project No.: 19.020.A

**SHEET TITLE**

BUILDING ELEVATIONS

**A-A201**

© Groth Design Group, Inc.

7/19/2019 3:21:35 PM





GROTH Design Group

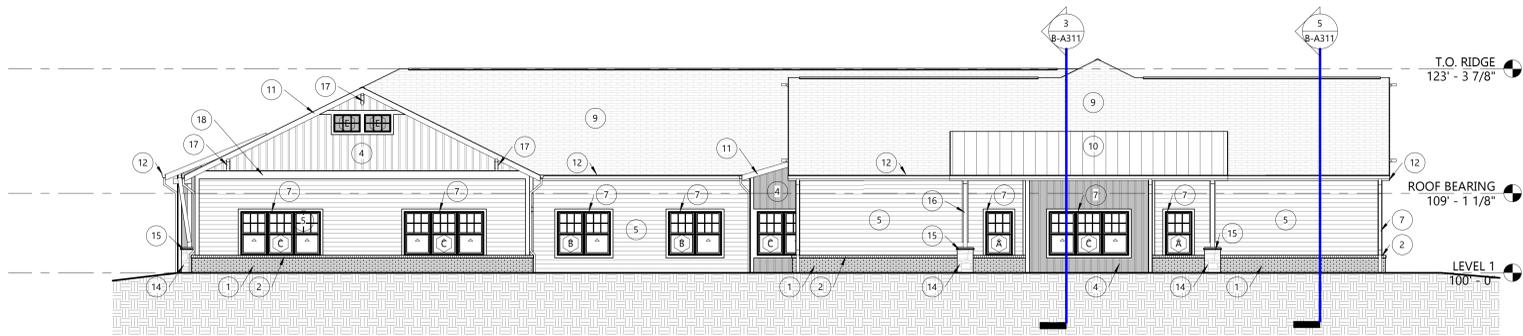
700 W VIRGINIA AVE  
SUITE B105  
MILWAUKEE, WISCONSIN 53204  
PH. (414) 810-7613

EXTERIOR FINISHES KEY

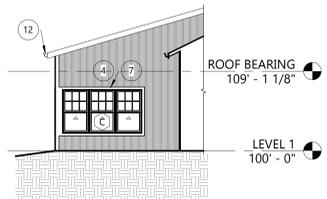
- 1 FIBER CEMENT LAP SIDING, 6" EXPOSURE  
JAMES HARDIE: PEARL GRAY
- 2 FIBER CEMENT BOARD & BATTEN SIDING -  
JAMES HARDIE: PEARL GRAY
- 3 FIBER CEMENT BOARD & BATTEN SIDING -  
JAMES HARDIE: PEARL GRAY
- 4 FIBER CEMENT BOARD & BATTEN SIDING -  
JAMES HARDIE: PEARL GRAY
- 5 FIBER CEMENT BOARD & BATTEN SIDING -  
JAMES HARDIE: AGED PEWTER
- 6 FIBER CEMENT TRIM - JAMES HARDIE:  
ARCTIC WHITE
- 7 BRICK VENEER - SIOUX CITY BRICK:  
CORDOVAN
- 8 ASPHALT SHINGLES - ATLAS:  
PRISTINE HEARTHSTONE
- 9 METAL ROOF - DARK BRONZE
- 10 STONE VENEER

KEYED EXTERIOR ELEVATIONS

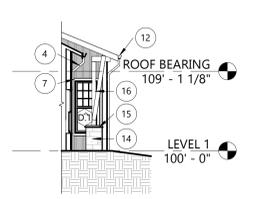
TAG #	DESCRIPTION
1	BRICK VENEER
2	BRICK ROWLOCK SILL BANDING
3	BRICK SOLDIER COURSE HEADER
4	FIBER CEMENT BOARD AND BATTEN SIDING, 12"
5	FIBER CEMENT LAP SIDING, 6" EXPOSURE
6	5/4x FIBER CEMENT TRIM, TYP.
7	ASPHALT SHINGLES
8	STANDING SEAM METAL ROOF
9	1X8 FIBER CEMENT FASCIA
10	PREFINISHED METAL GUTTER AND DOWNSPOUT
11	THIN STONE VENEER
12	STONE CAP
13	WOOD COLUMN AND BEAM, REFER TO STRUCTURAL
14	DECORATIVE WOOD "KNEE" BRACKET, SEE 11/A201
15	1x1/2 FIBER CEMENT BAND BOARD



