



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, September 11th, 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 8-28-2019 Plan Commission meeting.**
- 4.) Public Hearing(s):
 - a. **North Wind Renewable Energy Cooperative, agent, requests conditional use approval for a roof mounted solar array at the property addressed 3402 Osprey Avenue. Parcel #34.794.000.064.00.00. Docket #2019-31.**
 - b. **ISG Inc., agent, requests Precise Implementation Plan approval for a retail facility at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2019-32.**
 - c. **Guggenheim Development Services LLC, agent, requests Precise Implementation Plan approval for an automobile service facility at the property addressed 4611 Rib Mountain Drive. Parcel #34.142807.006.032.00.00. Docket #2019-33.**
 - d. **Shane Saari, applicant, requests conditional use approval for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane. Parcel #34.102807.005. 029.00.00. Docket #2019-34.**
 - e. **B8 Wausau LLC, applicant, requests conditional use approval for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane. Parcel #34.102807.005. 029.00.00. Docket #2019-35.**
- 5.) New Business:
 - a. **Scherrer Construction Company Inc., owner, requests Site Plan approval for a parking lot addition at the property addressed 2107 Robin Lane. Parcel #34.102807.005. 029.00.00. Docket #2019-36.**
- 6.) Correspondence/ Questions/ Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 28, 2019

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

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the August 14, 2019 Plan Commission meeting, as presented. Motion carried 4-0 with Ryan Burnett abstaining.

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.*

Community Development Director, Steve Kunst indicated 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 currently two vacant, residentially zoned lots of 2.27 and 1.9 acres, respectively, and 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). He noted the lots are currently zoned Suburban Residential-2 (SR-2) and the minimum lot area and width are both met by the proposal. The intent is to construct a new single-family residence on each lot.

Tom Steele asked if Lot 3 would have enough buildable area given the wetlands mapped on the CSM. Kunst noted the applicants have received confirmation from the Department of Natural Resources or the Army Corps of Engineers the proposed building areas would not impact any onsite wetlands.

Jim Hampton questioned if all lots would be accessed from Magnolia Ave. Staff indicated there is an approved access from South Mountain Road onto Lot 1, however the intent of the applicant is to access all lots from Magnolia Ave.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Certified Survey Map (CSM) for a land division at the property addressed 2601 South Mountain Rd, as presented. Motion carried 5-0.

- 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.*

Kunst stated the applicant seeks approval of a Certified Survey Map (CSM) to split the property at 4611 Rib Mountain Drive into three parcels to accomplish a proposed redevelopment project. He noted 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 ft²) and lot width (50 feet) requirements of previous Urban Commercial zoning district. Kunst indicated that any recommended approval be conditioned upon approval of the following General Development Plan proposal, copies of cross access agreements needed for Lot 2 to access a public road, a change in right of way dedication along the Unnamed Road to an even 49.5 feet, and an additional seven (7) feet of right of way dedication along Lilac Ave for future road improvements.

Commissioners questioned the need for an additional seven (7) feet along Lilac Ave, if property owners on the east side of Lilac Ave will be expected to dedicate the same, and why it is not shown on the current CSM. Kunst indicated right-of-way is needed on both sides of Lilac Ave for the installation of a future sidewalk as recommended by a recent Traffic Impact Analysis (TIA). He noted the TIA recommendations were not complete at the time the CSM was submitted. Additionally, he gave a brief summary of the TIA recommendations and noted if development is approved on this subject property, the Town would take over ownership of the currently Unnamed Rd and would make the necessary improvements as recommended by the TIA and special assess the cost to the appropriate property owners.

Commissioners also asked if the Lilac dedication would align the Kwik Trip property, if there is any concern about heavy truck traffic on the Unnamed road during development, and how the Town takes ownership of Unnamed Rd. Kunst stated the right of way would align with the Kwik Trip property and the Unnamed Road is currently built to Town road standards, therefore there is minimal concern about the possible heavy truck traffic. He stated the Town Board would need to pass a resolution to accept the new road, and also noted the Town has begun to apply for funding for the road improvements which could begin as early next year.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Certified Survey Map (CSM) for a land division at the property addressed 4611 Rib Mountain Drive, with the following conditions.

- **Approval of the associated General Development Plan.**
- **The Town receiving a copy of any cross-access agreements.**
- **An additional seven (7) feet of right-of-way dedication along Lilac Avenue for planned roadway improvements, per attached Traffic Impact Analysis excerpt.**
- **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.**

Motion carried 5-0

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.*

Community Development Director, Steve Kunst noted 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.

Kunst also stated the current property owner eventually intends to develop proposed Lot 1 with either a restaurant or retail user and sell proposed Lots 2 & 3 to other end users. Staff has received Precise Implementation Plan applications for both Lot's 2 & 3 for the September 11th Plan Commission meeting. As part of this GDP application, Kunst indicated the applicant requests approval to move forward with the all site improvements to get Lots 2 & 3 "pad ready", installation of the underground stormwater management facilities, access to both Unnamed Street and Lilac Ave; as well as, installation of utilities and all necessary site improvements for Lot 1.

Commissioners questioned how the underground stormwater facilities function and if there are any potential impacts to residents. Jeremy Foss, applicant, and Kunst noted the underground facilities function the same as a typical above ground system and are subject to the same design guidelines and review as prescribed by the Town's Stormwater Code. Foss then gave an overview of the stormwater facilities, highlighting the concrete structures and rock intended to collect the site's stormwater and the control structure intended to regulate the flow of water into the Town's stormwater system along Lilac Ave. Jim Hampton asked if there are other catch basin within the property that direct water to the stormwater facility. Foss noted there were a number catch basins placed through out the property that would direct water to the stormwater facility via underground piping.

Jay Wittman asked if staff anticipates any traffic concerns before Lilac Ave is reconstructed. Kunst noted that traffic will obviously increase due to this development; however, there are no imminent concerns at this time. Ryan Burnett questioned whether the proposed Lilac Ave access location was acceptable to the Town and if it would align with any other proposed access points across the street. Kunst indicated the location was acceptable and because the Town was aware of the access location from the previous approval, it was incorporated into the Traffic Impact Analysis.

Tom Steele inquired if there was sufficient parking, noting Lot 1 seemed to have a limited number of parking stalls for the possible use. Jack Klister, FORE Development, and Jeremy Foss indicated that Lot 3 had sufficient parking, Lot 2 had additional parking and Lot 1 was a few stalls less than required; therefore,

they plan to have a shared parking agreement for all site users so that they entire site would meet code requirements.

Foss provided an overview of the plans explaining the first phase of the development would be to establish the two ingress/egress points on the Unnamed Road and Lilac Ave, install the necessary stormwater facilities and utilities, and complete the mass grading of the site to create pad ready sites for the other end users. In addition, he added there would be a single monument sign on Lot 1 for all users, he presented a concept landscaping plan and noted the lighting requirements have been met.

Jim Hampton was concerned about the proposed bike and pedestrian improvements not aligning a with those near McDonalds. Kunst indicated that it may not be perfect, but it is an improvement to what is currently provided and as part of the long term redevelopment of the Olson Carpet site, a sidewalk will be required to run south along Rib Mountain Drive and connect to the Tulip Lane Lilac Ave area near Briq's to provide a safer bike route.

The public hearing was opened at 6:50pm

James Nauta, 728 E. Lakeshore Drive, noted he has been a resident since 1967 and has seen a lot of development. He stated the Town should consider completing all necessary road projects before approving any additional development, identifying traffic concerns for commercial users and the residents served by Lilac Ave.

The public comment period was closed at 6:59pm

Commissioners asked for clarification of a staff consideration related to handling offsite water entering the northwest corner of the property. Kunst indicated that surface water from the PetroMart property to the North may enter this site from an uncurbed area near Rib Mountain Drive and staff wanted the applicant to be aware of the potential issues.

Commissioners also questioned the financial impact of the proposed traffic improvements to Lilac Avenue. Kunst indicated the Town is currently seeking grant funding for portions of the improvements to Lilac and there will be cost share assessments for those properties creating the need for and benefiting from the necessary improvements.

Commissioners indicated they felt the new proposal was an enhancement to the previous proposal, highlighting the usefulness of the TIA, the underground stormwater facilities and willingness to change access locations based on the Town's suggestions.

Burnett questioned the potential need for a retaining wall in the southeast corner of the property as noted in the staff considerations. Kunst indicated it will be dependent on the grades required to tie the sidewalk from Lilac to those on the Unnamed Street. He noted there may be an elevation change of up to three feet from the sidewalk to the Lot 3 parking area, which would require a retaining wall on the subject property.

Wittman asked staff to consider removing the four-way stop recommended in the TIA and maintaining free flow of traffic on Lilac Ave to prevent unnecessary traffic backups.

Motion by Jim Hampton, second by Tom Steele to recommend approval of the General Development Plan for a retail development at the property addressed 4611 Rib Mountain Drive, with the following conditions.

- **Entering into a developer agreement covering all necessary public improvements and financial considerations.**
- **An approved stormwater management plan.**
- **The Town receiving a copy of the three-party agreement for stormwater maintenance as the proposal calls for a shared facility.**
- **The Town receiving a copy of any/all cross-access agreements covering access and shared parking.**
- **The sidewalk along Unnamed Street to be moved to the north allowing for a four-foot terrace. With that, a five-foot sidewalk is adequate.**
- **Considerations being made for handling offsite water currently entering the northwest corner of the site.**
- **A retaining wall may be necessary due to grade issues on the southeast corner. Further investigation necessary to determine needs.**

Motion carried 5-0

- b. Azura LLC, applicant, requests Conditional Use approval for a new community living arrangement at the property legally described as part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 10 and part of Lot 26 of Woodlawn Pines, Lot 1 CSM Volume 57, Page 98. Docket #2019-29.

Kunst stated 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. He noted Azura Memory Care currently operates a 20-resident facility in Rib Mountain at 3704 Hummingbird Road and 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 and comes with specific conditions that it cannot be located within 2500' of another facility and if the total number of residents within these facilities Town wide exceeds 1% of the Town's population, an additional Public Hearing may be required. Finally, Kunst noted any development is contingent upon Marathon County formally approving the location of the new Pelican Lane approved by the Town in February.

Matt Lyons, applicant representative, presented Azura's proposal for two new buildings. He indicated their current facility doesn't meet the standard of care they wish to provide for their residents; therefore, they are planning to double their resident capacity and quadruple their building area to provide care and space for an increasing number of Marathon County residents. Lyons noted their current facility has been operating at 98% occupancy for the past two years and have had to turn away 20 applicants this year alone. He stated the proposal is consistent with the Town's Comprehensive Plan by providing additional Senior Housing options, increasing employment opportunities, and increasing the Town's tax base. The plan included two buildings designed to resemble single family residential houses both inside and out to provide residents of the facility and the Town a consistent residential feel. Lyons presented interior and

exterior renderings of the facility and highlighted that all necessary code items have been met with this proposal.

Steve Plunkett asked the applicant what they plan to do with their existing facility. Lyons indicated they are planning to vacate that facility, but may consider remodeling it to provide additional care opportunities in the future, but he understands an ordinance change would be required to do so.

Burnett asked why they provide residential style garages. Lyons noted three of the four depicted garages are for aesthetics only and one is functional and used as conditioned storage space.

Hampton questioned why the applicant chose Rib Mountain. Lyons noted they have an existing facility here and it is conveniently located and easy to access for visiting family members from throughout the Central Wisconsin area.

The public hearing was opened at 7:48pm.

Margaret Blume, 225122 Camellia St, asked if all current residents are from Marathon County and if there are any other proposed developments on the subject property.

Emil Johnson, 4502 Hummingbird Rd, indicated he was pleased with the proposal as presented but was concerned about what may be developed on the remaining portion of the property. He asked what the current zoning would allow for and identified concerns with any possible apartment style multiple family development.

The public comment period was closed at 8:03pm

Burnett expressed concern about the appearance of the building from Hummingbird and Hwy 51/39/29, noting this corridor is the face of Rib Mountain and he wants to make sure the appearance is a good fit.

Commissioners agreed with Burnett's statement and expressed concern for the removal of the existing tree buffer along Hummingbird Rd. Lyons indicated he wanted to keep as much existing vegetation as possible, but because of the grade, subsurface rock and stormwater pond requirements it became necessary to remove the majority of the trees on site. He then highlighted the residential nature of the building noting it is their goal to provide an inviting traditional residential appearance. Additionally, Lyons emphasized the number of trees prescribed by the landscaping plan is intended to recreate the existing buffer along Hummingbird Road when mature.

Kunst indicated the proposed landscape plan meets the Town's requirements and began a discussion about the stormwater facilities, noting the current proposal is for a dry pond, and initial review of the plan is underway.

Commissioners then asked about overall site lighting and freestanding signage requests. Lyons noted the parking area will be lit by lantern style post lighting and there will be an individual residential style light on the courtyard and one post light at the driveway location. He indicated again, the intent is to provide similar lighting as a residential home. He also indicated there would be one monument sign at the intersection of Hummingbird Rd and the new Pelican Lane, as well as a small sign near their ingress/egress drives to indicate their location.

Commissioners inquired about the potential for resident walkaway and severe weather protections. The applicant noted that walkaways are always a concern and all exits are secured and resident courtyards are fenced to reduce that possibility. They also indicated they have an agreement with Quality Inn to transport residents to their location during severe weather events.

Commissioners revisited the landscaping plan noting they wished to see more plantings which are consistent with the existing vegetation and directed staff to work with the applicant to change the landscaping along Hummingbird Rd to make its appearance similar to the existing vegetation.

Kunst reviewed all staff considerations as identified in the packet noting the stormwater management plan is under review and he believed Marathon County recently approved the Pelican Lane access to Hummingbird Rd.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Conditional Use Request 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, with the following conditions.

- **Finalized stormwater management plan approved by the Street and Park Superintendent**
- **Stormwater management maintenance agreement approved by the Street and Park Superintendent**
- **Signage is required to adhere to the Town Sign Code**
- **Approval of Pelican Lane required**
 - o **Marathon County approval needed**
 - o **Developer agreement with the Town required for construction of Pelican Lane**
- **Staff working with the applicant to amend the landscape plan to provide appropriate native vegetation along the eastern property boundary to maintain its current character at Hummingbird Rd.**

Motion carried 5-0

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Next Meeting – Kunst noted the next Plan Commission meeting will be busy, and will include a number of public hearings.

Readdressing – Kunst noted Marathon County has sent many address change notifications to residents and Lange Enterprises will begin installation of the signs shortly.

Denyon Duplexes – Building Inspector, Paul Kufahl noted Denyon Homes submitted an amended landscaping plan for the duplexes located on Dove Ave. He indicated the new landscape plan still provided a significant number of plantings, but was considerably less than the original approval, thus felt it was outside the scope of a minor amendment. Kufahl asked Commissioners if they felt it was necessary to have a Public Hearing for the PIP modification to the landscape plan. Commissioners indicated that a PIP modification is an option, however, they would prefer the developer follow the original plan.

PUBLIC COMMENT:

Jim Nauta, 728 E. Lakeshore Dr, noted he was concerned about the Azura dry pond not being encircled by a fence and the transportation of residents during severe weather, as described in the Azura proposal. He indicated the Town should have some mechanism to require these types of facilities to have fences and reasonable severe weather policies. Additionally, he indicated displeasure for the proposed four-way stop at Lilac and Unnamed Rd, noting that traffic should remain flowing along Lilac because of the semi-trailer traffic exiting from Kwik Trip.

ADJOURN:

Motion by Tom Steele, second by Jay Wittman to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 8:37 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 5, 2019
SUBJECT: Conditional Use Review

APPLICANT: Jay Rolefson, owner

PROPERTY ADDRESS(S): 3402 Osprey Avenue

REQUEST: Conditional Use approval for installation of a roof-mountain photovoltaic system.

CURRENT ZONING: SR-3

ADJACENT ZONING: SR-3 (North, South, East, and West)

FUTURE LAND USE DESIGNATION: Residential

NARRATIVE:

The applicant seeks Plan Commission recommendation on a proposed roof-mounted solar array on a single-family residence. Typically, roof-mounted systems are permitted by right; however, the Town's Zoning Ordinance requires a conditional use application when the panels face the front or street yard. In this instance, the south façade of the home faces Osprey Avenue. The panels are similar in color to the roof and meet all other general conditions of the Town's code.



ROOF-MOUNTED OR BUILDING INTEGRATED PHOTOVOLTAIC STANDARDS:

Permitted by Right: (All Districts)

1. The collector face shall primarily face the side or rear yard. **Not met, proposal calls for panels facing Osprey Avenue, representing the south facing façade.**
2. Roofing material color shall be similar to that of the solar energy system. **Condition Met**
3. Building structure must be designed to support the additional imposed loads. **Condition Met**
4. Panels shall not extend beyond the edges of the building or roof upon which it is mounted. **Condition Met**
5. Solar Collector must be mounted parallel to the structural surface of the roof or wall in which it is attached and shall not extend above or behind the structural surface more than the thickness of the solar panel plus any manufacturer required air gap. **Condition Met**

Special Use Regulations: Not applicable.

Conditional Use Regulations: (All Districts)

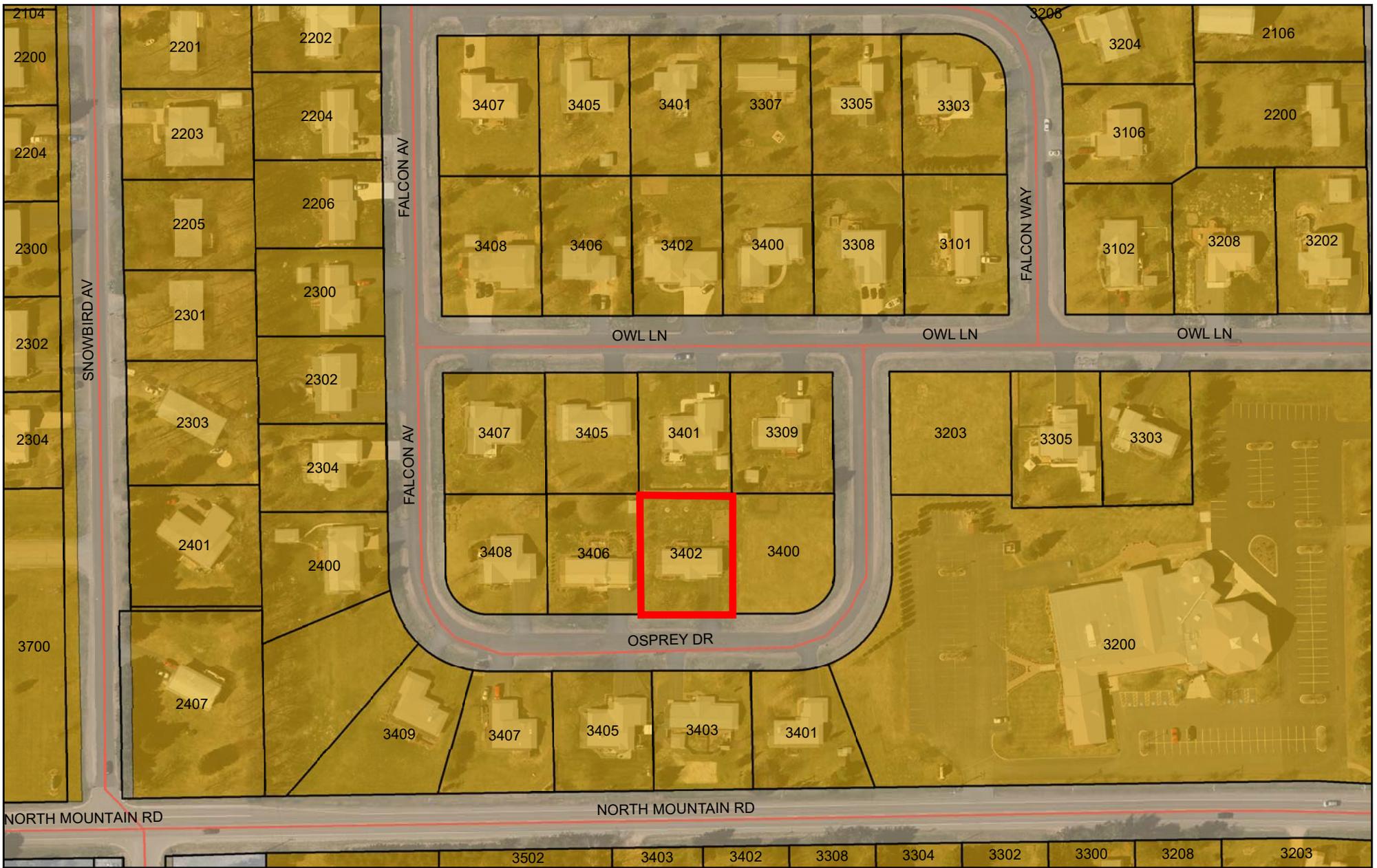
1. When the request falls outside the conditions of 17.056(8)(x)(4)(a). **The reason this application is handled as a condition use is the fact the panels are proposed to face Osprey Avenue. With that said, this is the south facing façade and the only logical location for installation.**

SAMPLE INSTALL IMAGE:



POSSIBLE ACTION:

1. Recommend approval of the conditional use request for a roof-mounted solar panels at the property addressed 3402 Osprey Avenue, as presented.
2. Recommend approval of the conditional use request for a roof-mounted solar panels at the property addressed 3402 Osprey Avenue, with conditions / modifications.
3. Recommend denial of the conditional use request for a roof-mounted solar panels at the property addressed 3402 Osprey Avenue.



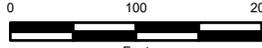
Rib Mountain: "Where Nature, Family, and Sport Come Together"

Prepared by:

 www.mi-tech.us

Map Printed: 9/5/2019

<ul style="list-style-type: none">  Parcels Outline  Parcel Address Zoning Districts (Sept 2017) Zoning Districts  Unzoned 	<ul style="list-style-type: none">  CR-5ac Residential  Countryside Residential  EO Estate Office  ER-1 Estate Residential  MR-4 Mixed Residential 	<ul style="list-style-type: none">  NC Neighborhood Commercial  OR Outdoor Recreation  RA-1 Rural Agricultural  RA-2 Rural Agricultural 	<ul style="list-style-type: none">  ROW  RR Rural Residential  SC Suburban Commercial  SI Suburban Industrial  SO Suburban Office 	<ul style="list-style-type: none">  SR-2 Suburban Residential  SR-3 Suburban Residential  UC Urban Commercial  UDD Unified Development 	<ul style="list-style-type: none">  UR-8 Urban Residential  Building Outline  Road Centerline  Water Feature  Water Feature
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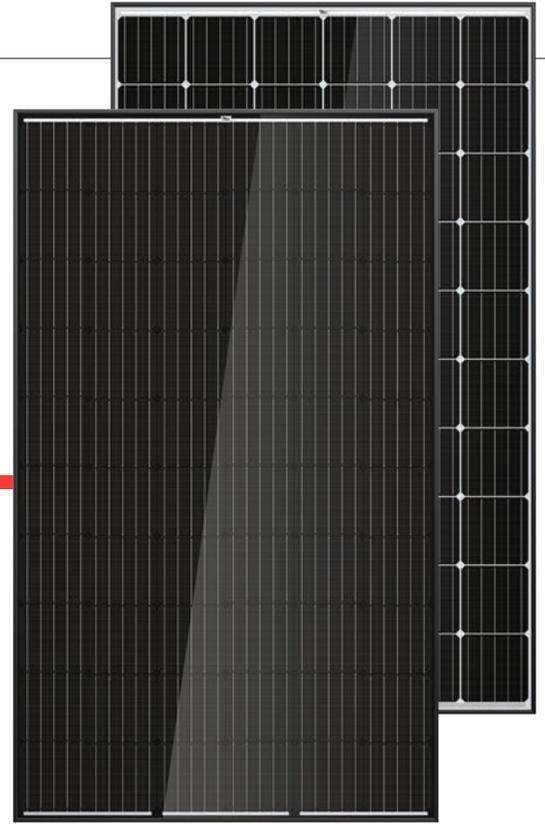
0 100 200
Feet



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THE
ALLMAX^M PLUS⁺
 FRAMED 60-CELL MODULE



60 CELL
 MONOCRYSTALLINE MODULE

275-315W
 POWER OUTPUT RANGE

19.2%
 MAXIMUM EFFICIENCY

0~+5W
 POSITIVE POWER TOLERANCE

Founded in 1997, Trina Solar is the world's leading comprehensive solutions provider for solar energy. We believe close cooperation with our partners is critical to success. Trina Solar now distributes its PV products to over 60 countries all over the world. Trina is able to provide exceptional service to each customer in each market and supplement our innovative, reliable products with the backing of Trina as a strong, bankable partner. We are committed to building strategic, mutually beneficial collaboration with installers, developers, distributors and other partners.

Comprehensive Products And System Certificates

IEC61215/IEC61730/UL1703/IEC61701/IEC62716
 ISO 9001: Quality Management System
 ISO 14001: Environmental Management System
 ISO14064: Greenhouse gases Emissions Verification
 OHSAS 18001: Occupation Health and Safety Management System



Maximize limited space with top-end efficiency

- Up to 192W/m² power density
- Low thermal coefficients for greater energy production at high operating temperatures



Highly reliable due to stringent quality control

- Over 30 in-house tests (UV, TC, HF, and many more)
- In-house testing goes well beyond certification requirements
- PID resistant
- 100% EL double inspection
- Selective emitter, advanced surface texturing



Certified to withstand the most challenging environmental conditions

- 2400 Pa wind load
- 5400 Pa snow load
- 35 mm hail stones at 97 km/h

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty · 25 Year Linear Power Warranty



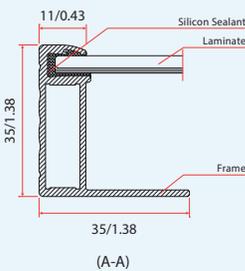
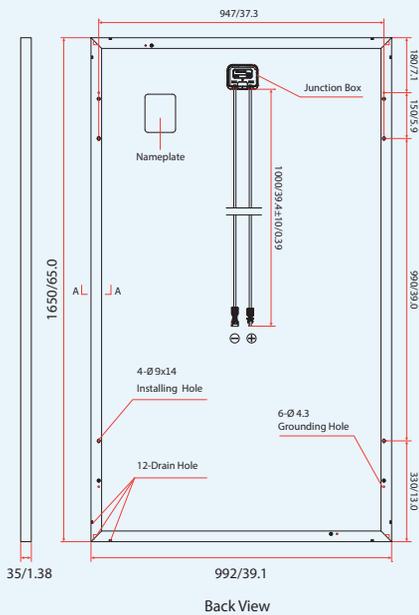
PRODUCTS

TSM-DD05A.08(II)
TSM-DD05A.05(II)

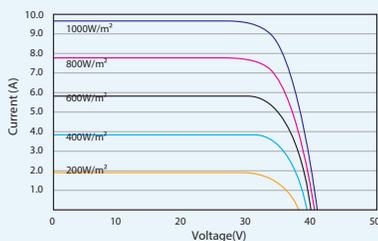
POWER RANGE

280-315W
275-310W

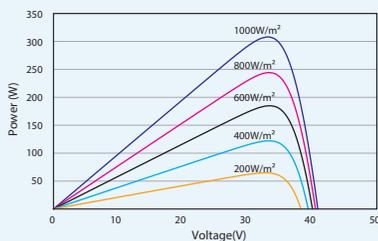
DIMENSIONS OF PV MODULE(mm/inches)



I-V CURVES OF PV MODULE(305W)



P-V CURVES OF PV MODULE(305W)



ELECTRICAL DATA (STC)

Peak Power Watts-P _{MAX} (Wp)*	275	280	285	290	295	300	305	310	315
Power Output Tolerance-P _{MAX} (W)	0 ~ +5								
Maximum Power Voltage-V _{MPP} (V)	31.4	31.7	31.8	32.2	32.5	32.6	32.9	33.1	33.3
Maximum Power Current-I _{MPP} (A)	8.76	8.84	8.97	9.01	9.08	9.19	9.28	9.37	9.46
Open Circuit Voltage-V _{OC} (V)	38.4	38.4	38.5	38.9	39.6	39.8	40.0	40.2	40.5
Short Circuit Current-I _{SC} (A)	9.24	9.42	9.51	9.66	9.68	9.77	9.85	9.94	10.0
Module Efficiency η _m (%)	16.8	17.1	17.4	17.7	18.0	18.3	18.6	18.9	19.2

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5.
*Measuring tolerance: ±3%.

ELECTRICAL DATA (NOCT)

Maximum Power-P _{MAX} (Wp)	205	209	212	216	220	223	227	231	235
Maximum Power Voltage-V _{MPP} (V)	29.1	29.4	29.5	29.9	30.1	30.2	30.5	30.7	30.9
Maximum Power Current-I _{MPP} (A)	7.04	7.10	7.21	7.24	7.30	7.38	7.46	7.53	7.60
Open Circuit Voltage-V _{OC} (V)	35.7	35.7	35.8	36.2	36.8	37.0	37.2	37.4	37.6
Short Circuit Current-I _{SC} (A)	7.46	7.61	7.68	7.80	7.82	7.89	7.95	8.03	8.10

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline 156.75 × 156.75 mm (6 inches)
Cell Orientation	60 cells (6 × 10)
Module Dimensions	1650 × 992 × 35 mm (65.0 × 39.1 × 1.38 inches)
Weight	18.6 kg (41.0 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Tempered Glass
Backsheet	White [DD05A.08(II)]; Black [DD05A.05(II)]
Frame	Black Anodized Aluminium Alloy [DD05A.08(II), DD05A.05(II)]
J-Box	IP 67 or IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm ² (0.006 inches ²), 1000 mm (39.4 inches)
Connector	MC4
Fire Type	Type 1 or Type 2

TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	44°C (±2°C)
Temperature Coefficient of P _{MAX}	-0.39%/°C
Temperature Coefficient of V _{OC}	-0.29%/°C
Temperature Coefficient of I _{SC}	0.05%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1000V DC (IEC) 1000V DC (UL)
Max Series Fuse Rating	15A (Power ≤ 285W) 20A (Power ≥ 290W)

(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

WARRANTY

10 year Product Workmanship Warranty
25 year Linear Power Warranty

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box: 30 pieces
Modules per 40' container: 840 pieces

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 5, 2019
SUBJECT: Precise Implementation Plan Review

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

PROPERTY ADDRESS(S): 4611 Rib Mountain Drive

REQUEST: Precise Implementation Plan (PIP) approval for a new retail building

CURRENT ZONING: Unified Development District (UDD)
ADJACENT ZONING: UC (North & East); UDD (South & West)
FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE:

The applicant seeks Plan Commission recommendation on a PIP for development of a 9,973 square foot Dollar Tree retail facility on the east side of the vacant property north of Kwik Trip. Exterior materials for the building include split and smooth-face concrete block, EIFS, and Dollar Tree’s traditional metal canopy. The subject property represents Lot 3 (0.79 acres) of the approved Certified Survey Map reviewed by the Plan Commission at the August 28th meeting. The proposal is consistent with the recently approved General Development Plan and the proposed use (Indoor Sales and Service) is a permitted use in all Town Commercial zoning districts.

PUBLIC BENEFITS OF THE PROPOSAL:

- Redeveloping an underutilized site within the Town’s primary commercial corridor
- Adding new tax base to the Town of Rib Mountain
- 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

CURRENT LAND USE: Vacant Land

PROPOSED LAND USES: Indoor Sales and Service (Retail)

Proposed Site Visitors:

- 1) Employees: 3 per shift (10 total)
- 2) Daily Customers: Approximately 144

Hours of Operation: 8:00 am – 9:00 pm

Ingress/Egress Access:

- Access to the property is proposed off the current unnamed road along the south property line and Lilac Avenue.

Parking (1 space per 300 ft² of floor area):

- 1) Total Parking Required = 33 spaces
- 2) Total Parking Provided = 33 spaces

Landscaping

- | | |
|---|---|
| <ul style="list-style-type: none">1) Landscape Surface Ratio<ul style="list-style-type: none">○ Required - 0.10○ Proposed – 0.122) Landscape Points<ul style="list-style-type: none">○ <u>Building Foundation</u><ul style="list-style-type: none">▪ Required – 162▪ Provided – 70○ <u>Developed Area:</u><ul style="list-style-type: none">▪ Required – 100▪ Provided - 101 | <ul style="list-style-type: none">○ <u>Street Frontage</u><ul style="list-style-type: none">▪ Required – 151▪ Provided – 154○ <u>Paved Areas or Parking Stalls</u><ul style="list-style-type: none">▪ Required – 230▪ Provided – 99○ <u>Total</u><ul style="list-style-type: none">▪ Required – 643▪ Provided – 424 |
|---|---|

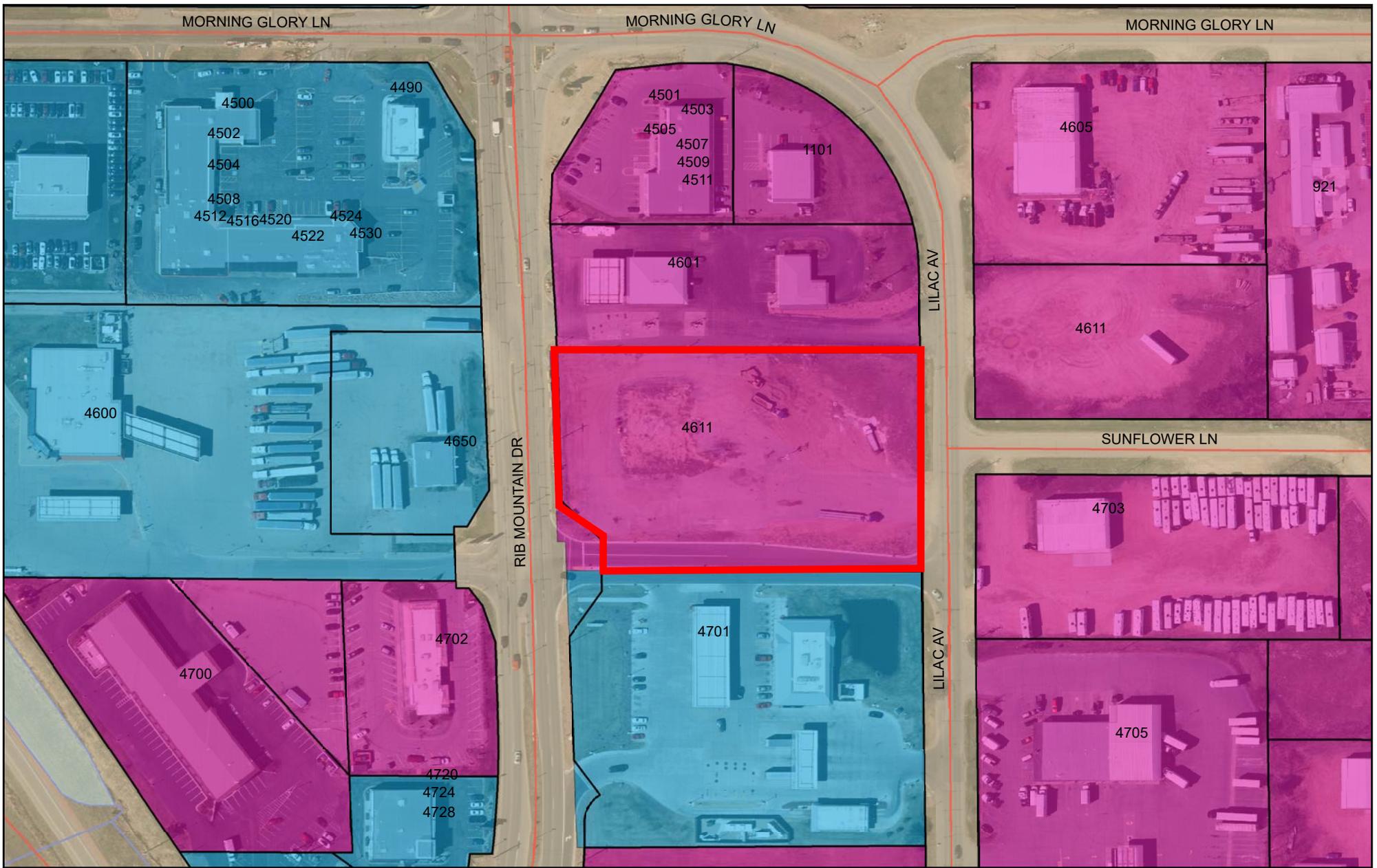
ZONING STANDARDS NOT MET BY THE PROPOSAL:

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

- Landscaping plans do not meet typical requirements for the UC zoning district for both Building Foundation and Paved Areas.
- Typical setback to pavement/parking area of 10 feet will not be met after Town required seven (7) foot right-of-way dedication along Lilac Avenue is complete.
- Building setbacks for rear yard (25 feet) and street yard (35 feet from Lilac Ave.) do not meet typical UC standards.
- Dumpster enclosure material list not identified

POSSIBLE ACTION:

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

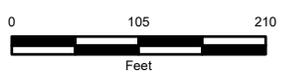


*Rib Mountain:
"Where Nature, Family, and
Sport Come Together"*

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

Map Printed: 8/22/2019

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> ▭ Parcel Outline ▭ Parcel Address ▭ Unzoned ▭ CR-5ac ▭ Countryside Residential ▭ EO Estate Office | <ul style="list-style-type: none"> ▭ ER-1 Estate Residential ▭ MR-4 Mixed Residential ▭ NC ▭ Neighborhood Commercial ▭ OR Outdoor Recreation ▭ RA-1 Rural Agricultural ▭ RA-2 Rural Agricultural ▭ ROW | <ul style="list-style-type: none"> ▭ 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 | <ul style="list-style-type: none"> ▭ UR-8 Urban Residential ▭ Building Outline ▭ 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.

AUGUST 21, 2019

Steve Kunst
City Planner
Planning Division
Town of Rib Mountain
3700 N Mountain Road
Rib Mountain, WI 54401
skunst@townofribmountain.org



**RE: PIP PROJECT DESCRIPTION AND APPLICATION NARRATIVE
DOLLAR TREE - 4611 N RIB MOUNTAIN DRIVE, RIB MOUNTAIN, WISCONSIN - LOT 3**

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 parcel is currently zoned UC, Urban Commercial, and the previous use of the site was a truck sales and service business. 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.

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. 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 existing property is being subdivided under a separate overall site General Development Plan (GDP) and will be rezoned as UDD. FORE Development and Investment Group is the current property owner. Dollar Tree will be purchasing Lot 3 and acting as the owner/developer of the Lot 3 property. Dollar Tree is proposing a 9,973 square foot building on the 0.79-acre lot to be subdivided as Lot 3. Lots 1 and 2 will be developed under future PIP submittals.

The following infrastructure is proposed to be in-place under the FORE Development GDP to serve the Dollar Tree retail facility to be located on Lot 3.

- 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 including conveyance of ingress/egress easements
- Construction of a relocated access drive to Lilac Avenue including conveyance of ingress/egress easements
- Stormwater detention for entire development to be constructed on Lot 3 including conveyance of drainage easement rights to all lots
- Installation of service stubs for Lot 3
- Installation of all site improvements necessary to create a pad ready site for Lot 3
- Monument signage to serve all uses located on Lot 1. The proposed sign will be approximately 13 feet wide and 15 feet tall.

The employee count for the proposed Dollar Tree store is approximately three employees at a time with operation between the hours of 8 am and 9 pm seven days a week. Approximately 144 customer trips are anticipated per day in addition to two deliveries per week.

There are 79 proposed parking stalls as part of the overall development to be shared between the three proposed lots. Five of those stalls are ADA accessible stalls meeting the Town requirements. The proposed parking ratio for the entire site is 4.56 stalls per 1,000 square feet of building. It is expected that parking will be shared among all three lots to allow flexibility in the uses of the buildings and that peak uses will be somewhat offset. The Town zoning ordinance requires one (1) parking space per 300 square feet of building area for the Dollar Tree use. Lot 3 contains 33 parking spaces, which satisfies the zoning ordinance requirements if the lot is looked at independently of the larger development. Two ADA accessible stalls are also provided within Lot 3 to accommodate the Town and federal standards. Onsite circulation allows the lot to have access from Lilac Avenue and Unnamed Street to the south via access easement agreements across Lots 1 and 2. The service garages on Lot 2 have one-way access exiting that circulates the building to the south. Otherwise, all other drive aisles are two-way with multiple ways to circulate the overall site. No negative impacts to the current traffic flow along Rib Mountain Drive are anticipated. Truck deliveries for the Dollar Tree will utilize the access from Lilac Avenue.

The architectural features of the Dollar Tree retail store will include building materials such as split-face and smooth-face CMU, EIFS, and a metal canopy structure distinctive of Dollar Tree's brand and complementary to existing neighborhood architecture and finishes. Floor plans, elevations, and colored renderings of the proposed Dollar Store building are attached as part of this Precise Implementation Plan submittal.

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

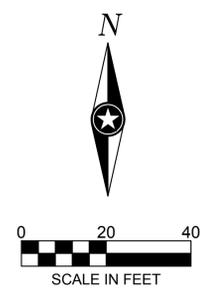
Sincerely,



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

E:\M\Y\H\H 8/21/2019 12:43:24 PM S:\Projects\23000 PROJ\23000-23299\23212 Dollar Tree Rib Mountain Rib Mountain V\23212 Civil\Survey\Civil Production Drawings\23212 CS-Site.dwg

NOTE:
LITTER RECEPTACLE BOLTED TO SIDEWALK (SEE SPECS). SET CENTER OF RECEPTACLE 3' OFF STOREFRONT AND 5' OFF DOOR JAMB.