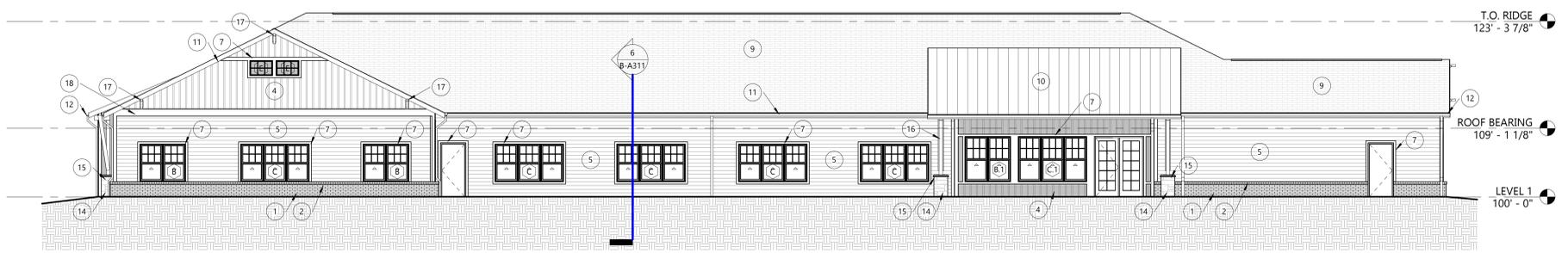
1 NORTH  
B-A201 1/8" = 1'-0"



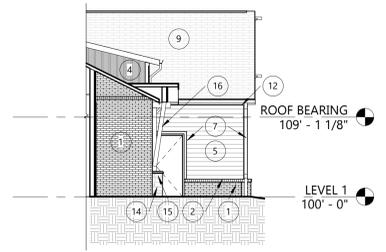
5 PARTIAL NORTH - EAST  
B-A201 1/8" = 1'-0"



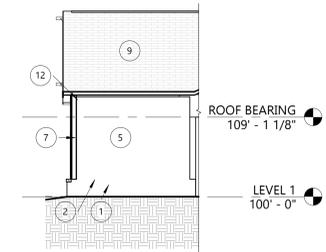
6 PARTIAL NORTH - WEST  
B-A201 1/8" = 1'-0"



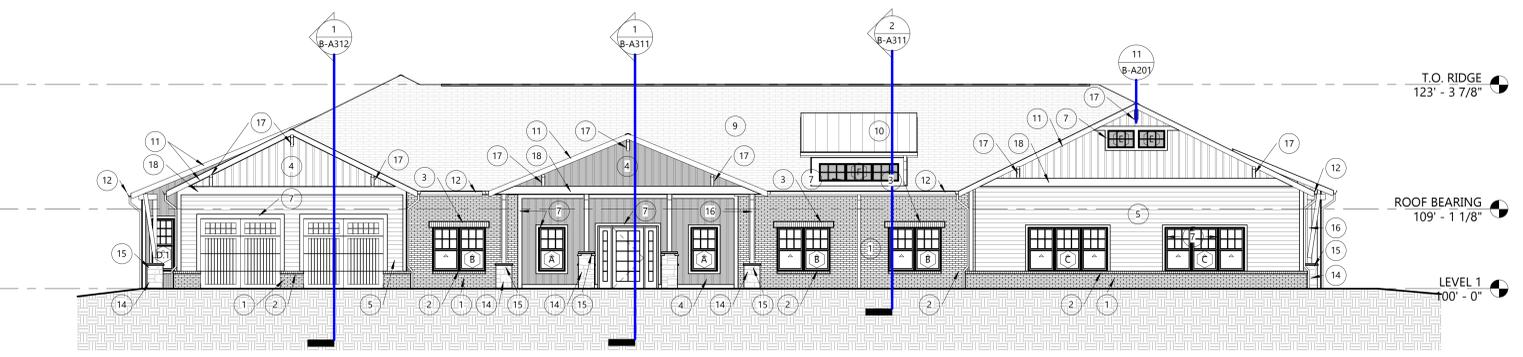
2 WEST  
B-A201 1/8" = 1'-0"



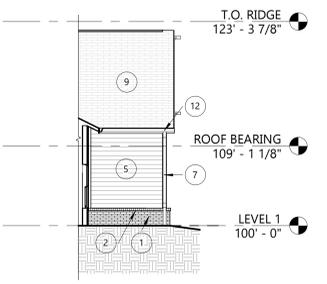
7 PARTIAL WEST - SOUTH  
B-A201 1/8" = 1'-0"



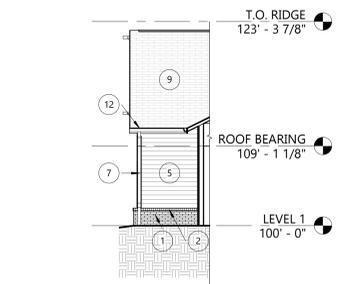
8 PARTIAL WEST - NORTH  
B-A201 1/8" = 1'-0"