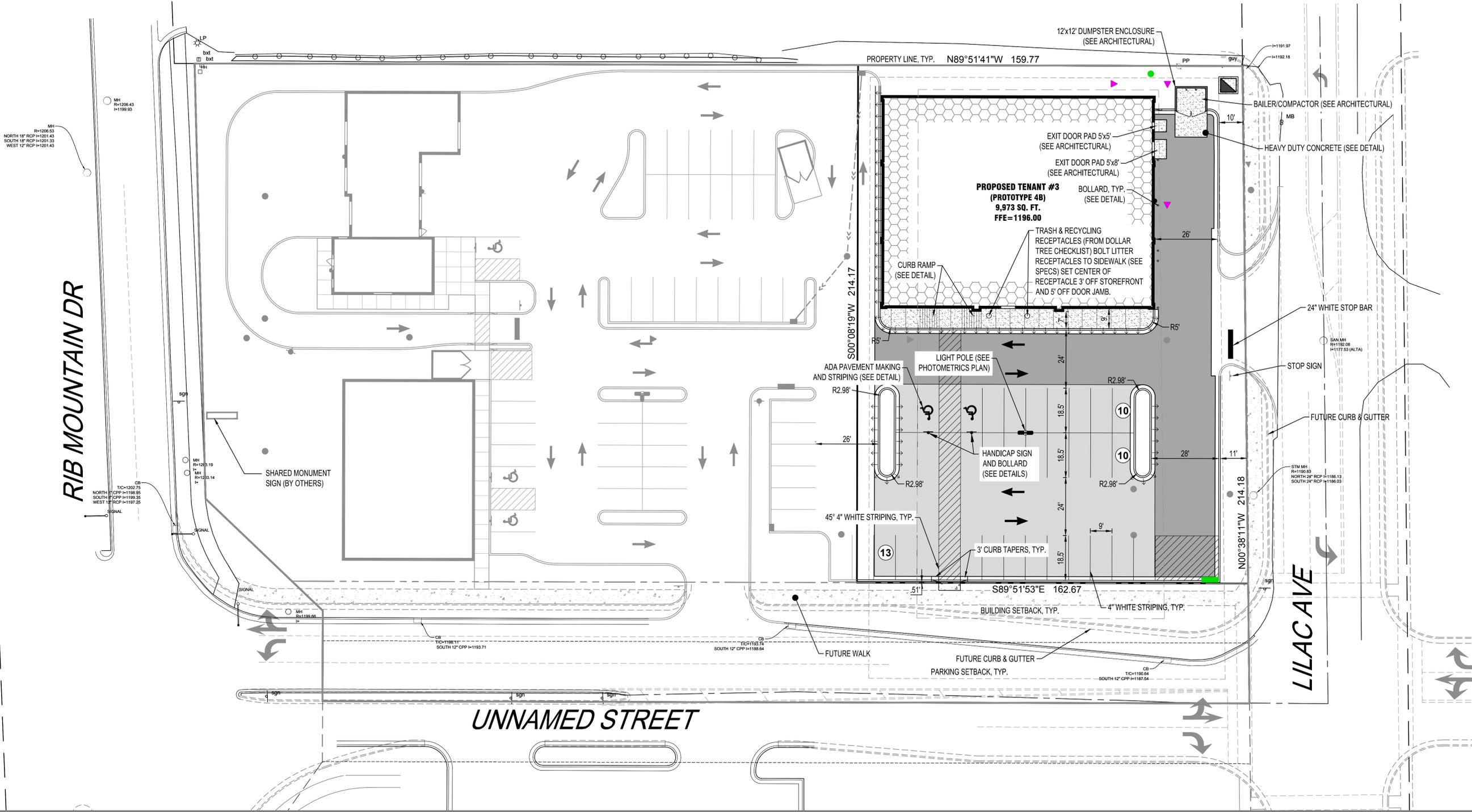


PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	REVERSE PITCH CONCRETE CURB & GUTTER

RIB MOUNTAIN DR

LILAC AVE

UNNAMED STREET



ISG

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DOLLAR TREE

RIB MOUNTAIN WI

REV.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 19-23212
 DRAWN BY: ART
 CHECKED BY: JDF
 ISSUE DATE: 08/21/19
 ISSUED FOR BIDS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-3.0

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-3	PRECAST CONCRETE	36 x 24	RC	NEENAH R-3067 TYPE VB	3.50	1193.24	1189.74	P-3
A-7	PRECAST CONCRETE	48 0	RC	NEENAH R-2502	4.50	1194.99	1190.49	P-7
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 0	PVC	NYLOPLAST 1599CGS	3.00	1193.62	1190.63	P-9

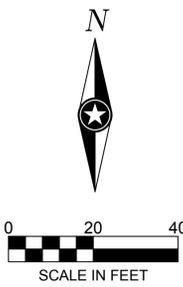
SANITARY SERVICE STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	HOUSING	PAY HEIGHT LN FT	TOP OF CASTING ELEVATION	INVERT ELEVATION	PIPE NO.
CO-1	CLEANOUT	6 0	PVC, SDR 35	SEE DETAIL	6.30	1195.40	1189.10	SERV-1
CO-2	CLEANOUT	6 0	PVC, SDR 35	SEE DETAIL	4.47	1195.17	1190.70	SERV-2
CO-3	CLEANOUT	6 0	PVC, SDR 35	SEE DETAIL	3.49	1194.51	1191.02	SERV-3

SANITARY SERVICE PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SERV-1	CO-1	1189.10	6" STUB	1187.26	6"	PVC	SDR-35	3.83%	48
SERV-2	CO-2	1190.93	CO-1	1189.10	6"	PVC	SDR-35	3.66%	50
SERV-3	CO-3	1191.76	CO-2	1190.93	6"	PVC	SDR-35	3.71%	22

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-3	A-3	1189.74	A-2A	1189.00	12	RCP	RCP	1.90%	39
P-7	A-7	1190.49	A-6	1190.27	12	RCP	RCP	0.60%	36
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

GAS AND POWER PROVIDED BY WISCONSIN PUBLIC SERVICE: PHONE: 877-444-0888

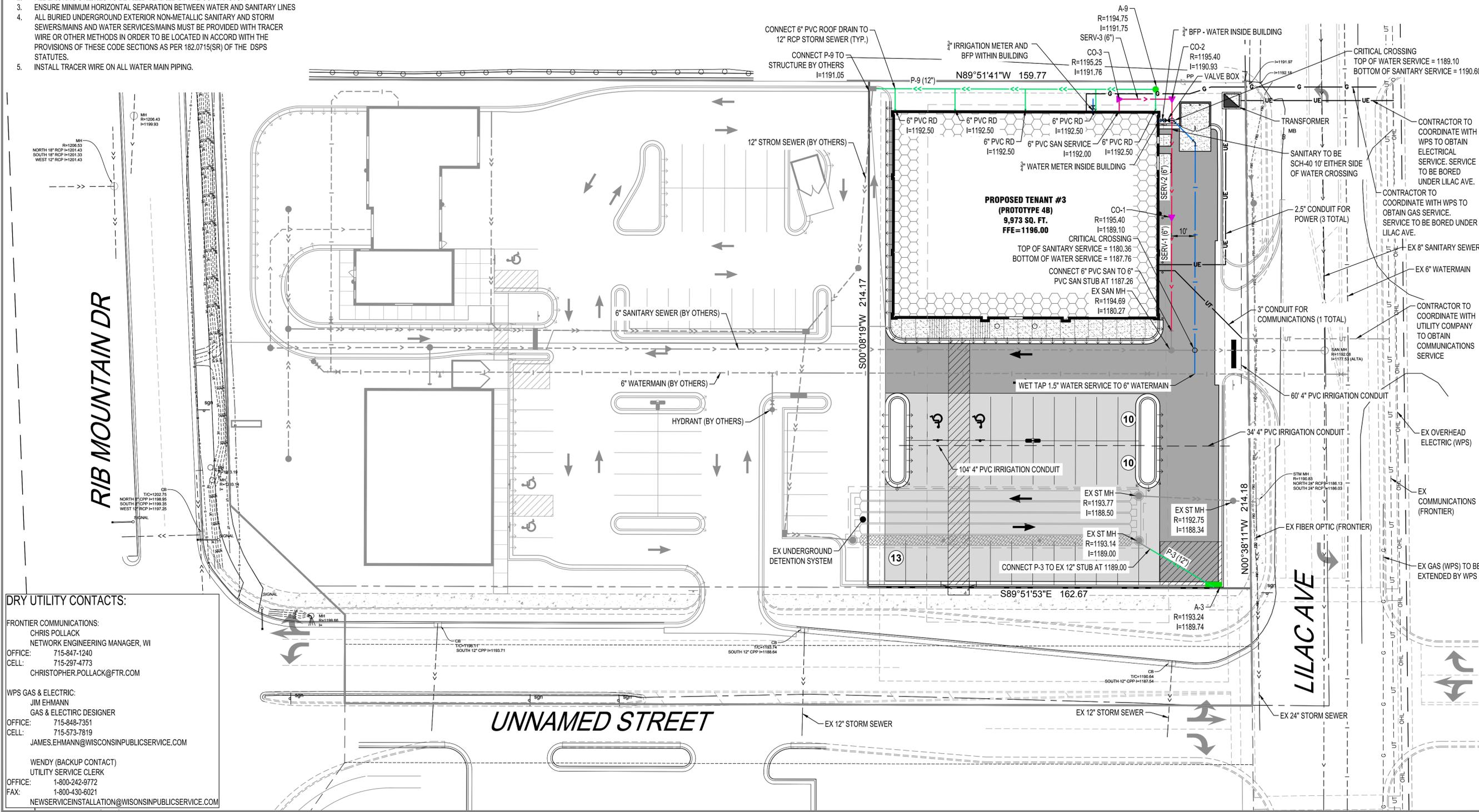
TELEPHONE AND INTERNET PROVIDED BY FRONTIER COMMUNICATIONS: CONTACT: CHRIS POLLACK PHONE: 715-847-1240 CELL: 715-297-4773 EMAIL: CHRISTOPHER.POLLACK@FTR.COM



UTILITY LEGEND		
EXISTING		PROPOSED
--- >> ---	STORM DRAIN	--- >> ---
--- > ---	SANITARY SEWER	--- > ---
--- ---	WATER MAIN	--- ---
--- G ---	GAS	--- G ---
--- OE ---	OVERHEAD ELECTRIC	--- OE ---
--- UE ---	UNDERGROUND ELECTRIC	--- UE ---
--- UT ---	UNDERGROUND TELEPHONE	--- UT ---

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.
IRRIGATION ROUTE TO BE DESIGNED BY THE LANDSCAPE CONTRACTOR AND UTILIZE IRRIGATION CONDUIT AS SHOWN

- 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.



DRY UTILITY CONTACTS:

FRONTIER COMMUNICATIONS:
CHRIS POLLACK
NETWORK ENGINEERING MANAGER, WI
OFFICE: 715-847-1240
CELL: 715-297-4773
EMAIL: CHRISTOPHER.POLLACK@FTR.COM

WPS GAS & ELECTRIC:
JIM EHMANN
GAS & ELECTRIC DESIGNER
OFFICE: 715-848-7351
CELL: 715-573-7819
EMAIL: JAMES.EHMANN@WISCONSINPUBLICSERVICE.COM

WENDY (BACKUP CONTACT)
UTILITY SERVICE CLERK
OFFICE: 1-800-242-9772
FAX: 1-800-430-6021
EMAIL: NEWSERVICEINSTALLATION@WISCONSINPUBLICSERVICE.COM

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DOLLAR TREE

RIB MOUNTAIN WI

REV.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 19-23212
DRAWN BY: ART
CHECKED BY: JDF
ISSUE DATE: 08/21/19
ISSUED FOR BIDS

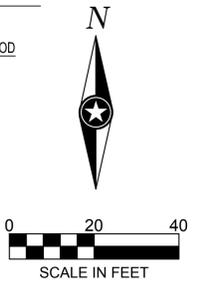
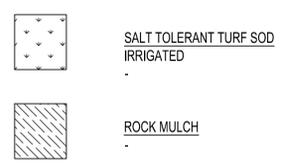
SHEET TITLE:
SITE UTILITY PLAN

SHEET NUMBER:
C-3.1

PLANT SCHEDULE LOT 3

COMMON NAME	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
MEDIUM EVERGREEN TREE	5	American Arborvitae	Thuja occidentalis	4' Ht	Cont.	20 pts.
CLIMAX TREE	3	Maidenhair Tree	Ginkgo biloba	2" Cal	B & B	35 pts.
LOW DEC. TREE	4	Japanese Tree Lilac	Syringa reticulata	1-1/2" Cal	Cont.	10 pts.
TALL DECIDUOUS SHRUBS	10	Red Twig Dogwood	Cornus sericea	36" HT MIN	Cont.	5 pts.
LOW DEC. SHRUB	12	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" ht.	Cont.	1 pt.
AW	7	Alpine Currant	Ribes alpinum	18" ht.	Cont.	1 pt.
LOW EVR SHRUB	4	Andorra Juniper	Juniperus horizontalis 'Plumosa Compacta'	12" Ht	Cont.	3 pt.
CJ	15	Dwarf Winged Euonymus	Euonymus alatus 'Compactus'	24" Ht.	Cont.	3 pt.
DWE	18	Hedge Cotoneaster	Cotoneaster lucidus	24" Ht.	Cont.	3 pt.
HC						

GROUND COVER LEGEND



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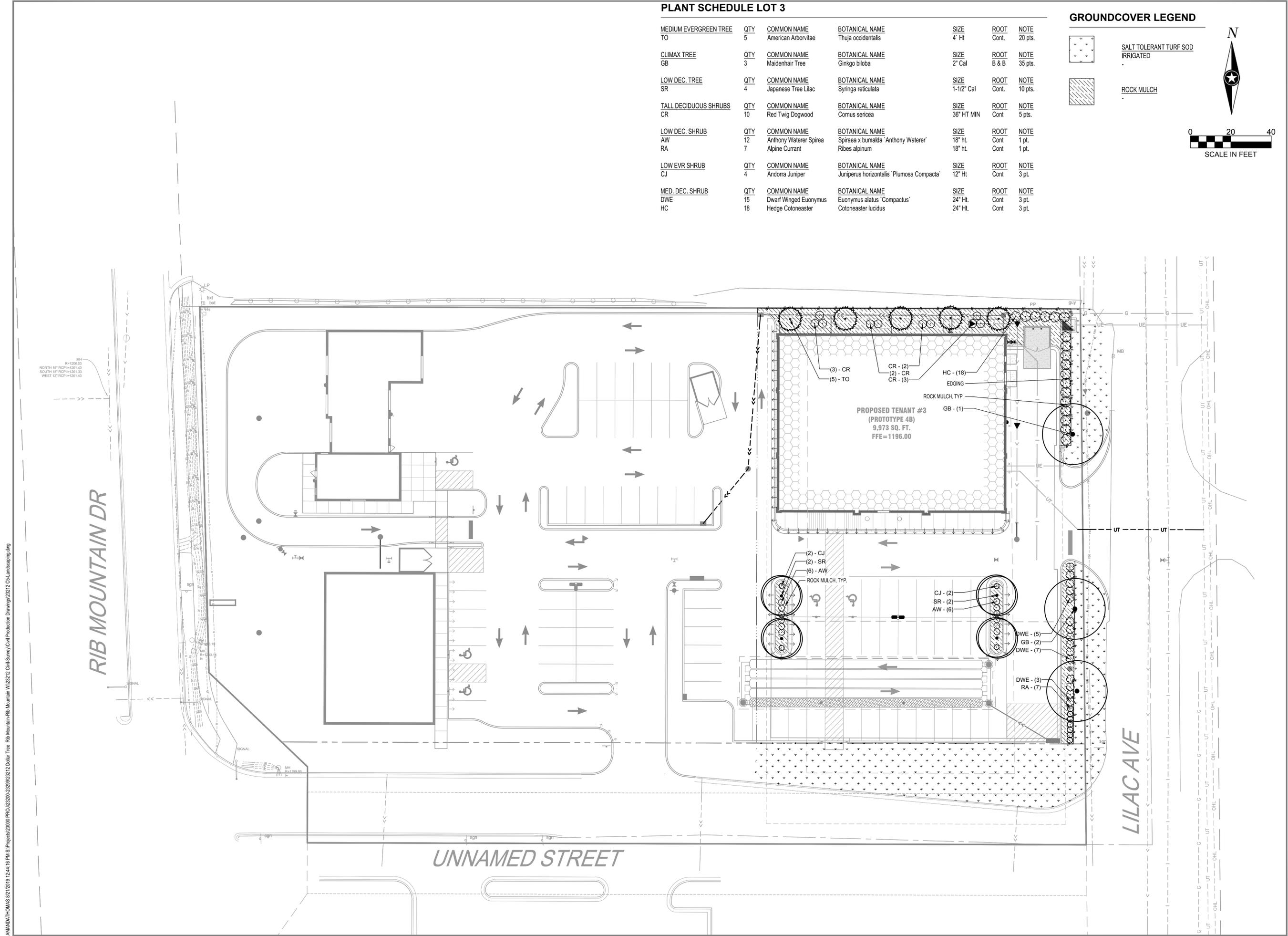
DOLLAR TREE

RIB MOUNTAIN WI

REV.	DATE	BY	DESCRIPTION

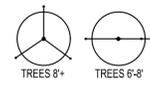
PROJECT NUMBER: 19-23212
 DRAWN BY: ART
 CHECKED BY: JDF
 ISSUE DATE: 08/21/19
 ISSUED FOR BIDS

SHEET TITLE:
 PLANTING PLAN
 SHEET NUMBER:
C-5.0

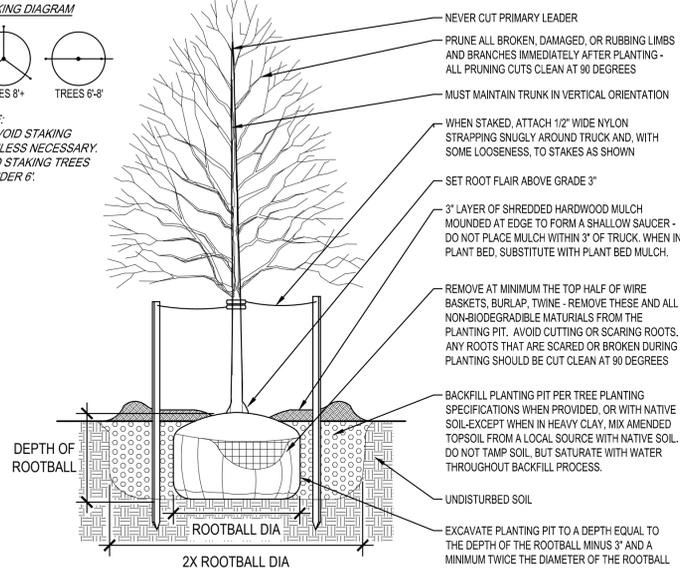


AMANDA THOMAS 8/21/2019 12:44:16 PM S:\Projects\23000 PROJ\23212 Civil Survey\Civil Production Drawings\23212 C5-Landscaping.dwg

STAKING DIAGRAM



NOTE:
*AVOID STAKING UNLESS NECESSARY.
*NO STAKING TREES UNDER 6'.



TREE PLANTING DETAIL

NO SCALE

TOWN LANDSCAPE REQUIREMENTS

** FOR LOT 3 ONLY ** - 219 POINTS SHORT PER UC DISTRICT CODE.

REQUIREMENTS FOR BUILDING FOUNDATIONS:
BUILDING PERIMETER = 405'
162 POINTS REQUIRED (405' / 100 = 4.05, 4.05 x 40 (FROM CODE) = 162)
20 PTS = (1) MED EVRG. TREE
50 PTS = (10) TALL DEC. SHRUBS

70 POINTS SHOWN (92 POINTS SHORT)

REQUIREMENTS FOR DEVELOPED LOT:
GROSS FLOOR AREA = 9973 SF
100 POINTS REQUIRED (9973 / 1000 = 9.97, 9.97 X 10 (FROM CODE) = 99.7)
80 PTS = (4) MED. EVRG. TREE
21 PTS = (7) MED. DEC. SHRUBS

101 POINTS SHOWN (1 POINT SURPLUS)

REQUIREMENTS FOR STREET FRONTAGE:
STREET FRONTAGE = 377'
151 POINTS REQUIRED (377' / 100 = 3.77, 3.77 X 40 (FROM CODE) = 150.8)
70 PTS = (2) CLIMAX TREE
78 PTS = (26) MED. DEC. SHRUBS
6 PTS = (6) LOW. DEC. SHRUBS

154 POINTS SHOWN (3 POINTS SURPLUS)

REQUIREMENTS FOR PAVED AREA:
PAVED AREA = 28,714 SF
230 POINTS REQUIRED (28,714 / 10,000 = 2.87 X 80 (FROM CODE) = 229.7)
35 PTS = (1) CLIMAX TREES
40 PTS = (4) LOW DEC. TREES
12 PTS = (12) LOW DEC. SHRUBS
12 PTS = (4) LOW EVRG. SHRUBS

99 POINTS SHOWN (131 POINTS SHORT)

GENERAL PLANTING NOTES

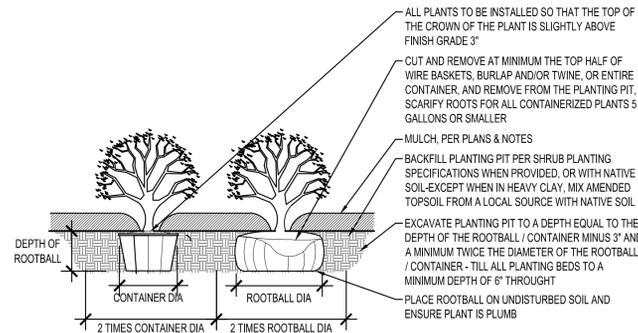
- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING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

ISG

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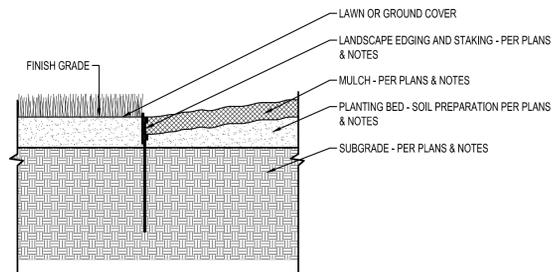
DOLLAR TREE

RIB MOUNTAIN WI



SHRUB PLANTING DETAIL

NO SCALE



LANDSCAPE EDGING DETAIL

NO SCALE

REV.	DATE	BY	DESCRIPTION

PROJECT NUMBER:	19-23212
DRAWN BY:	ART
CHECKED BY:	JDF
ISSUE DATE:	08/21/19
ISSUED FOR BIDS	

SHEET TITLE:
PLANTING SCHEDULE,
NOTES, & DETAILS

SHEET NUMBER:
C-5.1

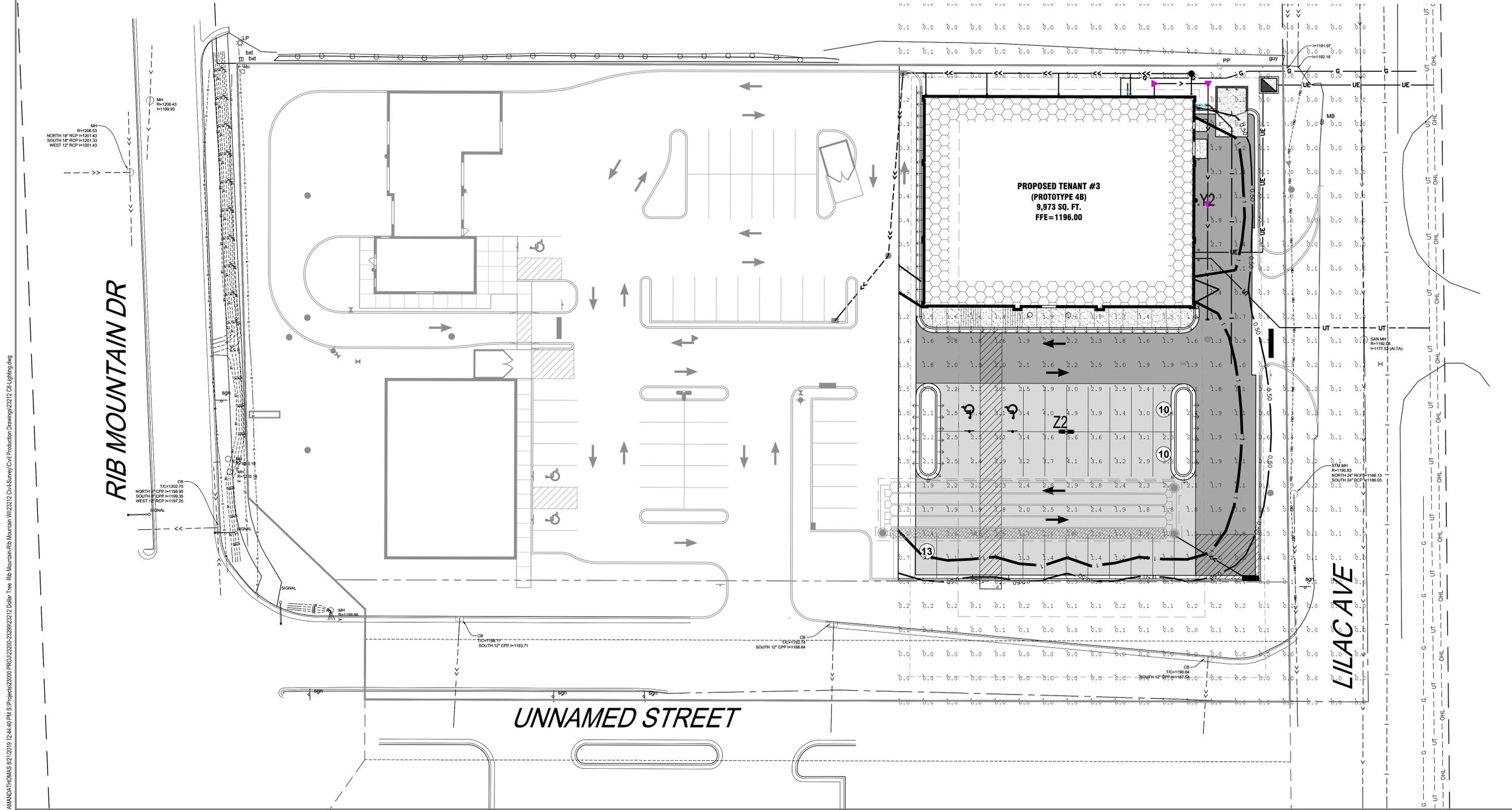
Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
Y	WALL PACK	BEACON TRV-D/24L-55/3K7/4/UNV/BL	55W LED	MOUNT ON BUILDING @ 12'-0"
Y2	WALL PACK	BEACON TRV-D/24L-27/3K7/2/UNV/BL	27W LED	MOUNT ON BUILDING @ 12'-0"
Z2	SITE LIGHT DUAL HEAD SQUARE MOUNTING POLE	BEACON (2) VPL/80L-180/3K7/4/UNV/BL	(2) 180W LED	INSTALL ON 25' POLE/DUAL HEADS @ 180 DEG. SINGLE FIXTURE 25' MOUNTING POLE
Z3	SITE LIGHT TRIPLE HEAD SQUARE MOUNTING POLE	BEACON (3) VPL/80L-180/3K7/4/UNV/BL	(3) 180W LED	INSTALL ON 25' POLE/TRIPLE HEADS @ 90 DEG. SINGLE FIXTURE 25' MOUNTING POLE

ALL FIXTURES TO BE FULL CUT OFF

FOOTCANDLE LEGEND



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DOLLAR TREE

RIB MOUNTAIN WI

REV.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 19-23212
 DRAWN BY: ART
 CHECKED BY: JDF
 ISSUE DATE: 08/21/19
 ISSUED FOR BIDS

SHEET TITLE:
 PHOTOMETRIC PLAN
 SHEET NUMBER:
C-6.0

VIPER L <small>STRIKE</small> LARGE VIPER LUMINAIRE	Cat.#			
	Job	Type	Approvals	

SPECIFICATIONS

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

- Construction:**
- Manufactured with die cast aluminum.
 - Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D2222 cracking and loss of adhesion test requirements.
 - External hardware is corrosion resistant.
 - One piece optical cartridge system consisting of an LED engine, LED lenses, optics, gasket and stainless steel bezel.
 - Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
 - Two-piece silicone and microsilica polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (LVLV, 347V or 480V input).
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher, 15A rating applies to primary (AC) side only.
- Future electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.

- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.**
- Antiback opening temperature -40°C to 40°C
 - Surge protection - 20KA
 - Lifespan™ Circuit - protects luminaire from excessive temperatures. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

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

Installation:

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

Finish:

- IPS polyester powder-coat electrostatically applied and thermocured. IPS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coat with a thermocured super TDC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D2222 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

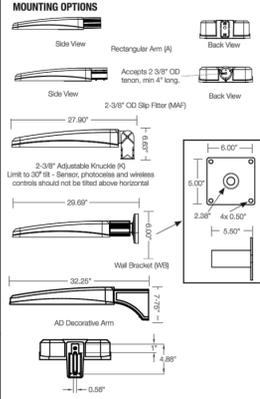
- DesignLight Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlight.org/DLC>
- Certified to IUL 1598, UL 975A and CSA C22.2
- SG rated for ANSI C136.31 high vibration applications with MAF mounting
- ICM approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

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



DIMENSIONS

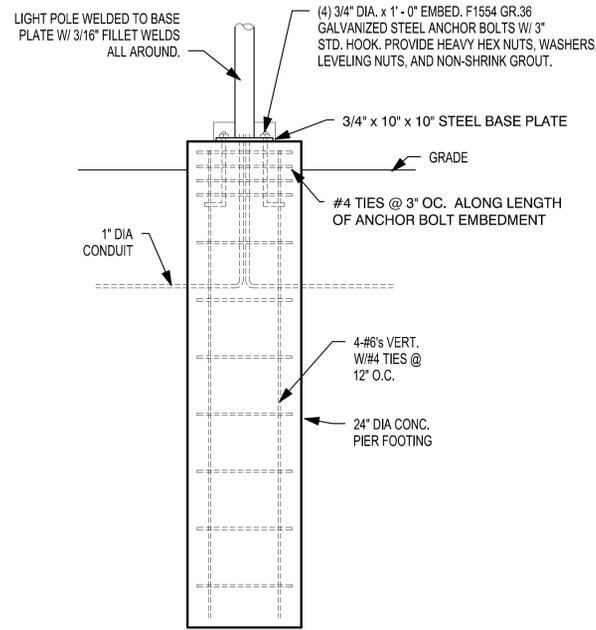
	A	B	C	D	Weight	EPA
Front	29.9"	24.19"	14.25"	4.13"	25.0 lbs	1.2 Rf
	(741 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	



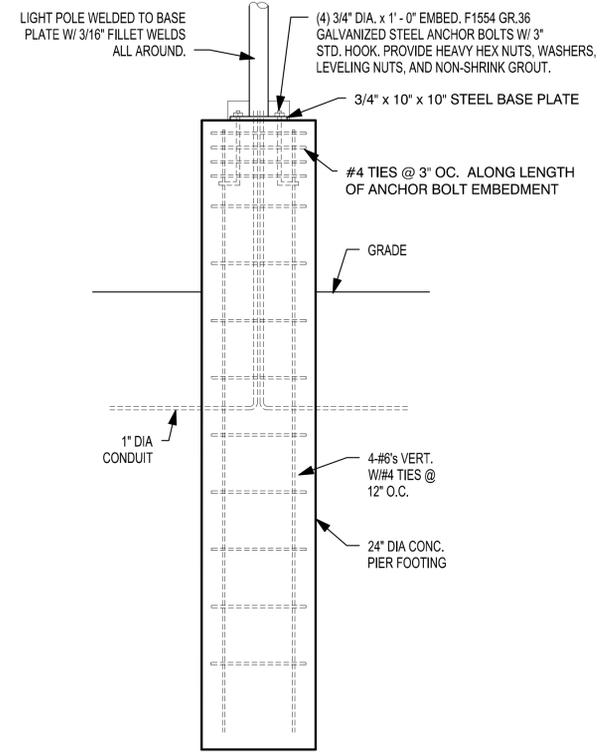
CERTIFICATIONS/LISTINGS



Beacon Products • 2041 58th Avenue Circle East, Bradenton, FL 34203 • Phone: 800-345-4928
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR



** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR

LIGHT POLE BASE DETAILS
 NTS



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DOLLAR TREE
 RIB MOUNTAIN WI



REV.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 19-23212
 DRAWN BY: ART
 CHECKED BY: JDF
 ISSUE DATE: 08/21/19

ISSUED FOR BIDS

SHEET TITLE:
 LIGHTING DETAILS

SHEET NUMBER:
C-6.1

AMANDA THOMAS 8/21/2019 12:44:41 PM S:\Projects\23200 PROJ\23200-23299\23212 Dollar Tree Rib Mountain WI\23212 Civil Survey\Civil Production Drawings\23212 C6-Lighting.dwg



Canopy to be supplied and installed by Dollar Tree's sign vendor

- SW ENVY
- SW BALANCED BEIGE
/ STO SANDSTONE
- SW AESTHETIC WHITE
/ STO SMOKED PUTTY
- SW VIRTUAL TAUPE

WAUSAU , WI

Dollar Tree - Wausau (Fee Dev)



REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: September 5, 2019
SUBJECT: Precise Implementation Plan Review

APPLICANT: Guggenheim Development Services LLC, agent
PROPERTY OWNER: FORE Rib Mountain LLC

PROPERTY ADDRESS(S): 4611 Rib Mountain Drive

REQUEST: Precise Implementation Plan (PIP) approval for a new automotive service facility

CURRENT ZONING: Unified Development District (UDD)
ADJACENT ZONING: UC (North & East); UDD (South & West)
FUTURE LAND USE DESIGNATION: Commercial

NARRATIVE:

The applicant seeks Plan Commission recommendation on a PIP for development of a 3,295 square foot Jiffy Lube automobile service facility on the northwest side of the vacant property north of Kwik Trip. Exterior materials for the building include EIFS and glass. The subject property represents Lot 2 (0.70 acres) of the approved Certified Survey Map reviewed by the Plan Commission at the August 28th meeting. The proposal is consistent with the recently approved General Development Plan and the proposed use (Indoor Maintenance) is a traditionally a conditional use in the Urban Commercial zoning district (specific conditions below).

INDOOR MAINTENANCE STANDARDS:

Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. Because of the noise, odor, dust, and outside storage associated with certain types of vehicle and other repair businesses, all indoor maintenance service and repair activities are a conditional use in the commercial zoning districts listed below:

1. Conditional Use Regulations: (NC, SC, UC, CC)
 - a. Outside vehicle storage shall be restricted to licensed vehicles waiting to be repaired. Junk vehicles or vehicles which are being used for parts are not allowed to be stored outside.

PUBLIC BENEFITS OF THE PROPOSAL:

- Redeveloping an underutilized site within the Town’s primary commercial corridor
- Adding new tax base to the Town of Rib Mountain
- 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

CURRENT LAND USE: Vacant Land

PROPOSED LAND USES: Indoor Maintenance

Proposed Site Visitors:

- | | |
|---------------------|------------------------|
| 1) Employees: | 8 per shift (16 total) |
| 2) Daily Customers: | 20-25 |

Hours of Operation: Monday-Friday: 8:00 AM – 6:00 PM
 Saturday: 8:00 AM – 5:00 PM
 Sunday: 10:00 AM – 4:00 PM

Ingress/Egress Access:

- Access to the property is proposed off the current unnamed road to the south of the lot. No access is permitted directly to Rib Mountain Drive.
 - Cross access agreement needed providing access to the site from unnamed road and Lilac Avenue

Parking (1 space per 300 ft² of floor area):

- 1) Total Parking Required = 11 spaces
- 2) Total Parking Provided = 22 spaces

Landscaping

- | | |
|---|---|
| <ol style="list-style-type: none"> 1) Landscape Surface Ratio <ul style="list-style-type: none"> ○ Required - 0.10 ○ Proposed – 0.17 2) Landscape Points <ul style="list-style-type: none"> ○ <u>Building Foundation</u> <ul style="list-style-type: none"> ▪ Required – 116 ▪ Provided – 116 ○ <u>Developed Area:</u> <ul style="list-style-type: none"> ▪ Required – 34 ▪ Provided - 36 | <ul style="list-style-type: none"> ○ <u>Street Frontage</u> <ul style="list-style-type: none"> ▪ Required – 45 ▪ Provided – 45 ○ <u>Paved Areas or Parking Stalls</u> <ul style="list-style-type: none"> ▪ Required – 176 ▪ Provided – 176 ○ <u>Total</u> <ul style="list-style-type: none"> ▪ Required – 371 ▪ Provided – 373 |
|---|---|

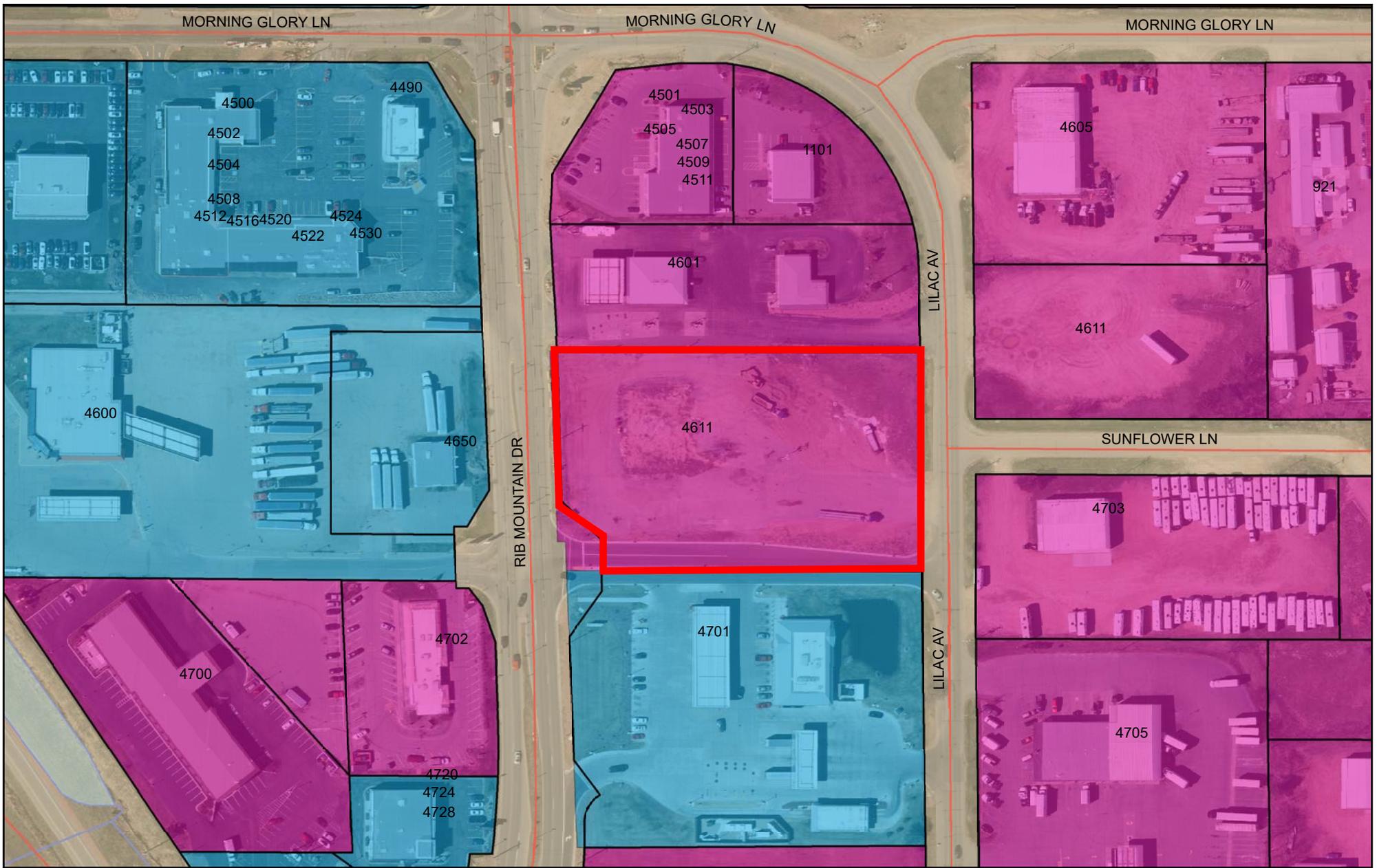
ZONING STANDARDS NOT MET BY THE PROPOSAL:

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

- Typical setback to pavement of five (5) feet is not met with the drive aisle pavement near the south and east property lines
- Minimum drive aisle width of 26 feet is not met as 24 foot aisles are proposed. This is consistent with many other UDD projects in Town.
- Overall signage exceeds typical code allowance for both number and area. Traditionally, this site permits two building signs and 90 square feet of sign area. The proposal calls for three building signs for a total of 369 square feet.
- Dumpster enclosure material list not identified

POSSIBLE ACTION:

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

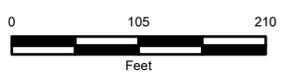


*Rib Mountain:
"Where Nature, Family, and
Sport Come Together"*

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
- ▭ 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



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August 21, 2019

Written Description/Project Narrative

Project: Jiffy-Lube
4611 Rib Mountain Drive
Town of Rib Mountain

Guggenheim Development Services, LLC is requesting review and approval of a Precise Implementation Plan (PIP) for a proposed redevelopment project located on Lot 2 of a proposed Certified Survey Map (CSM) located on the northeast corner of Rib Mountain Drive and a proposed unnamed public street. The current legal description is Lot 1 of CSM, Volume 82, Page 97, recorded as Document Number 1706866. The tax parcel ID (PIN) is 068-2807-142-0967 and the existing zoning is UDD – Unified Development District and the underlying zoning is Urban Commercial. The petitioner is seeking PIP approval to allow for design flexibility and exceptions to the zoning code.