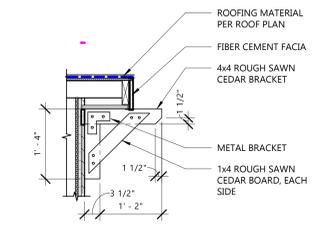
3 SOUTH  
B-A201 1/8" = 1'-0"



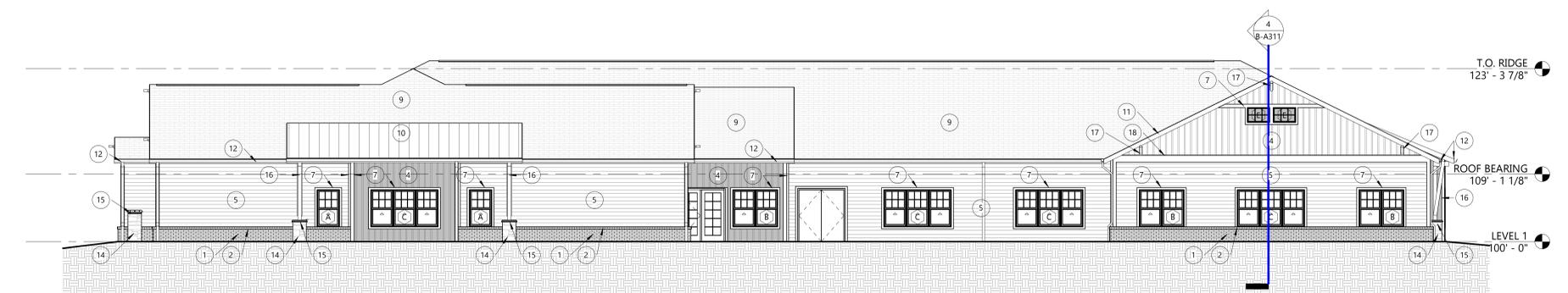
9 PARTIAL SOUTH - EAST  
B-A201 1/8" = 1'-0"



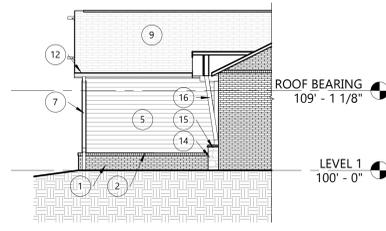
10 PARTIAL SOUTH - WEST  
B-A201 1/8" = 1'-0"



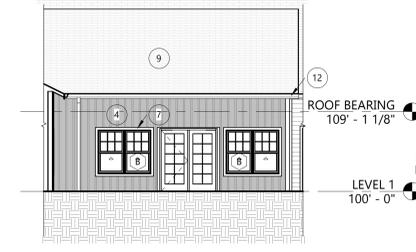
11 KNEE BRACKET  
B-A201 3/4" = 1'-0"



4 EAST  
B-A201 1/8" = 1'-0"



12 PARTIAL EAST - SOUTH  
B-A201 1/8" = 1'-0"



13 PARTIAL EAST - NORTH  
B-A201 1/8" = 1'-0"

PROJECT

AZURA  
MEMORY CARE  
BUILDING 'B'  
Community Based  
Residential Facility

HUMMINGBIRD ROAD  
RIB MOUNTAIN, WI 54401

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date: 07.18.2019  
Project No: 19.020.B