The subject property is currently vacant as the previous development was razed. The development proposed for the subject parcel is a Jiffy-Lube auto service center; in-vehicle sales or service. Jiffy-Lube is a national automotive oil change specialty shop chain that provides automobile oil change services, brake service, batteries, and tire service.

The subject development site is 0.70 acres (30,501 square feet) in size all of which will be disturbed for the proposed development. There are no wetlands, floodplains, woodlots or other natural features on the previously development property. The proposed project will be compatible with the surrounding zoning, which includes Urban Commercial and Unified Development Districts. The immediate surrounding land uses include a mix of commercial, retail and hospitality (restaurants).

The Town of Rib Mountain Land Use Map shows the subject parcel as Commercial. The proposed development will provide a compatible mix to the area, is within an area surrounded by existing development and will utilize existing infrastructure. Anticipated water usage and anticipated sanitary sewer loading is projected to be approximately 5,600 gallons per month.

The new proposed facility is a 3,295 square foot facility that will occupy 10.8% of the 0.70-acre (30,501 square feet) site with no future expansion of the subject facility proposed; this is below the 30% maximum floor area ratio allowed by the underlying zoning. The building will be used to provide automobile services as noted previously in this narrative. The anticipated number of employees includes eight (8) per shift with there being two (2) shifts per day; hours of operation are 8:00 AM to 6:00 PM Monday through Friday; 8:00 AM to 5:00 PM on Saturday; and 10:00 AM to 4:00 PM on Sunday. Daily customers are anticipated to be 20-25 based other facilities already in operation. The proposed plan will provide 5,307 square feet of landscape/open space area or 17.4% of the subject site (above the 10% minimum required by the underlying zoning). Impervious surface areas (building, parking, driveway, and vehicle queuing) will occupy 25,194 square feet or 82.6% of the site.

Waste fluids collected during automobile servicing operations will be collected, stored in appropriate containers, and picked up and recycled by licensed contractors. The number of product deliveries and waste oil pick-ups will be determined by usage; one delivery and pick-up per week is typical. Tire service typically consists of tire rotations, repairs, and if the situation warrants, tire replacement. Tires are typically purchased from a local tire store and the used tires are disposed of at the location of purchase. No environmental hazards or nuisances to neighboring properties are anticipated.

The exterior of the building will be visually appealing and consist of varied heights on the east, west, and north elevations. The entire building will be constructed of energy efficient exterior insulation finishing system (EIFS) in white with typical Jiffy-Lube Carmine Red accent color and stone veneer wainscoting, glass storefront entrance and overhead doors, and bronze metal accents. Due to the nature of the business operation, overhead glass doors are proposed on the east and west elevations. A flat roof with external roof drains consisting of metal scuppers discharging to metal downspouts (both painted to match the exterior walls) is proposed. The maximum building height is 22'-2" and the average building height is 19'-6".

The proposed building will be at the west end of the parcel and parking will be to the east; the dumpster enclosure on the far east end of the subject parcel to provide ease of access for the garbage truck. Traffic will enter and exit the site using the shared access drive off the public road to the south or the shared access drive off Lilac Avenue. Customers will either park in the lot and walk to the building, entering on the east side to schedule work, or enter the service bays on the east side of the building and exit on the west and drive around the south side of the building and exit the property via one of the two shared access drives. No future congestion or traffic safety problems are anticipated. There will be no direct ingress/egress from Rib Mountain Drive.

All erosion control and stormwater management standards will be met during construction and permanent erosion control and ongoing stormwater management will control the quality and quantity of stormwater leaving the site. A regional post-construction stormwater treatment system to be constructed on the proposed parcel to the south (Lot 3 of the proposed CSM) and is being designed to accommodate the proposed Jiffy-Lube development.

Building signage is proposed as shown on the architectural building elevations and as noted below:

- West elevation (front of store) will include "Jiffy Lube Multicare" sign letters and incorporate the Jiffy Lube logo (69 square feet of sign area); a 162 square foot sign board incorporating the business name and logo along with the Penzoil brand logo is proposed above the two northern service bay overhead doors.
- South and east elevations will include the 69 square foot business name and logo (same as that which is on the west elevation and described above).

The following standards of the Urban Commercial Zoning District are not being met:

- Minimum 5-foot side yard and rear yard pavement setbacks; the drive aisle pavement encroaches over the south (side) and east (rear) property lines of the subject site and is less than two and one-half feet from the north property line. This is consistent with the General Development Plan for the development of the overall site.

- Minimum 24-foot-wide internal parking lot drive aisles are provided in lieu of 26-foot-wide drive aisles (ingress/egress drive openings to the parcel are 26-foot-wide). This is consistent with the General development Plan for the development of the overall site.
- The sign code allows two (2) signs per parcel, per street frontage and allows the developer to choose which side to place signs. Signage is to be determined by one of the three ratio calculations noted below and cannot exceed the lesser of the largest of the three (3) ratio calculations or 150 square feet per sign and 500 square feet per parcel.:
 - 1 SF per linear ft of exterior portion of structure housing principal use & facing a street (82.5 linear feet of bldg. wall facing the street=82.5 SF of sign area) or;
 - 0.5 SF per 1 linear ft of street frontage (111.25 linear feet of street frontage=56 SF of sign area) or;
 - 5% of façade area for the 1st floor area of the external wall to be signed.
 - The total square footage of the **south** wall facade is 1,161 square feet; 5% is 58 square feet.
 - The total square footage of the **east** wall facade is 1,709 square feet; 5% is 86 square feet.
 - The total square footage of the **west** wall facade is 1,785 square feet; 5% is 90 square feet.

The greatest amount of wall signage allowed by Code is 90 square feet of signage on the west façade and 86 square feet on the east façade. Total proposed signage area is 369 square feet on three (3) sides of the building as determined below:

- 69 square feet of wall signage on the south building elevation.
- 69 square feet of wall signage on the east building elevation.
- 231 square feet of wall signage on the west (front building elevation) comprised of 69 square feet of signage over the building entrance and 162 square feet of band signage above the overhead doors.

Although Jiffy Lube will have space on a group ground sign to be shared by other uses in the overall GDP development, this is a highly developed area and the placement of the two (2) signs on the west side of the building and one (1) on the south and east will provide brand recognition so customers can easily identify their destination. The proposed signage is in excess of the maximum area allowed by the Code but is proportionate in scale to the building. Window signage is not desired due to the limited amount of window area; signage on the overhead doors is not desired as the doors are not always closed so signage would not always be visible.

PROJECT INFORMATION

PROPOSED JIFFY LUBE FOR:
GUGGENHEIM DEVELOPMENT SERVICES, LLC
4611 RIB MOUNTAIN DRIVE • WAUSAU, WI 54401

PROFESSIONAL SEAL

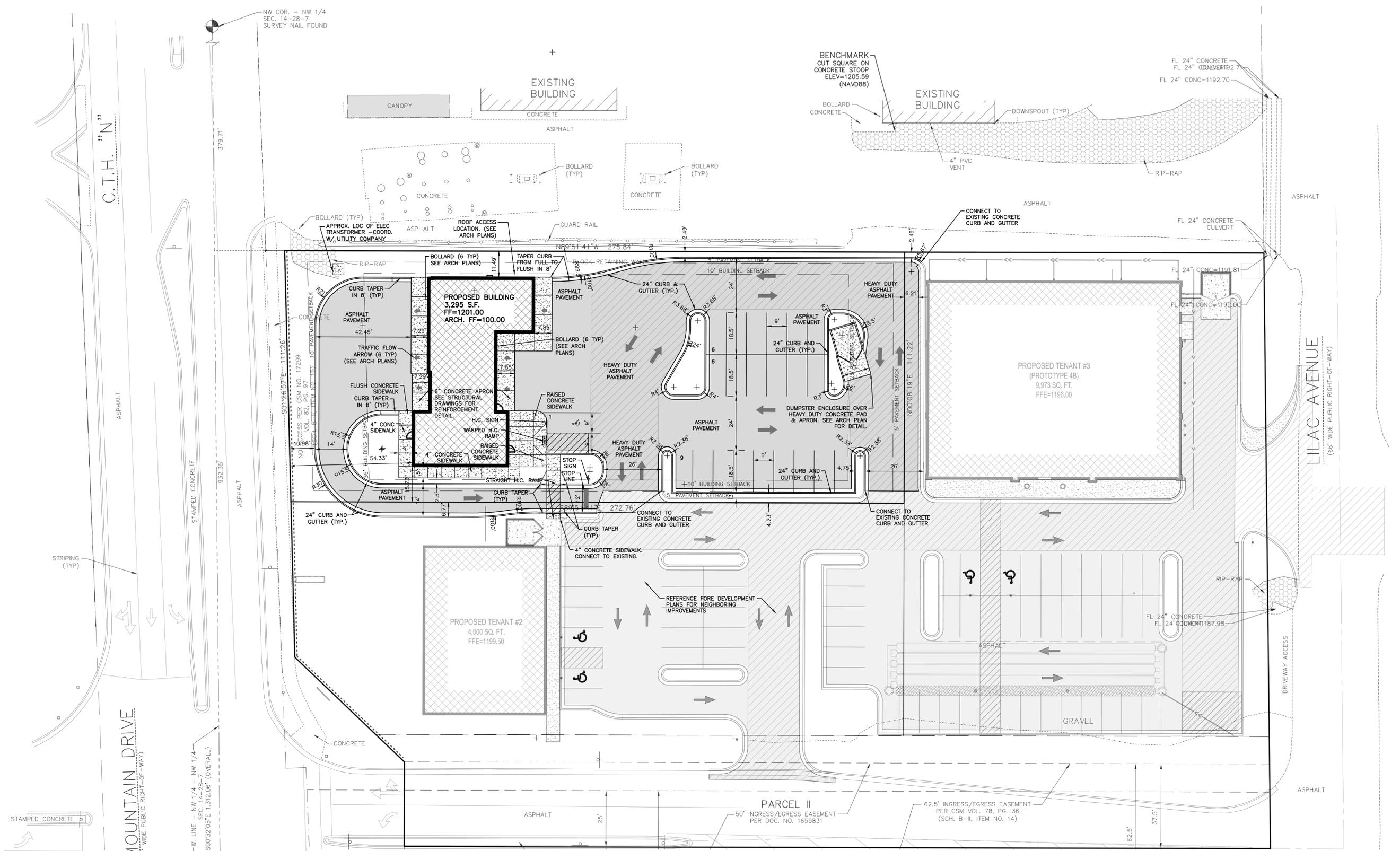
PRELIMINARY DATES
AUG. 21, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1950180

SHEET NUMBER

C1.2



SITE INFORMATION:

PROPERTY AREA: AREA = 30,501 S.F. (0.700 ACRES).
 EXISTING ZONING: UNIFIED DEVELOPMENT DISTRICT (URBAN COMMERCIAL UNDERLYING)
 PROPOSED ZONING: UNIFIED DEVELOPMENT DISTRICT (URBAN COMMERCIAL UNDERLYING)
 PROPOSED USE: VEHICLE SERVICE
 AREA OF SITE DISTURBANCE: 30,501 SF

SETBACKS: BUILDING: FRONT = 35'
 SIDE = 10'
 REAR = 25'
 PAVEMENT: FRONT = 10'
 SIDE = 5',
 REAR = 5'

SITE INFORMATION CONTINUED:

PARKING REQUIRED: 1 SPACE FOR EACH EMPLOYEE ON LARGEST SHIFT OR 1 PER 500 SF GFA (11 SPACES REQ.)
 PARKING PROVIDED: 22 SPACES (1 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

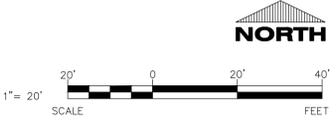
LANDSCAPE REQUIREMENTS: 368 POINTS TOTAL REQUIRED
 40 PTS./100 LF BLDG FOUNDATION (PERIMETER=290 LF) =116 PTS.
 10 PTS./1000 SF OF GFA (BUILDING=3339 SF) =33 PTS.
 40 PTS./100 LF STREET FRONTAGE (FRONT=111 LF) =44 PTS.
 80 PTS./10,000 SF OF PAVED AREA OR 20 PRKG STALLS =175 PTS

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.70	30,501	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.44	19,303	63.3%
TOTAL IMPERVIOUS	0.44	19,303	63.3%
LANDSCAPE/ OPEN SPACE	0.26	11,198	36.7%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.70	30,501	
BUILDING FLOOR AREA	0.08	3,295	10.8%
PAVEMENT (ASP. & CONC.)	0.50	21,899	71.8%
TOTAL IMPERVIOUS	0.58	25,194	82.6%
LANDSCAPE/ OPEN SPACE	0.12	5,307	17.4%



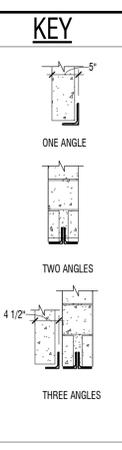
SITE PLAN

LINTEL SCHEDULE

FOR LINTELS NOT SHOWN IN THE DOOR OR WINDOW SCHEDULE OR ON THE ARCH. DRAWINGS, USE THE ANGLE SIZE SHOWN IN THE TABLE BELOW.

OPENING SIZE	BRICK VENEER	MASONRY WALL
	ANGLE SIZE	ANGLE SIZE
UP TO 1'-0"	N/A	N/A
1'-1" TO 3'-4"	L 4 x 4 x 1/4	L 3 1/2 x 3 1/2 x 1/4
3'-5" TO 4'-8"	L 4 x 4 x 1/4	L 4 x 3 1/2 x 1/4
4'-9" TO 6'-8"	L 6 x 4 x 5/16	L 6 x 3 1/2 x 5/16
6'-9" TO 9'-11"	L 6 x 4 x 3/8	L 6 x 3 1/2 x 3/8
10'-0" TO 12'-0"	L 6 x 4 x 1/2	L 6 x 3 1/2 x 1/2

NOTES:
 1. ALL ANGLES MUST HAVE 8" OF BEARING AT EACH END.
 2. ALL ANGLES LONG LEG VERTICAL.
 3. FOR MASONRY WALLS USE ONE ANGLE FOR EACH 4" WIDTH OF WALL.
 4. THIS SCHEDULE DOES NOT INCLUDE EFFECT OF FLOOR OR ROOF FRAMING LOADING.



GENERAL NOTES

- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED
- COORDINATE CONCRETE WALKS AND STAIRS WITH CIVIL PLANS
- PROVIDE BLOCKOUT AND JUNCTION BOX WITH ACCESS FOR SIGN INSTALLATION AT EACH SIGN LOCATION. COORDINATE WITH NATIONAL SIGN VENDORS (AGI - JODY MUNSEY, PHONE: 865-692-1242; OR ICON - JON LUCAS, PHONE: 281-693-7846) FOR SIGN SPECIFICATIONS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- ALL MATCHED INTERIOR PARTITIONS BETWEEN GRIDS 3 AND 5 SHALL EXTEND TO DECK. ALL NON-MATCHED PARTITIONS SHALL STOP 6" ABOVE CEILING.

LEGEND

XX SEE A-13 FOR COMPLETE LIST OF KEYNOTES
 XXX SEE A-10 FOR COMPLETE LIST OF FINISHES
 XX SEE A-11 FOR COMPLETE LIST OF KEYNOTES
 OO SEE A-2 FOR COMPLETE LIST OF KEYNOTES

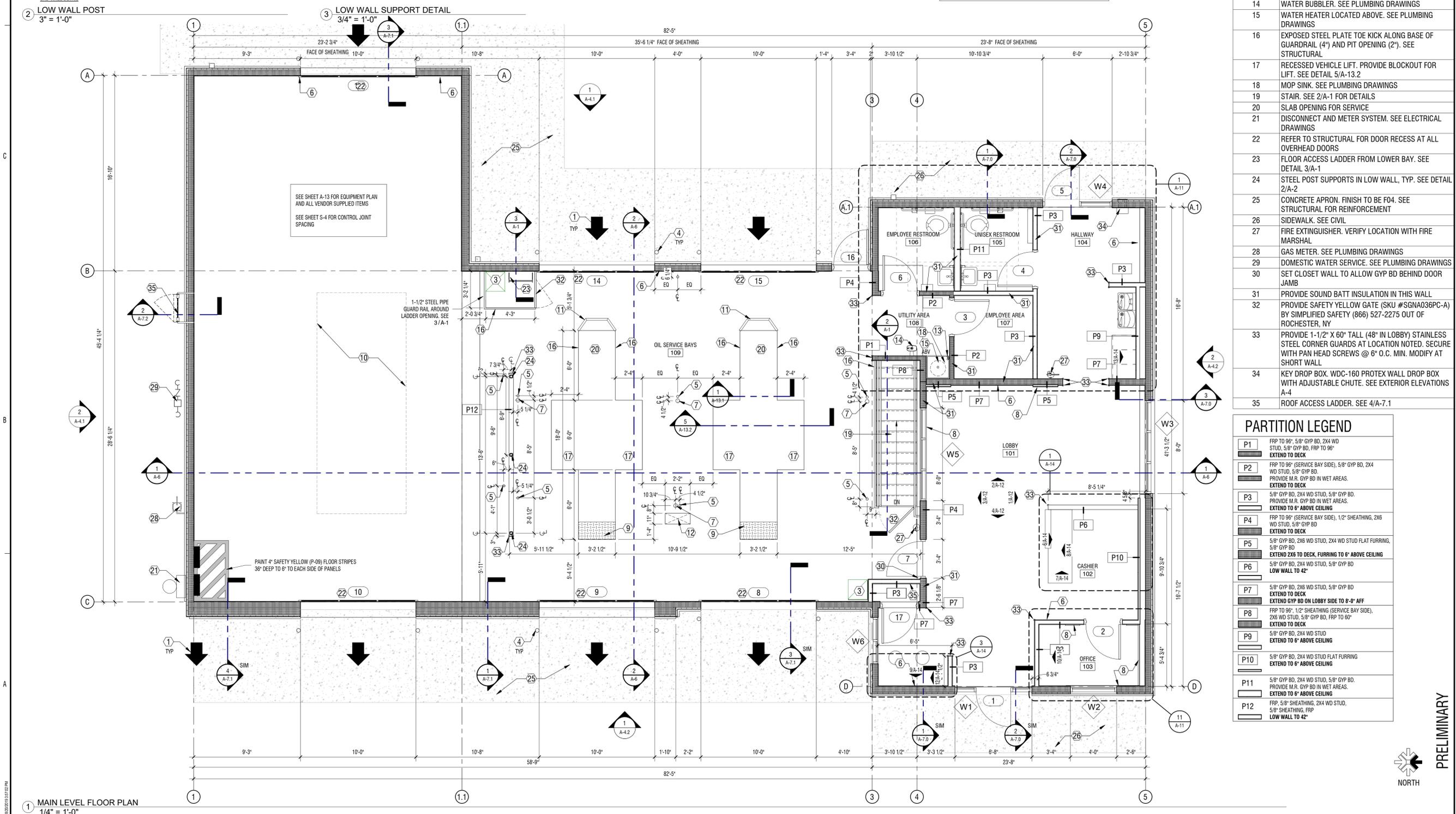
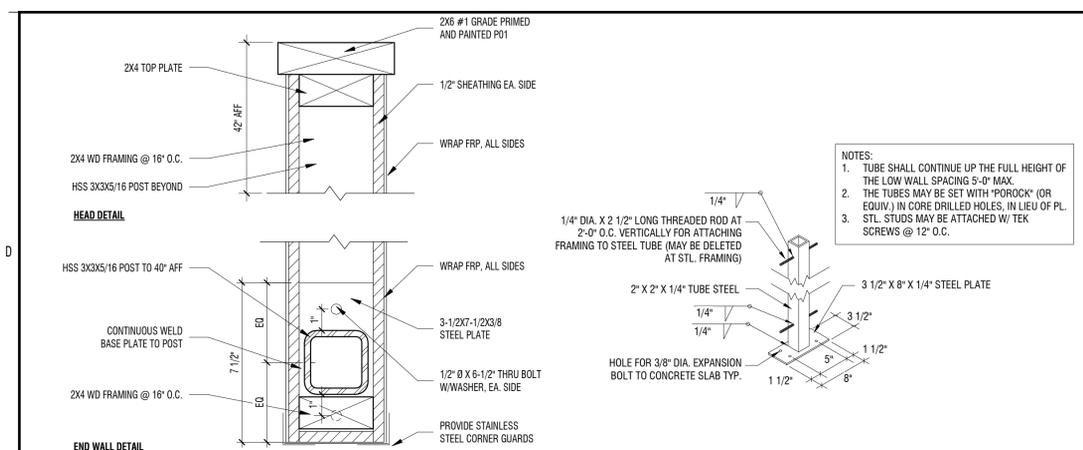
NOTE: WALL BLOCKOUT AND ROUGH-INS BY GC. REFER TO MILLWORK FOR LOCATION AND EXTENT.