SHEET TITLE

BUILDING ELEVATIONS

B-A201

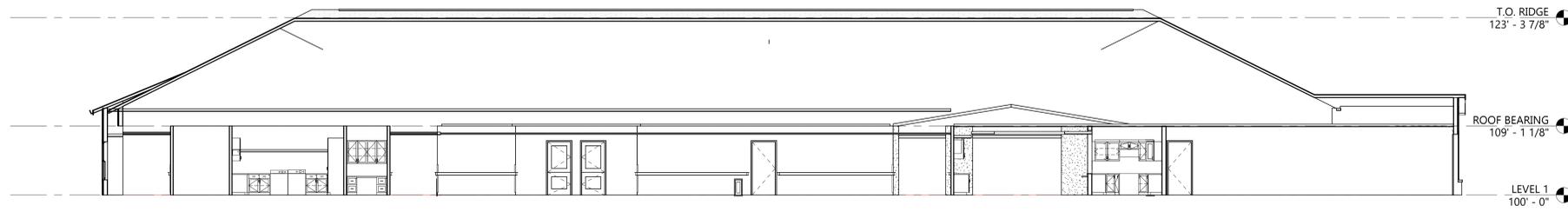
PROGRESS SET

7/19/2019 3:27:00 PM

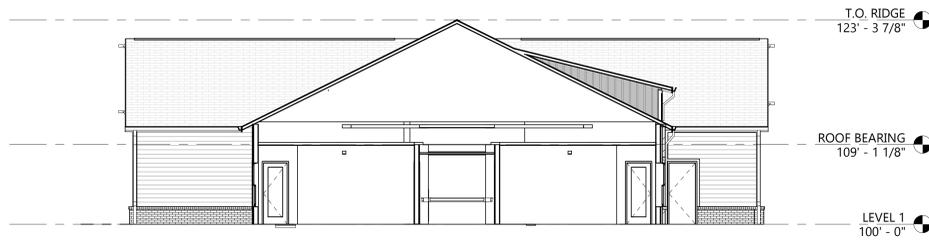


**GROTH**  
Design  
Group

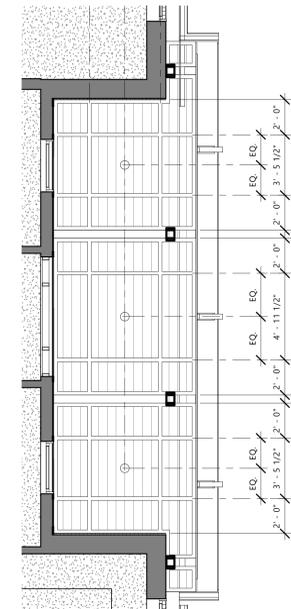
700 W VIRGINIA AVE  
SUITE B105  
MILWAUKEE, WISCONSIN 53204  
PH. (414) 810-7613



**1** BUILDING SECTION 1  
B-A101 | B-A301 1/8" = 1'-0"



**2** BUILDING SECTION 2  
B-A101 | B-A301 1/8" = 1'-0"



**7** FRONT PORCH SOFFIT PLAN  
B-A301 1/4" = 1'-0"

**PROJECT**

**AZURA  
MEMORY CARE  
BUILDING 'B'  
Community Based  
Residential Facility**

HUMMINGBIRD ROAD  
RIB MOUNTAIN, WI 54401

**ISSUE**

NO. REV. DATE DESCRIPTION

**PROJECT INFO**

Date: 07.18.2019  
Project No. 19.020.B

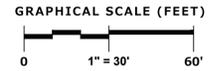
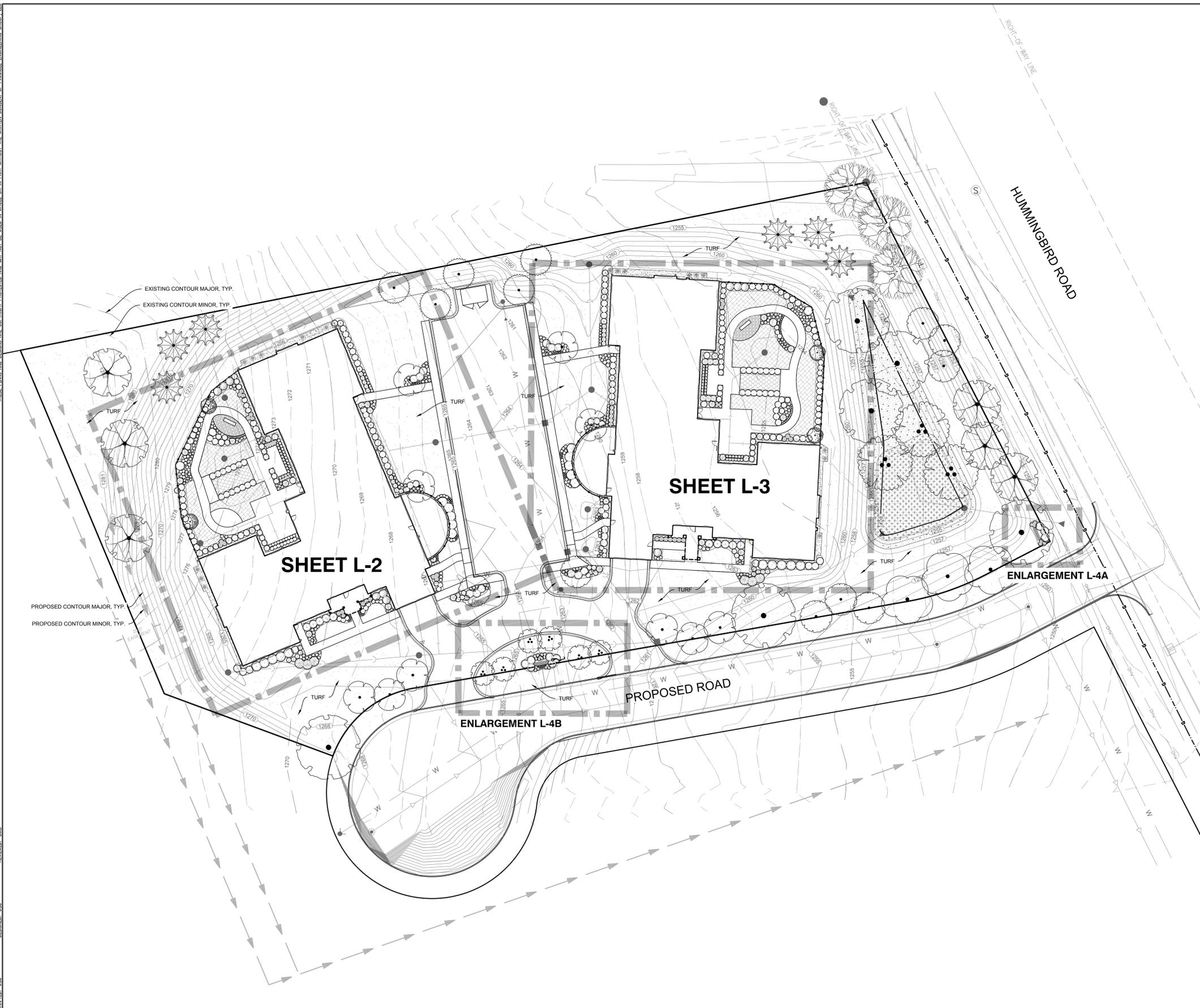
**SHEET TITLE**

BUILDING SECTIONS

**B-A301**

PROGRESS SET

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.  
 DESIGNED: JSJ  
 DRAFTED: JSJ  
 REVIEWED: LUB



**CONCEPT TREE & GROUND COVER KEY**

CLIMAX TREES (35 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Acer saccharum</i>	Sugar Maple
	<i>Carya ovata</i>	Shagbark Hickory
	<i>Quercus x schuetti</i>	Swamp Bur Oak
TALL DECIDUOUS TREE (30 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Gynocladus dioica</i>	Kentucky Coffee Tree
TALL EVERGREEN TREES (30 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Abies concolor</i>	White Fir
	<i>Picea glauca</i>	White Spruce
MEDIUM DECIDUOUS TREES (15 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Betula nigra</i>	River Birch Multi-Trunk
	<i>Cercidiphyllum japonicum</i>	Katsura Tree
LOW DECIDUOUS TREE (10 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Amelanchier x g 'Autumn Brilliance'</i>	'Autumn Brilliance' Serviceberry
	<i>Malus x 'Red Jewel'</i>	Crab Apple
	<i>Malus x 'Royal Raindrops'</i>	Royal Raindrops Crabapple
LOW EVERGREEN TREES (12 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Cedar
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Rain Garden	AGRECOL RAINWATER RENEWAL MIX
	Sod	Sod
	Turf Hydroseed	Drought Tolerant Fescue Blend
	Turf No Mow Grow	No Mow Grow Mix

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 PLAN | DESIGN | DELIVER  
 www.pinnacle-engr.com  
 WISCONSIN OFFICE:  
 15850 W. BLUEMOUND ROAD  
 BROOKFIELD, WI 53005  
 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