PLAN KEYED NOTES

MARK	DESCRIPTION
1	PAINTED ARROW (P-09 SAFETY YELLOW) (12"W X 24"L), TYP OF 8
3	SLAB OPENINGS FOR DUCT. COORDINATE WITH STRUCTURAL AND MECHANICAL DRAWINGS
4	PIPE BOLLARD. SEE DETAIL 6/A-13.2 FOR MORE INFORMATION
5	2-1/2" SLEEVE OPENING FOR AIR BELOW
6	GC TO PROVIDE BLOCKOUT IN WALL FOR MOUNTING EQUIPMENT AND FIXTURES
7	4" DIA PVC SLEEVE OPENING FOR VACUUM
8	CHAIR RAIL. INPRO 2500 CHAIR RAIL (TAUPE 0113). GC TO CONFIRM MOUNTING HEIGHT IS ADJUSTED TO PREVENT BACK OF CHAIR FROM HITTING WALL
9	DIAMOND PLATE. TYP OF (2). SEE DETAIL 1/A-13.2
10	AREA PRESERVED FOR SURFACE MOUNT ALIGNMENT LIFT
11	WHEEL GUARD. TYP OF (2). SEE DETAIL 1/A-13.2
12	BLOCKOUT FOR PROJECT DISPENSE CONSOLE. VERIFY WITH OWNER REPRESENTATIVE
13	EYE WASH STATION. SEE PLUMBING DRAWINGS
14	WATER BUBBLER. SEE PLUMBING DRAWINGS
15	WATER HEATER LOCATED ABOVE. SEE PLUMBING DRAWINGS
16	EXPOSED STEEL PLATE TOE KICK ALONG BASE OF GUARDRAIL (4") AND PIT OPENING (2"). SEE STRUCTURAL
17	RECESSED VEHICLE LIFT. PROVIDE BLOCKOUT FOR LIFT. SEE DETAIL 5/A-13.2
18	MOP SINK. SEE PLUMBING DRAWINGS
19	STAIR. SEE 2/A-1 FOR DETAILS
20	SLAB OPENING FOR SERVICE
21	DISCONNECT AND METER SYSTEM. SEE ELECTRICAL DRAWINGS
22	REFER TO STRUCTURAL FOR DOOR RECESS AT ALL OVERHEAD DOORS
23	FLOOR ACCESS LADDER FROM LOWER BAY. SEE DETAIL 3/A-1
24	STEEL POST SUPPORTS IN LOW WALL. TYP. SEE DETAIL 2/A-2
25	CONCRETE APRON. FINISH TO BE F04. SEE STRUCTURAL FOR REINFORCEMENT
26	SIDEWALK. SEE CIVIL
27	FIRE EXTINGUISHER. VERIFY LOCATION WITH FIRE MARSHAL
28	GAS METER. SEE PLUMBING DRAWINGS
29	DOMESTIC WATER SERVICE. SEE PLUMBING DRAWINGS
30	SET CLOSET WALL TO ALLOW GYP BD BEHIND DOOR JAMB
31	PROVIDE SOUND BATT INSULATION IN THIS WALL
32	PROVIDE SAFETY YELLOW GATE (SKU #SGNA036PC-A) BY SIMPLIFIED SAFETY (866) 527-2275 OUT OF ROCHESTER, NY
33	PROVIDE 1-1/2" X 60" TALL (48" IN LOBBY) STAINLESS STEEL CORNER GUARDS AT LOCATION NOTED. SECURE WITH PAN HEAD SCREWS @ 6" O.C. MIN. MODIFY AT SHORT WALL
34	KEY DROP BOX. WDC-160 PROTEX WALL DROP BOX WITH ADJUSTABLE CHUTE. SEE EXTERIOR ELEVATIONS A-4
35	ROOF ACCESS LADDER. SEE 4/A-7.1

PARTITION LEGEND

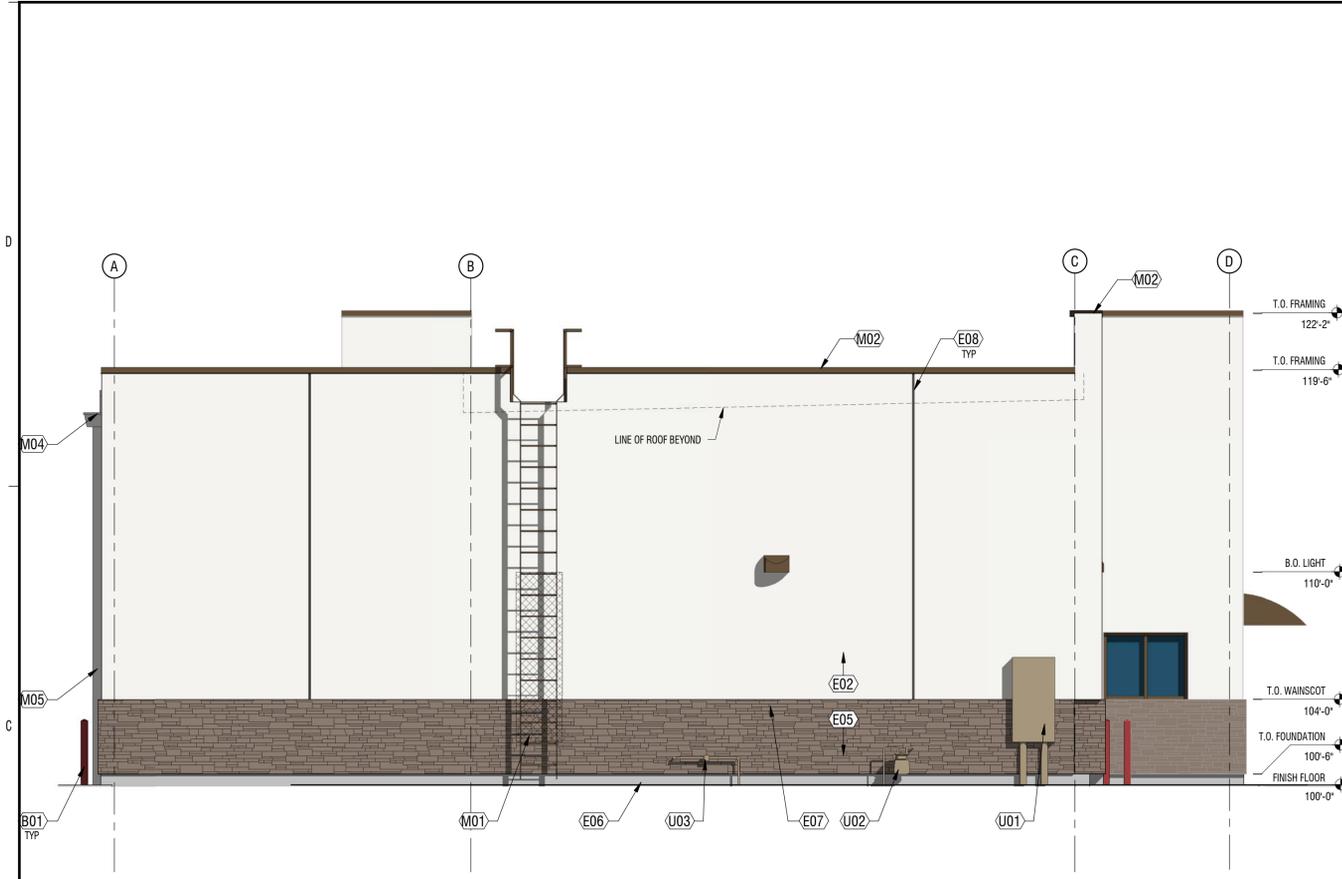
P1	FRP TO 96", 5/8" GYP BD, 2X4 WD STUD, 5/8" GYP BD, FRP TO 96" EXTEND TO DECK
P2	FRP TO 96" (SERVICE BAY SIDE), 5/8" GYP BD, 2X4 WD STUD, 5/8" GYP BD PROVIDE M.R. GYP BD IN WET AREAS. EXTEND TO DECK
P3	5/8" GYP BD, 2X4 WD STUD, 5/8" GYP BD. PROVIDE M.R. GYP BD IN WET AREAS. EXTEND TO 6" ABOVE CEILING
P4	FRP TO 96" (SERVICE BAY SIDE), 1/2" SHEATHING, 2X6 WD STUD, 5/8" GYP BD EXTEND TO DECK
P5	5/8" GYP BD, 2X6 WD STUD, 2X4 WD STUD FLAT FURRING, 5/8" GYP BD EXTEND 2X6 TO DECK, FURRING TO 6" ABOVE CEILING
P6	5/8" GYP BD, 2X4 WD STUD, 5/8" GYP BD LOW WALL TO 42"
P7	5/8" GYP BD, 2X6 WD STUD, 5/8" GYP BD EXTEND TO DECK EXTEND GYP BD ON LOBBY SIDE TO 8'-0" AFF
P8	FRP TO 96", 1/2" SHEATHING (SERVICE BAY SIDE), 2X6 WD STUD, 5/8" GYP BD, FRP TO 60" EXTEND TO DECK
P9	5/8" GYP BD, 2X4 WD STUD EXTEND TO 6" ABOVE CEILING
P10	5/8" GYP BD, 2X4 WD STUD FLAT FURRING EXTEND TO 6" ABOVE CEILING
P11	5/8" GYP BD, 2X4 WD STUD, 5/8" GYP BD. PROVIDE M.R. GYP BD IN WET AREAS. EXTEND TO 6" ABOVE CEILING
P12	FRP, 5/8" SHEATHING, 2X4 WD STUD, 5/8" SHEATHING, FRP LOW WALL TO 42"



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PRELIMINARY

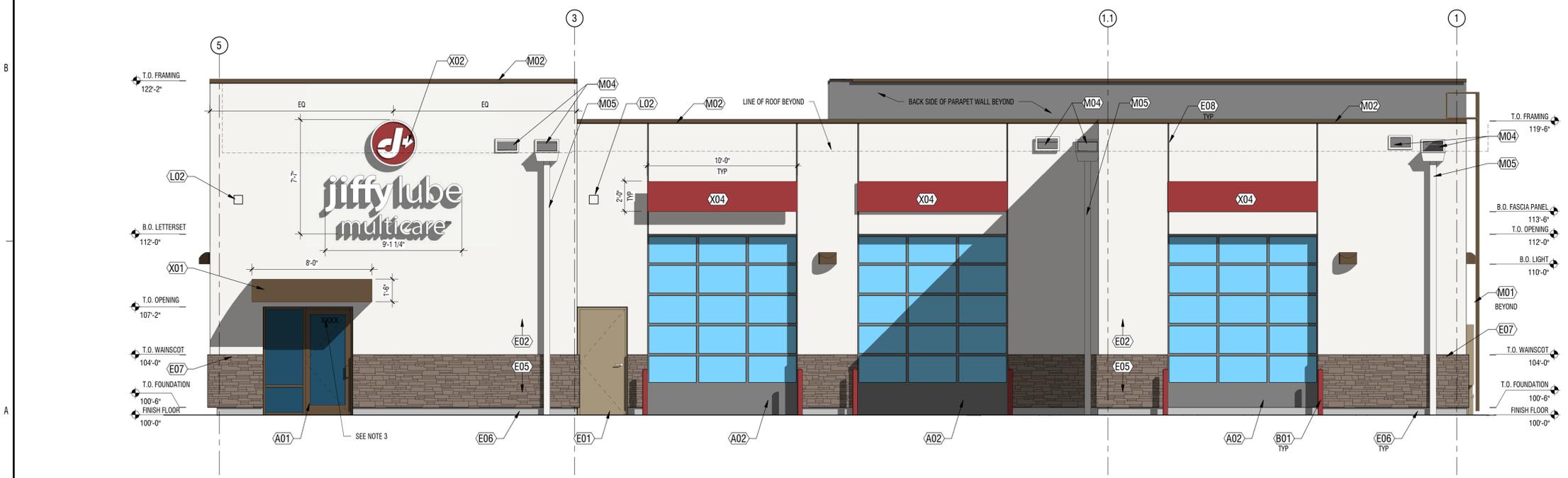




2 NORTH ELEVATION
1/4" = 1'-0"

MARK	DESCRIPTION	MATERIAL	MFR#	COLOR	NOTES
A01	ALUMINUM STOREFRONT WITH 1" INSULATED CLEAR SAFETY GLAZING	ALUMINUM		MEDIUM BRONZE, ANODIZED	
A02	STANDARD SECTIONAL OVERHEAD DOOR WITH CLEAR SAFETY GLAZING AND PRE-FINISHED MULLIONS AND SOLID PANELS	ALUMINUM	AA-M10C21A44	MEDIUM BRONZE, ANODIZED	
B01	4" DIA BOLLARD FILLED WITH CONCRETE			PAINT E03, APPLY E04	SEE 6/A-13.2
E01	EXT WALLS: SIGN POLES/FENCES/EXT DOORS AND TRIM	PAINT (SATIN/SEMI GLOSS)	SW 2827	COLONIAL REVIVAL STONE	DOOR FRAMES TO HAVE DRIP CAP
E02	EXT WALLS: WALLS ABOVE WAINSCOT	EIFS		PURE WHITE	
E03	EXT WALLS: REAR FASCIA/HANDRAILS/GUARDRAILS/BOLLARDS	PAINT (SEMI GLOSS)	SW 2905	CARMINE RED	
E04	EXT WALLS: APPLY OVER E03	PAINT (SEMI GLOSS)	CLEAR COAT	SHER-CLEAR	
E05	EXT WALLS: STONE WAINSCOT	STONE VENEER		TO MATCH E01	
E06	EXPOSED CONCRETE FOUNDATION			TROWEL PLASTER COAT FINISH	
E07	STONE CAP	TO MATCH MASONRY VENEER			
E08	EXT WALLS: EIFSD REVEAL	EIFS		PURE WHITE	
L02	J-BOX FOR SECURITY CAMERA				14'-0" AFF. SEE ELECTRICAL DRAWINGS
L03	KNOX BOX				LOCATE PER FIRE DEPARTMENT
M01	ROOF ACCESS LADDER			MEDIUM BRONZE	TO HAVE SECURITY COVER. SEE DETAIL 1C/A-7.2
M02	METAL PARAPET CAP	PRE-FINISHED		MEDIUM BRONZE	
M03	INTAKE LOUVER			PAINT TO MATCH WALL	SEE MECHANICAL DRAWINGS
M04	PRIMARY AND OVERFLOW SCUPPER OPENINGS			PAINT TO MATCH WALL	SEE A-3
M05	METAL DOWNSPOUT			PAINT TO MATCH WALL	TIE TO UNDERGROUND STORM SEWER. SEE A-3 FOR SIZE AND LOCATION
U01	DISCONNECT AND METER SYSTEM			PAINT TO MATCH WALL	SEE ELECTRICAL DRAWINGS
U02	GAS METER			PAINT GAS LINE TO MATCH WALL	SEE PLUMBING DRAWINGS. WEATHER SEAL GAS LINE
U03	WATER METER				SEE PLUMBING DRAWINGS
X01	CANOPY				PROVIDED AND INSTALLED BY SIGN VENDOR.
X02	SIGNAGE				PROVIDED AND INSTALLED BY SIGN VENDOR. SEE 11/A-7.2
X03	FASCIA PANEL BY SIGN VENDOR				PROVIDE 3/4" PLYWOOD SHEATHING AT LOCATION OF FASCIA PANELS FOR ATTACHMENT. SEE DETAIL 11/A-7.2
X04	2 TONE FASCIA PANEL OVER DOOR BY SIGN VENDOR				PROVIDE 3/4" PLYWOOD SHEATHING AT LOCATION OF FASCIA PANELS FOR ATTACHMENT. SEE DETAIL 11/A-7.2

- NOTES:
- ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS DESCRIPTION. (ALL "SHERWIN WILLIAMS" NUMBERS "SW" COLORS).
 - APPLY CLEAR COAT (E04) OVER CARMINE RED ON EXTERIOR APPLICATIONS.
 - STREET NUMBERS - 6" NUMBERS IN CONTRASTING COLORS PROVIDED IN "JIFFY LUBE DOOR KIT"
 - STREET NUMBERS - 10" NUMBERS IN CONTRASTING COLORS
A. VERIFY SIZE COLOR AND PLACEMENT WITH LOCAL FIRE MARSHAL



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

design west | architects
 255 SOUTH 300 WEST
 795 NORTH 400 WEST
 LOGAN UT 84321
 SALT LAKE CITY UT 84103

JIFFY LUBE
RIB MOUNTAIN, WI
 4611 RIB MOUNTAIN DRIVE, 54401

MARK	DATE	DESCRIPTION

PROJECT #: 419545
 DRAWN BY: nsp
 CHECKED BY: gollightly
 ISSUED: 08.20.2019

PRELIMINARY

RENDERING

PROJECT INFORMATION

PROPOSED JIFFY LUBE FOR:
GUGGENHEIM DEVELOPMENT SERVICES, LLC
 4611 RIB MOUNTAIN DRIVE • WAUSAU, WI 54401

PROFESSIONAL SEAL

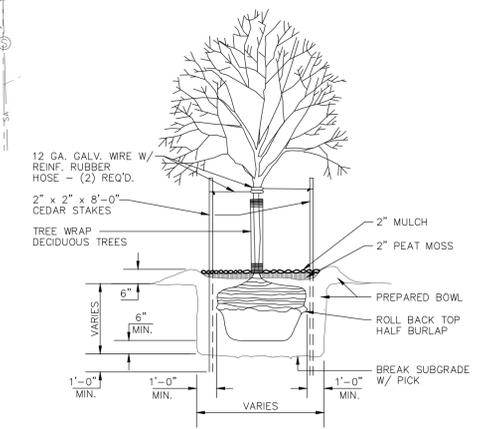
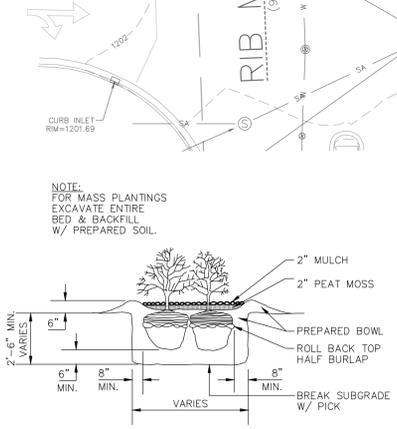
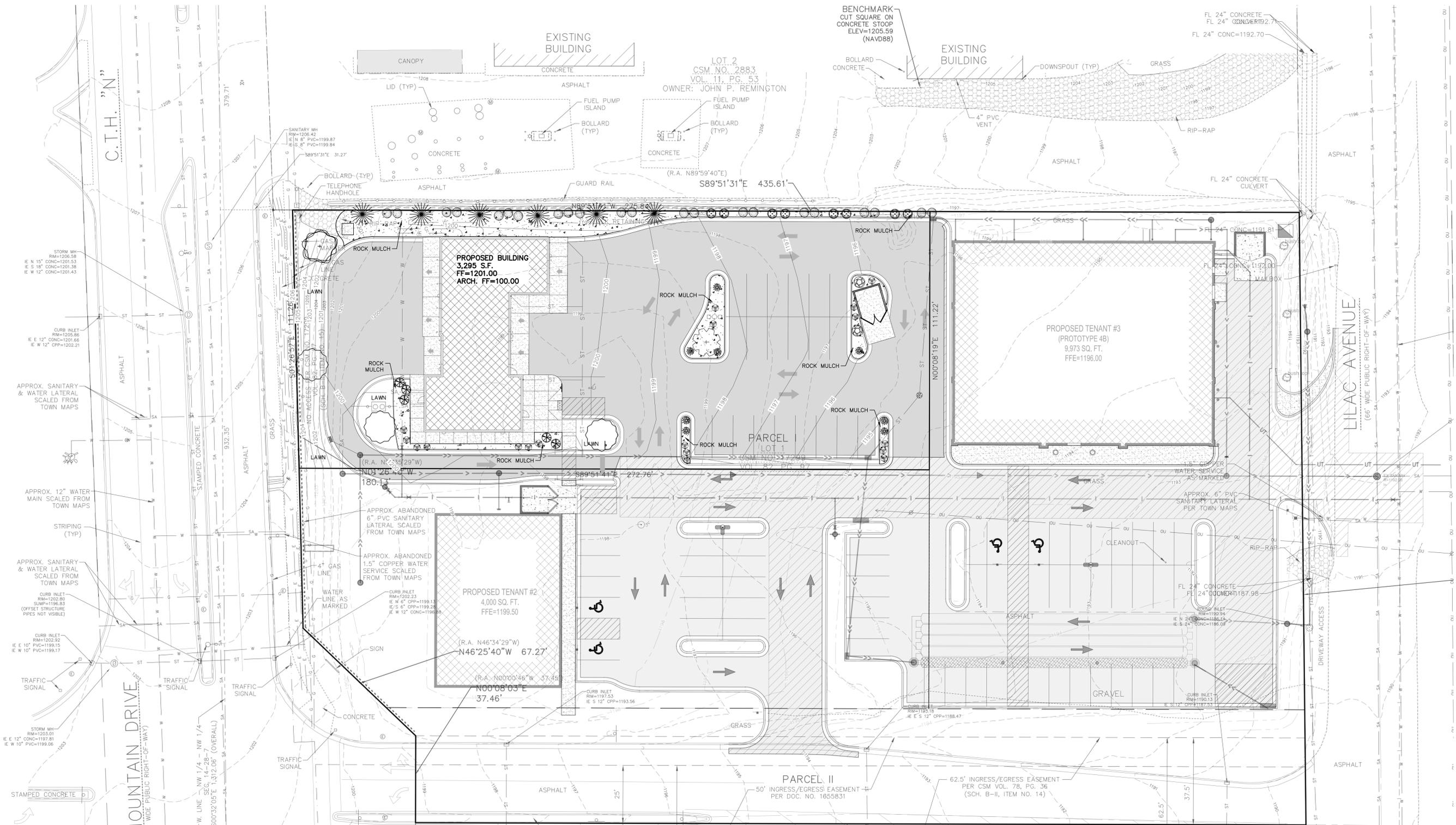
PRELIMINARY DATES
 AUG. 21, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
 1950180

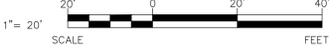
SHEET NUMBER

C1.5



LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET FRONTAGE	40 PTS / 100 LF STREET FRONTAGE 112 LF STREET = 45 PTS REQ'D	1 TALL DECIDUOUS TREE (30 PTS EACH)=30 PTS 1 MEDIUM DECIDUOUS TREE (15 PTS EACH)=15 PTS
PAVED AREAS	80 PTS / 10,000 SF PAVED AREA 21,899 SF PAVE = 176 PTS REQ'D	1 LOW DECIDUOUS TREE (10 PTS EACH)=10 PTS 3 MEDIUM EVERGREENS (20 PTS EACH)=60 PTS 13 TALL DECIDUOUS SHRUBS (5 PTS EACH)=65 PTS 10 MEDIUM DECIDUOUS SHRUBS (3 PTS EACH)=30 PTS 11 LOW DECIDUOUS SHRUBS (1 PT EACH)=11 PTS
BUILDING FOUNDATION	40 PTS / 100 LF BUILDING FOUNDATION 290 LF = 116 PTS REQ'D	3 MEDIUM EVERGREENS (20 PTS EACH)=60 PTS 8 TALL DECIDUOUS SHRUBS (5 PTS EACH)=40 PTS 3 LOW EVERGREEN SHRUBS (3 PTS EACH)=9 PTS 7 LOW DECIDUOUS SHRUBS (1 PT EACH)=7 PTS
DEVELOPED LOTS	10 PTS / 1,000 SF GROSS FLOOR AREA 3,339 SF GFA = 34 PTS REQ'D	2 MEDIUM DECIDUOUS TREE (15 PTS EACH)=30 PTS 2 LOW EVERGREEN SHRUBS (3 PTS EACH)=6 PTS
TOTAL	371 PTS REQ'D	373 PTS PROVIDED

LANDSCAPING NOTES					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS EACH
DECIDUOUS TREES					
⊙	Armstrong Red Maple	Acer rubrum 'Armstrong'	2"	1	TALL=30
⊙	Ohio Buckeye	Aesculus glabra	2"	3	MED=15
⊙	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis TM	1.5"	1	LOW=10
EVERGREEN TREES					
⊙	American Arborvitae	Thuja occidentalis	2"	6	MED=20
DECIDUOUS SHRUBS					
⊙	Redosier Dogwood	Cornus sericea	30"-36"	21	TALL=5
⊙	Dwarf Winged Euonymus	Euonymus alatus 'Compactus'	24"	8	MED=3
⊙	Hedge Cotoneaster	Cotoneaster lucidus	24"	2	MED=3
⊙	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"-18"	18	LOW=1
EVERGREEN SHRUBS					
⊙	Emerald Arborvitae	Thuja occidentalis 'Smaragd'	2"	8	
⊙	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"-15"	5	LOW=3



LANDSCAPE PLAN

REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: September 5, 2019

SUBJECT: Conditional Use Review

APPLICANT: Shane Saari

PROPERTY OWNER: Rib Mountain Management LLP

PROPERTY ADDRESS: 2107 Robin Lane

PARCEL #: 34.102807.005.029.00.00

REQUEST: Conditional Use approval for an indoor golf simulator and small sports bar (Indoor Commercial Entertainment Use).

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, & East) Right-of-Way (West)

FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:

The applicant seeks Plan Commission recommendation on a conditional use request for an indoor golf simulator in a portion of the former Ethan Allen furniture building. The simulator is considered as Indoor Commercial Entertainment uses within the Town’s zoning ordinance, which is handled as a conditional use in the Suburban Commercial zoning district (specific standards outlined below). The proposed use would represent one of three (3) tenants planned for the building.

The applicant plans for individuals, parties, corporate events, and league players to utilize the facility. The busiest season is likely to span from November to April, when outdoor facilities are often closed in Wisconsin. The applicant anticipates an average of 8-16 people per hour visiting the site, with a planned maximum between 25-30. The applicant also plans to sell beer onsite. An alcohol license approved by the Town Board is required to do so. Hours of operation are proposed as follows:

- Monday-Thursday 9:00 AM – 10:00 PM
- Friday/Saturday 9:00 AM – 12:00 AM
- Sunday 9:00 AM – 5:00 PM

INDOOR COMMERCIAL ENTERTAINMENT STANDARDS

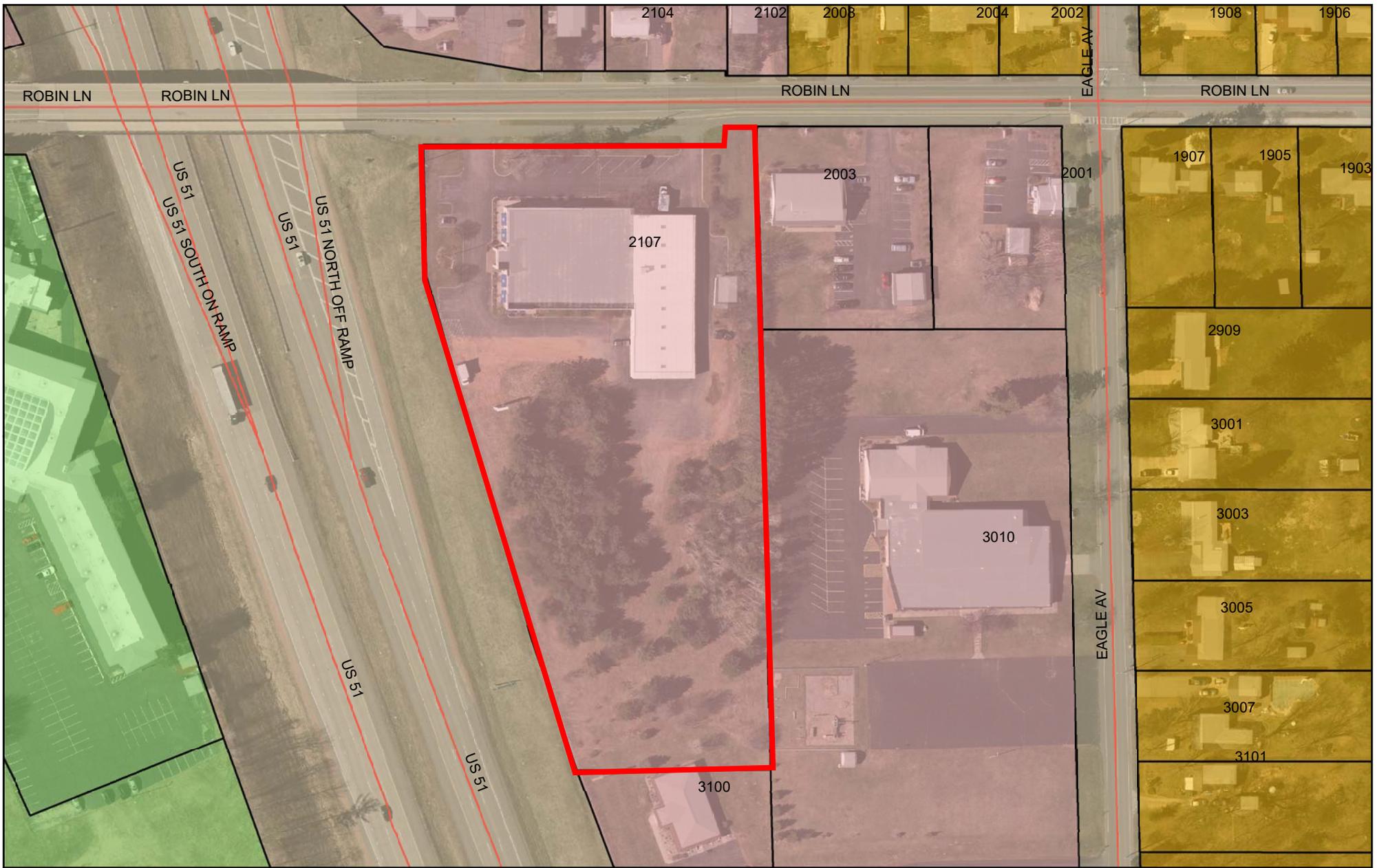
Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, and pool halls.

1. Conditional Use Regulations (EO, SO, NC, SC, UC, CC, SI)
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property. **Not applicable. Subject property does not abut a residentially zoned property.**

- b. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property **Not applicable. Subject property does not abut a residentially zoned property.**
2. Parking Regulations: One space per every three patron seats or one space per three persons at maximum capacity, whichever is greater.

ACTIONS TO BE TAKEN:

1. Recommend approval of the conditional use request for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane, as presented.
2. Recommend approval of the conditional use for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane Avenue, with conditions/modifications.
3. Recommend denial of the conditional use for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane.

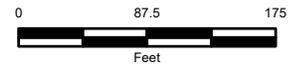


*Rib Mountain:
"Where Nature, Family, and
Sport Come Together"*

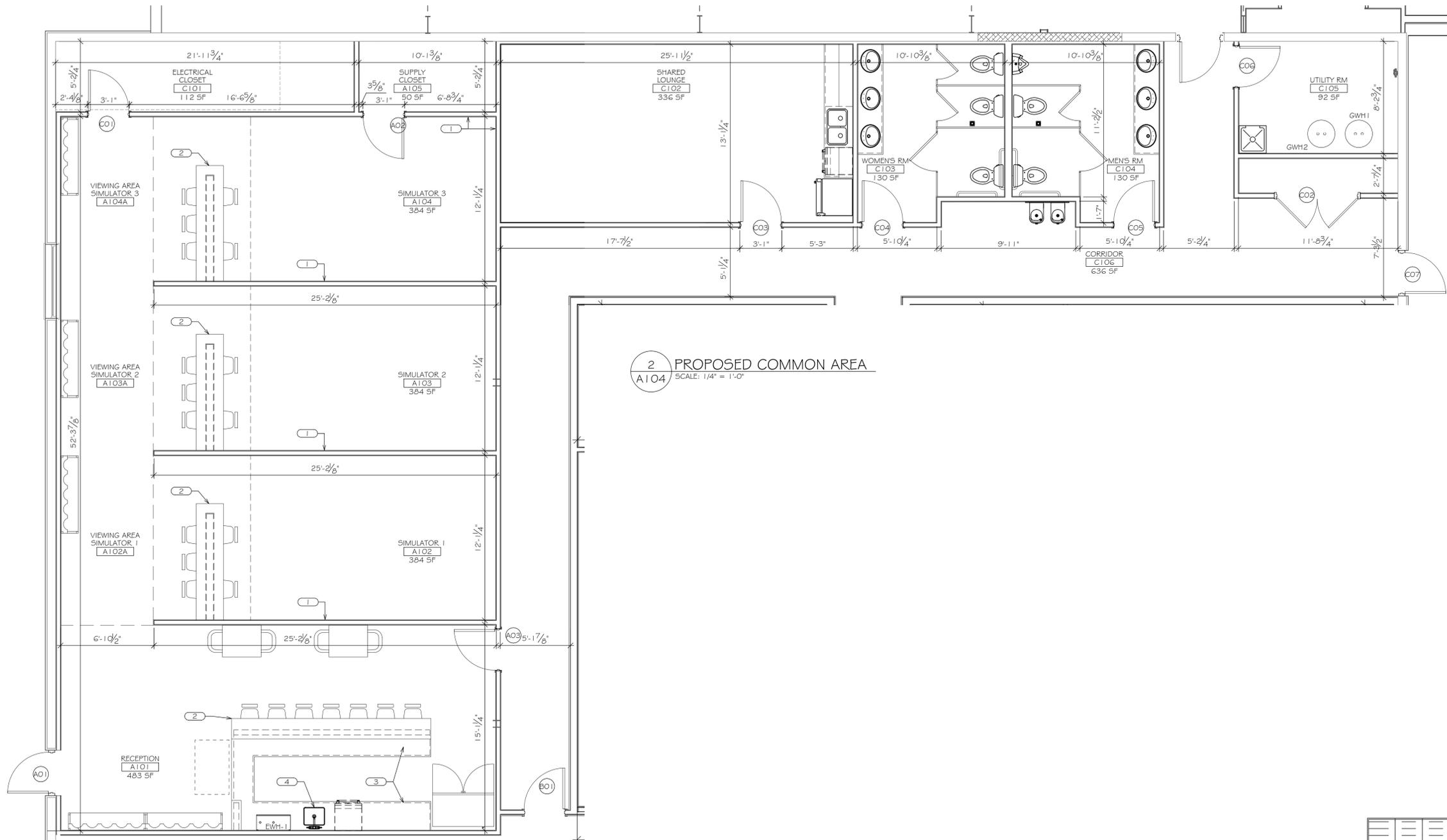
Prepared by:
mi-TECH
www.mi-tech.us

Map Printed: 5/1/2019

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



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1
A104
PROPOSED PLAN - TENANT 'A'
SCALE: 1/4" = 1'-0"

2
A104
PROPOSED COMMON AREA
SCALE: 1/4" = 1'-0"

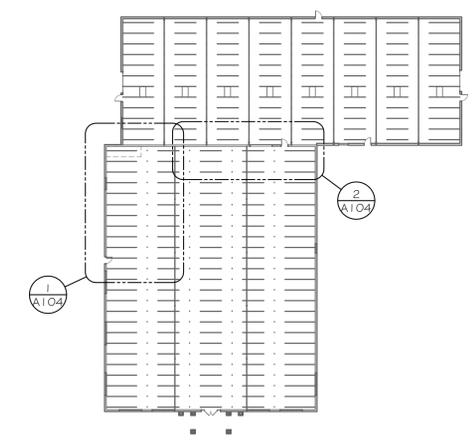
PLAN NOTES

NUMBER	DESCRIPTION
1	NEW FRAMED PARTITION WALL PER DETAIL A/A103
2	NEW PLASTIC LAMINATE COUNTER TOP/ WORK SURFACE PER SCHEDULE
3	NEW CABINETRY/ CASE WORK
4	NEW PLUMBING FIXTURE PER SCHEDULE
5	REPLACE EXISTING METAL WALL PANEL WITH NEW EXTERIOR WALL FINISH
6	NEW DOOR/ ENTRY SYSTEM PER SCHEDULE
7	PROVIDE NEW DRYWALL SHAFT AT EXISTING SKYLIGHT
8	PROVIDE NEW DRYWALL SOFFIT AT CEILING TRANSITION
9	NEW SKYLIGHT AND DRYWALL SHAFT TO MATCH EXISTING
10	RECEPTION DESK PROVIDED BY TENANT

**INTERIOR ALTERATIONS
2107 ROBIN LANE
WAUSAU, WISCONSIN**



601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com



These drawings have been prepared at and/or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

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ISSUES & REVISIONS:

RE-ISSUE FOR STATE REVIEW 08-08-2019
 ISSUE FOR STATE REVIEW 07-23-2019
 PHASE: PRELIMINARY BID/ APPROVAL
 PERMIT CONSTRUCTION

SCALE:
 1" = 40'
 1/4" = 1'-0"

CLIENT:
 RIB MOUNTAIN MANAGEMENT

DRAWN: JFB
 CHECKED: JFB
 DATE: 07-08-2019

SHEET TITLE:
 PROPOSED FLOOR PLANS -
 TENANT 'A' AND COMMONS

PROJECT # 20-TBO
 SHEET # A104

REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: September 6, 2019

SUBJECT: Conditional Use Review

APPLICANT: B8 Wausau LLC

PROPERTY OWNER: Rib Mountain Management LLP

PROPERTY ADDRESS: 2107 Robin Lane

PARCEL #: 34.102807.005.029.00.00

REQUEST: Conditional Use approval for a health and fitness facility

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, & East) Right-of-Way (West)

FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:

The applicant seeks Plan Commission recommendation on a conditional use request for a new health and fitness facility in a portion of the former Ethan Allen furniture building. Burn Boot Camp looks to provide instructor lead workouts and an onsite children's playroom. The applicant anticipates between 10-25 clients per workout. Health and fitness facilities are considered as an Indoor Commercial Entertainment use within the Town's zoning ordinance, which is handled as a conditional use in the Suburban Commercial zoning district (specific standards outlined below). The proposal represents one of three tenants planned for the building, including the previously reviewed 4 Seasons Golf facility and Scherrer Construction offices. Hours of operation are proposed to be 4:30 AM – 11:00 AM and 3:00 PM – 8:00 PM.

INDOOR COMMERCIAL ENTERTAINMENT STANDARDS

Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, and pool halls.