**AZURA**  
**RIB MOUNTAIN**

**LANDSCAPE PLAN OVERVIEW**

REVISIONS	

REG JOB No. 1564.00-WI  
 REG PM  
 START DATE  
 SCALE 1" = 30'  
**SHEET L-1**  
**L-5**

www.pinnacle-engr.com  
 LANDSCAPE PLAN OVERVIEW  
 © COPYRIGHT 2018

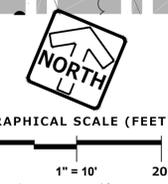
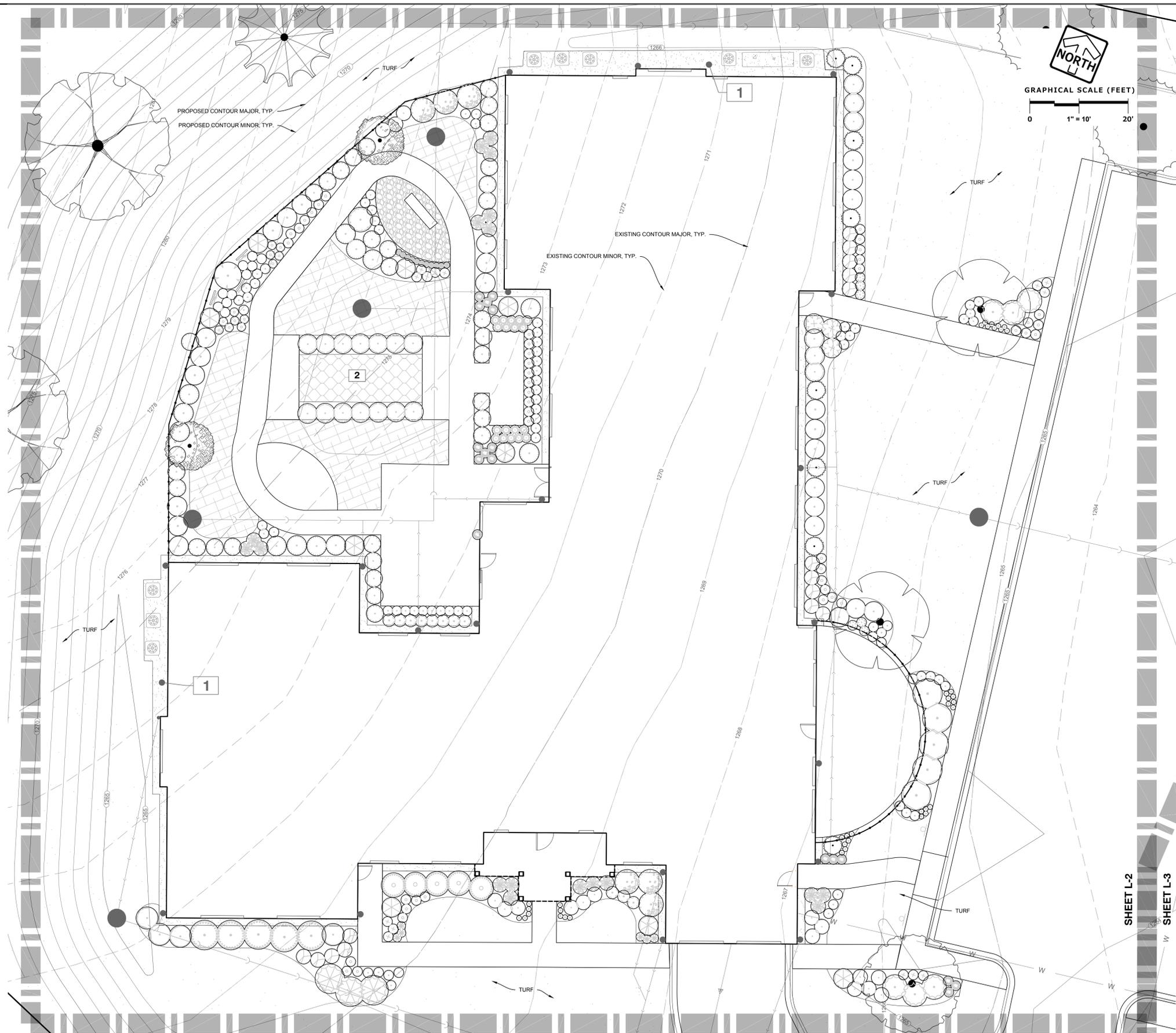
DESIGNED: JSJ  
DRAFTED: JSJ  
REVIEWED: LUB  
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED, COPIED, OR IN ANY MANNER USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

**CONCEPT PLANT KEY**

MEDIUM DECIDUOUS SHRUBS (3 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Hydrangea paniculata</i> 'Vanilla Strawberry'	Vanilla Strawberry Panicked Hydrangea
	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry
	<i>Viburnum carlesii</i>	Korean Spice Viburnum
	<i>Weigela florida</i> 'Alexandra'	Wine & Roses Weigela
MEDIUM EVERGREEN SHRUBS (5 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Juniperus chinensis</i> 'Old Gold'	Old Gold Juniper
	<i>Picea abies</i> 'Pumila'	Dwarf Globe Spruce
	<i>Taxus x media</i> 'Densiformis'	Dense Yew
LOW DECIDUOUS SHRUBS (1 PT)	BOTANICAL NAME	COMMON NAME
	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry
	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Dogwood
	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle
	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
	<i>Rosa x 'Radtko'</i>	Double Knock Out Rose
	<i>Salix purpurea</i> 'Canyon Blue'	Arctic Blue Leaf Willow
	<i>Spiraea betulifolia</i> 'Tor'	Birchleaf Spirea
LOW EVERGREEN SHRUBS (3 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Juniperus horizontalis</i> 'Youngstown'	Creeping Juniper
	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper
	<i>Taxus x media</i> 'Everlow'	Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
	<i>Carex pensylvanica</i>	Pennsylvania Sedge
	<i>Panicum virgatum</i> 'Heavy Metal'	Blue Switch Grass
	<i>Schizachyrium scoparium</i>	Little Bluestem Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
	<i>Achillea millefolium</i> 'Summer Berries'	Summer Berries Yarrow
	<i>Allium giganteum</i>	Giant Allium
	<i>Amsonia hubrichtii</i> 'Halfway to Arkansas'	Arkansas Blue-star
	<i>Astilbe x 'Arendsii Hybrid Mix'</i>	Arendsii Hybrid Mix Astilbe
	<i>Calamintha nepeta</i> 'Blue Cloud'	Lesser Calamint
	<i>Clematis x 'Jackmani'</i>	Clematis
	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Thread Leaf Coreopsis
	<i>Echinacea purpurea</i> 'Kim's Knee High' TM	Purple Coneflower
	<i>Geranium endressii</i> 'Wargrave Pink'	Pink Cranesbill
	<i>Geranium x cantabrigiense</i> 'Biokovo Carmina'	Hybrid Cranesbill
	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily
	<i>Hosta x 'Stained Glass'</i>	Stained Glass Hosta
	<i>Hosta x 'Sum and Substance'</i>	Plantain Lily
	<i>Iris virginica shrevei</i>	Shreve's Iris
	<i>Leucanthemum x superbum</i> 'Banana Cream'	Shasta Daisy
	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Showy Coneflower
	<i>Veronica spicata</i> 'Moody Blues'	Moody Blues Veronica

**REFERENCE NOTES SCHEDULE L-2**

SYMBOL	DESCRIPTION
	MAINTENANCE STRIP
	BOCCE BALLI COURT



**AZURA**

**RIB MOUNTAIN**

**LANDSCAPE PLAN ENLARGED**

**REVISIONS**

NO.	DATE	DESCRIPTION

REG. JOB No. 1564.00-WI  
REG. PM  
START DATE  
SCALE 1" = 10'  
SHEET L-2  
L-5

SHEET L-2  
SHEET L-3

**LANDSCAPE PLAN ENLARGED**  
© COPYRIGHT 2018

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

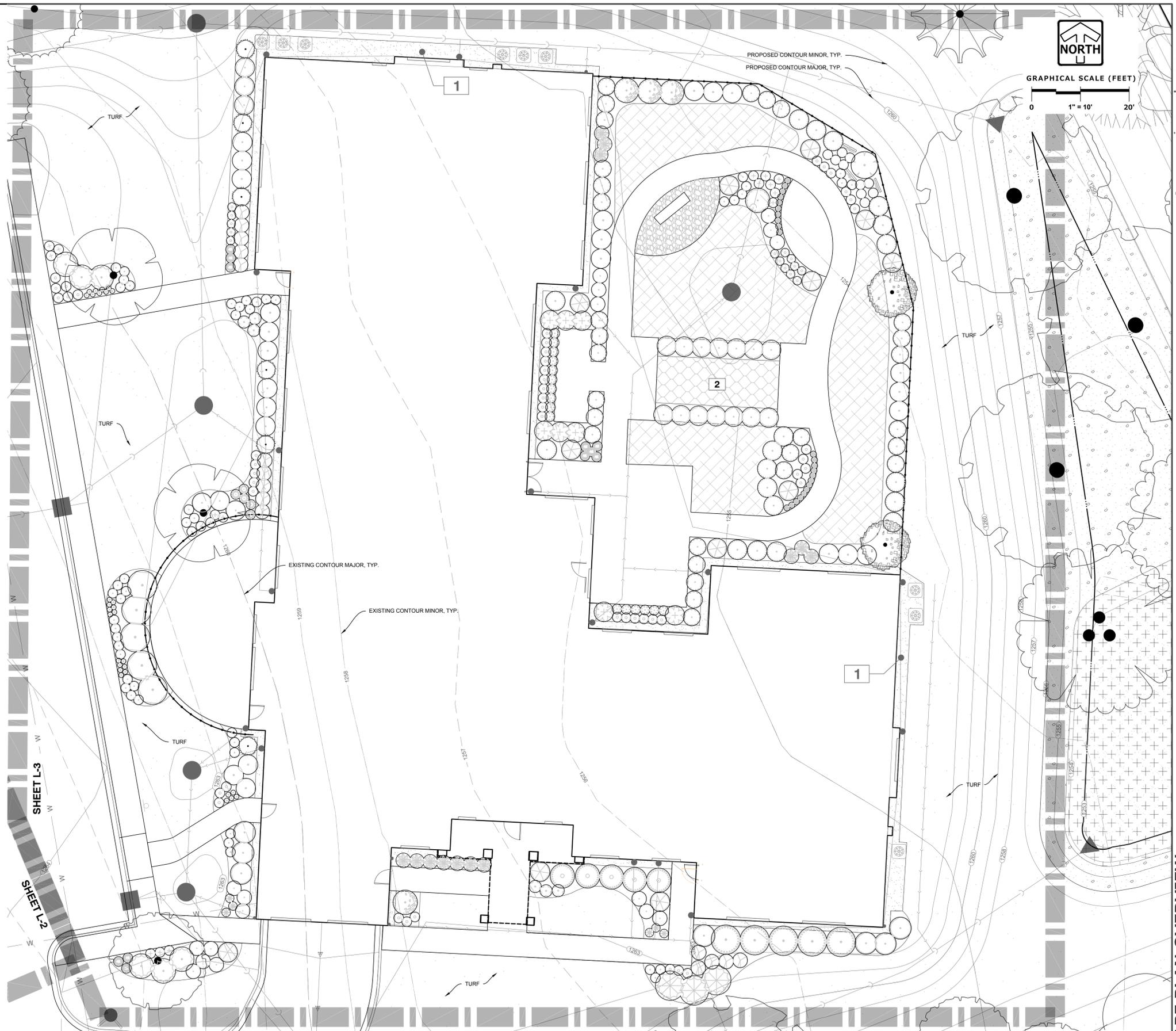
DESIGNED: JSJ  
 DRAFTED: JSJ  
 REVIEWED: LUB  
 THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

**CONCEPT PLANT KEY**

MEDIUM DECIDUOUS SHRUBS (3 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Hydrangea paniculata</i> 'Vanilla Strawberry'	Vanilla Strawberry Panicked Hydrangea
	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry
	<i>Viburnum carlesii</i>	Korean Spice Viburnum
	<i>Weigela florida</i> 'Alexandra'	Wine & Roses Weigela
MEDIUM EVERGREEN SHRUBS (5 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Juniperus chinensis</i> 'Old Gold'	Old Gold Juniper
	<i>Picea abies</i> 'Pumila'	Dwarf Globe Spruce
	<i>Taxus x media</i> 'Densiflora'	Dense Yew
LOW DECIDUOUS SHRUBS (1 PT)	BOTANICAL NAME	COMMON NAME
	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry
	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Dogwood
	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle
	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
	<i>Rosa x 'Radtko'</i>	Double Knock Out Rose
	<i>Salix purpurea</i> 'Canyon Blue'	Arctic Blue Leaf Willow
	<i>Spiraea betulifolia</i> 'Tor'	Birchleaf Spirea
LOW EVERGREEN SHRUBS (3 PTS)	BOTANICAL NAME	COMMON NAME
	<i>Juniperus horizontalis</i> 'Youngstown'	Creeping Juniper
	<i>Juniperus sabinna</i> 'Buffalo'	Buffalo Juniper
	<i>Taxus x media</i> 'Everlow'	Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
	<i>Carex pensylvanica</i>	Pennsylvania Sedge
	<i>Panicum virgatum</i> 'Heavy Metal'	Blue Switch Grass
	<i>Schizachyrium scoparium</i>	Little Bluestem Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
	<i>Achillea millefolium</i> 'Summer Berries'	Summer Berries Yarrow
	<i>Allium giganteum</i>	Giant Allium
	<i>Amsonia hubrichtii</i> 'Halfway to Arkansas'	Arkansas Blue-star
	<i>Astilbe x 'Arendsii Hybrid Mix'</i>	Arendsii Hybrid Mix Astilbe
	<i>Calamintha nepeta</i> 'Blue Cloud'	Lesser Calamint
	<i>Clematis x 'Jackmani'</i>	Clematis
	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Thread Leaf Coreopsis
	<i>Echinacea purpurea</i> 'Kim's Knee High' TM	Purple Coneflower
	<i>Geranium endressii</i> 'Wargrave Pink'	Pink Cranesbill
	<i>Geranium x cantabrigiense</i> 'Blokovo Carmina'	Hybrid Cranesbill
	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily
	<i>Hosta x 'Stained Glass'</i>	Stained Glass Hosta
	<i>Hosta x 'Sum and Substance'</i>	Plantain Lily
	<i>Iris virginica shrevei</i>	Shreve's Iris
	<i>Leucanthemum x superbum</i> 'Banana Cream'	Shasta Daisy
	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Showy Coneflower
	<i>Veronica spicata</i> 'Moody Blues'	Moody Blues Veronica

**REFERENCE NOTES SCHEDULE L-3**

SYMBOL	DESCRIPTION
	MAINTENANCE STRIP
	BOCCE BALL COURT



**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 WISCONSIN OFFICE:  
 15850 W. BLUEMOUND ROAD  
 BROOKFIELD, WI 53005  
 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

**AZURA**  
**RIB MOUNTAIN**

**LANDSCAPE PLAN**  
**ENLARGED**

REVISIONS	

SHEET  
**L-3**  
 L-5

www.pinnacle-engr.com  
 LANDSCAPE PLAN OVERVIEW