1. Conditional Use Regulations (EO, SO, NC, SC, UC, CC, SI)
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property. **Not applicable. Subject property does not abut a residentially zoned property.**
 - b. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property **Not applicable. Subject property does not abut a residentially zoned property.**

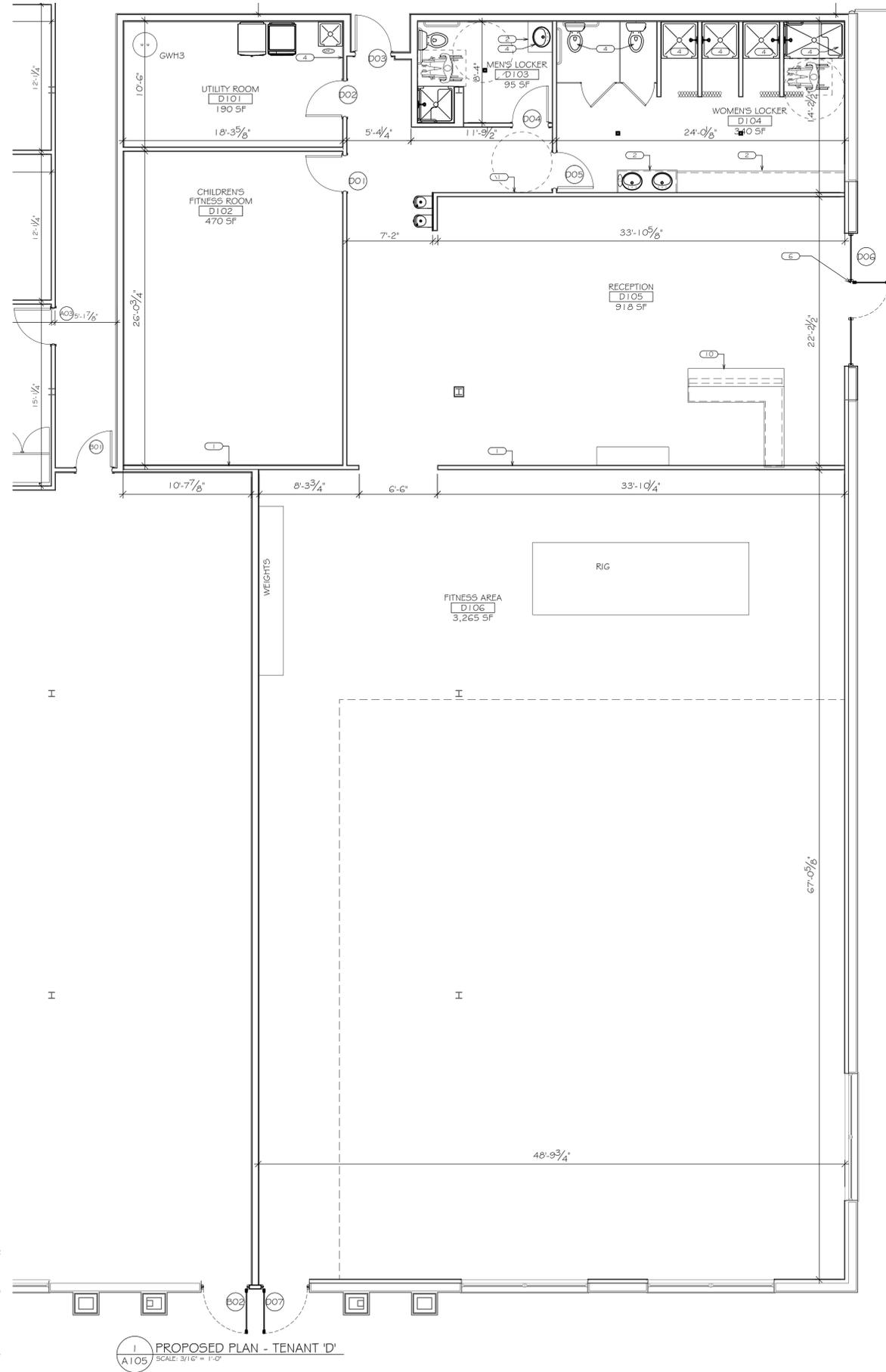
ACTIONS TO BE TAKEN:

1. Recommend approval of the conditional use request for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane, as presented.
2. Recommend approval of the conditional use for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane Avenue, with conditions/modifications.

3. Recommend denial of the conditional use for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane.

PLAN NOTES

NUMBER	DESCRIPTION
1	NEW FRAMED PARTITION WALL PER DETAIL A/A103
2	NEW PLASTIC LAMINATE COUNTER TOP/ WORK SURFACE PER SCHEDULE
3	NEW CABINETRY/ CASE WORK
4	NEW PLUMBING FIXTURE PER SCHEDULE
5	REPLACE EXISTING METAL WALL PANEL WITH NEW EXTERIOR WALL FINISH
6	NEW DOOR/ ENTRY SYSTEM PER SCHEDULE
7	PROVIDE NEW DRYWALL SHAFT AT EXISTING SKYLIGHT
8	PROVIDE NEW DRYWALL SOFFIT AT CEILING TRANSITION
9	NEW SKYLIGHT AND DRYWALL SHAFT TO MATCH EXISTING
10	RECEPTION DESK PROVIDED BY TENANT



1 A105 PROPOSED PLAN - TENANT 'D'
SCALE: 3/16" = 1'-0"

INTERIOR ALTERATIONS
2107 ROBIN LANE
WAUSAU, WISCONSIN



Building with Integrity Since 1928

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

These drawings have been prepared at and/or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

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ISSUES & REVISIONS:

RE-ISSUE FOR STATE REVIEW 08-08-2019

ISSUE FOR STATE REVIEW 07-23-2019

PHASE: PRELIMINARY BID/ APPROVAL

PERMIT CONSTRUCTION

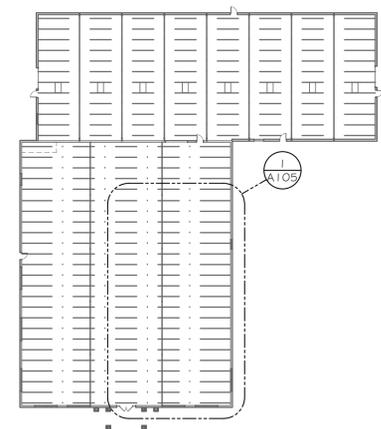


CLIENT:
RIB MOUNTAIN MANAGEMENT

DRAWN: JFB
CHECKED:
DATE: 07-08-2019

SHEET TITLE:
PROPOSED FLOOR PLAN -
TENANT - 'D'

PROJECT # 20-TBO SHEET # A105



KEY PLAN
SCALE: 1" = 40'
(TRUE)

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REPORT TO: PLAN COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: September 6, 2019

SUBJECT: Site Plan Review

APPLICANT: Rib Mountain Management LLP, Owner

PROPERTY ADDRESS: 2107 Robin Lane

PARCEL #: 34.102807.005.029.00.00

REQUEST: Site Plan review for a parking lot addition at the former Ethan Allen facility

ZONING: Suburban Commercial (SC)

ADJACENT ZONING: SC (North, South, & East) Right-of-Way (West)

FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:

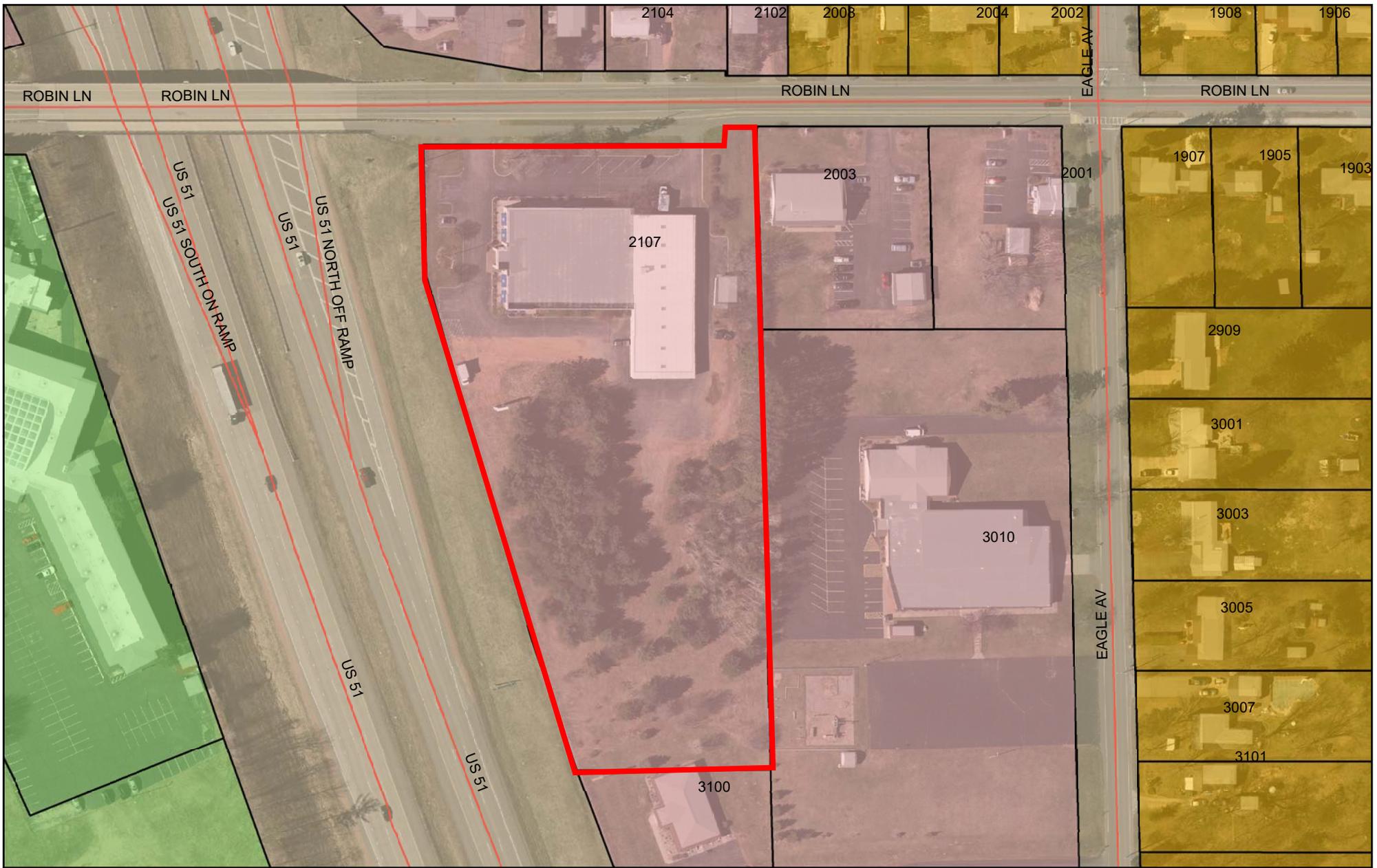
The applicant seeks Plan Commission approval for a parking lot expansion at the former Ethan Allen facility to accommodate new uses. As previously reviewed by the Commission, the applicant is looking to turn the building into a three (3) tenant facility to house an indoor golf simulator business, a health and fitness facility, and a regional Scherrer Construction office (permitted use in the SC district). The subject property currently offers 16 marked parking spaces and the proposed addition includes 60 new stalls for a total of 76. Based on the proposed tenants, 30 parking stalls are required.

ADDITIONAL CONSIDERATIONS:

- Submitted landscape plan does not appear to meet code requirements
 - Specific planting schedule needed for Building Foundation and Street Frontage requirements as previous plantings were completely or are planned to be removed. Staff review should suffice.
- Consideration needed for future development plans on south portion of property as the applicant is currently marketing for a future development site in this location.
 - Site is large enough to accommodate another development; however, if this were to occur it does not appear the existing site could meet the following landscape provisions:
 - Developed Lot & Paved Area: Existing vegetation is currently being used to cover these points. Future development would require removal of vegetation, leaving the current site short.
 - Minimum Landscape Surface Ratio: The proposal calls for a ratio of 0.31, which is code compliant (0.25 min.). However, the majority of this space is the area currently being marketed for future development.

ACTIONS TO BE TAKEN:

1. Approval of the Site Plan for a parking lot addition at the property addressed 2107 Robin Lane, as presented.
2. Approval of the Site Plan for a parking lot addition at the property addressed 2107 Robin Lane Avenue, with conditions/modifications.
3. Denial of the Site Plan for a parking lot addition at the property addressed 2107 Robin Lane.

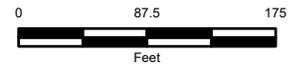


Rib Mountain:
 "Where Nature, Family, and
 Sport Come Together"

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

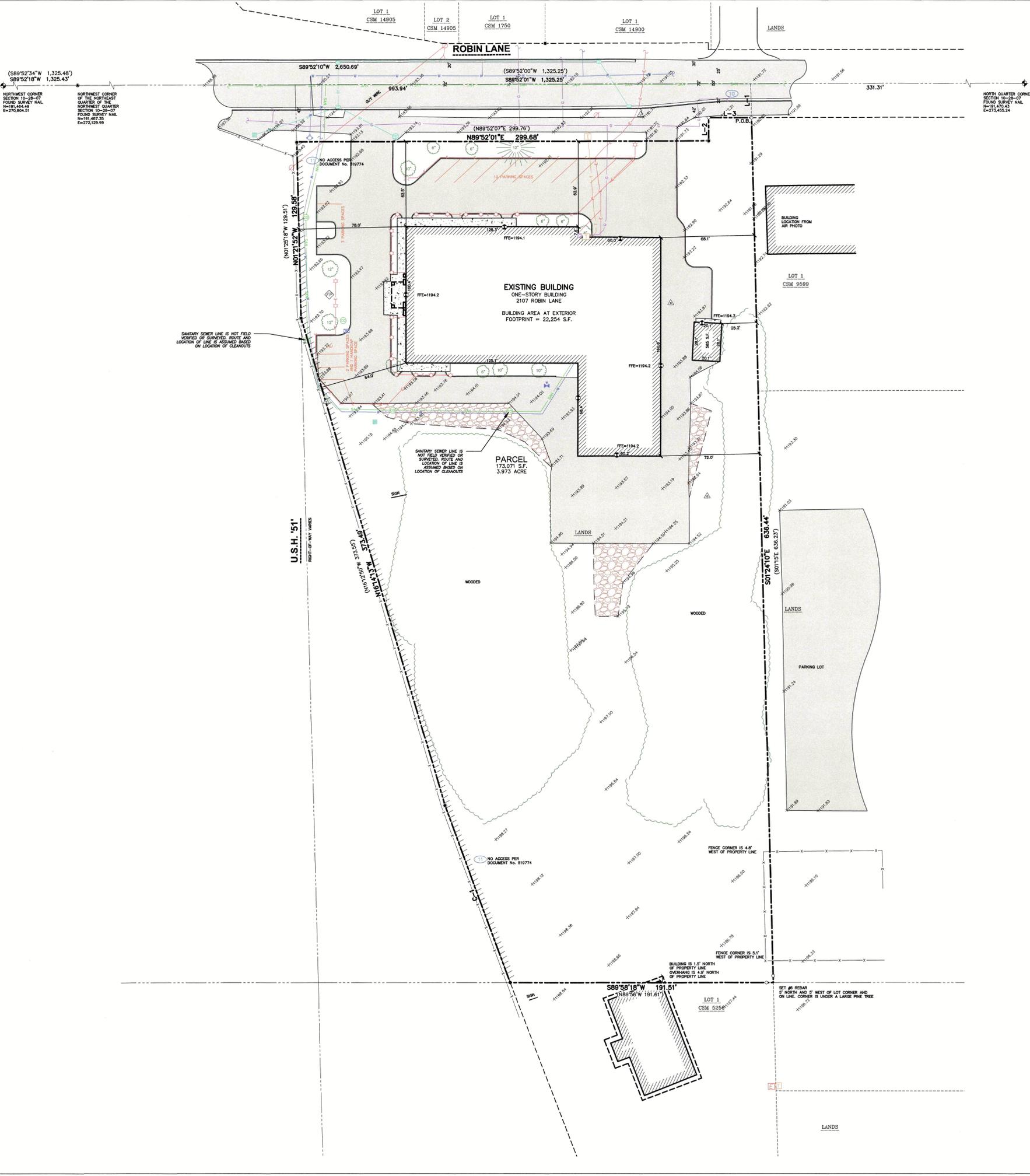
Map Printed: 5/1/2019

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



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ALTA / NSPS LAND TITLE SURVEY

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 07 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - 1" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - FINISHED FLOOR SHOT LOCATION
 - FLAG POLE
 - SANITARY MANHOLE
 - CLEAN OUT
 - HYDRANT
 - WATER VALVE
 - SPRINKLER VALVE BOX
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - CURB INLET
 - GAS REGULATOR/METER
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - POWER POLE W/GUY
 - YARD LIGHT
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - HANDICAP PARKING
 - SECTION LINE
 - PARCEL BOUNDARY
 - CHORD LINE
 - RIGHT-OF-WAY LINE
 - FENCE LINE
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - EDGE OF WOODS OR BRUSH
 - BUILDING
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - END OF FLAGGED UTILITIES
 - EDGE OF BITUMINOUS PAVEMENT STRIPING
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-28-07, BEARS S89°52'10"W.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRONZE WISCONSIN DEPARTMENT OF TRANSPORTATION GEODETIC SURVEY CONTROL STATION DISK SET IN THE TOP OF THE SOUTH PARAPET WALL OF THE WEST ABUTMENT OF THE BRIDGE B-37-242, ELEVATION = 123.55'.
 - CONTOUR INTERVAL IS 1.00'.
 - SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES. LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20183519858 AND 20183519867, WITH A CLEAR DATE OF SEPTEMBER 08, 2018.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - RIB MOUNTAIN SANITARY DISTRICT
 - FRONTIER COMMUNICATIONS
 - PACKETLAND BROADCASTING
 - WISCONSIN DOT DISTRICT No. 7
 - WISCONSIN PUBLIC SERVICE
 - WISCONSIN DOT DISTRICT No. 7
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

- NOTES CORRESPONDING TO TABLE A REQUIREMENTS:**
- THERE ARE 15 PARKING SPACES AND 1 HANDICAP PARKING SPACE FOR A TOTAL OF 16 PARKING SPACES.
 - SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.I.v. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
 - ACCORDING TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SURFACE WATER DATA VIEWER THERE ARE NO WETLANDS ON SITE.

- NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS**
(RUNKEL ABSTRACT & TITLE COMPANY, AN AGENT FOR CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No.: MA72229, EFFECTIVE DATE OF COMMITMENT: AUGUST 23, 2018 AT 8:00 A.M.)
- RIGHTS OF THE PUBLIC IN THAT PORTION OF THE PREMISES LYING WITHIN THE LIMITS OF ROBIN LANE-STATE HIGHWAY 51. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - RESTRICTION CONTAINED IN WARRANTY DEED FROM CLARENCE NELSON AND MARY NELSON, HUSBAND AND WIFE, ALETHA LADWICK, A MARRIED WOMAN, RUTH SCHNEIDER, A WIDOW TO STATE OF WISCONSIN, DATED SEPTEMBER 30, 1960 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, ON NOVEMBER 2, 1960 IN DEED BOOK 460 ON PAGE 77, AS DOCUMENT NO. 519774. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - THE SUBJECT PREMISES LIES WITHIN THE BOUNDARIES OF THE RIB MOUNTAIN SANITARY DISTRICT AS EVIDENCED BY CERTIFICATE RECORDED IN SAID REGISTER'S OFFICE ON MAY 3, 1971 IN RECORD BOOK 112 ON PAGE 283, AS DOCUMENT NO. 623553 AND IS SUBJECT TO RULES, REGULATION AND ORDINANCES THEREOF. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - CONVEYANCE OF RIGHTS IN LAND FROM WISCONSIN PUBLIC SERVICE CORPORATION-ELECTRIC TO MARATHON COUNTY HIGHWAY DEPARTMENT, DATED JUNE 17, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JUNE 25, 2003, AS DOCUMENT NO. 1337553. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - CONVEYANCE OF RIGHTS IN LAND FROM VERIZON NORTH, INC. TO MARATHON COUNTY HIGHWAY DEPARTMENT, DATED JULY 21, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 04, 2003, AS DOCUMENT NO. 1345078. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)
(RUNKEL ABSTRACT & TITLE COMPANY, AN AGENT FOR CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No.: MA72229, EFFECTIVE DATE OF COMMITMENT: AUGUST 23, 2018 AT 8:00 A.M.)

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE SEVEN (7) EAST, IN THE TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN; EXCEPTING WARRANTY DEED DATED SEPTEMBER 30, 1960 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, ON NOVEMBER 2, 1960 IN DEED BOOK 460 ON PAGE 77, AS DOCUMENT NO. 519774; AND EXCEPTING ANY PART THEREOF USED FOR HIGHWAY PURPOSES; SUBJECT TO EASEMENTS OF RECORD.

FOR INFORMATIONAL PURPOSES ONLY:
TAX KEY NUMBER: 34, 102807.5.2
PIN: 068-2807-102-0998

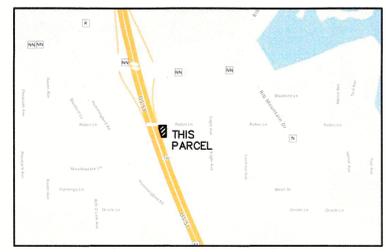
SURVEYOR'S CERTIFICATE

TO: I) SCHERRER CONSTRUCTION CO., INC.,
II) HELKE FURNITURE CO., A WISCONSIN CORPORATION,
III) RUNKEL ABSTRACT & TITLE CO., AN AGENT FOR CHICAGO TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 7(c), 8, 9, 11, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2018.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

10-30-18
DATE



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S01°24'10"E	25.01'
()	S00°07'53"E	25.00'
L-2	N00°07'59"W	17.00'
()	N00°07'53"W	17.00'
L-3	N89°52'01"E	31.11'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	138.75'	16250.22'	0°29'21"	138.75'	N19°55'56"W



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**SCHERRER
CONSTRUCTION
COMPANY, INC.**

CLIENT ADDRESS:
**815 SOUTH 14th AVENUE, STE. 100
WAUSAU, WI 54401-5203**

PROJECT:
2107 ROBIN LANE OFFICE

PROJECT LOCATION:
**CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: JK
Approved: TJB

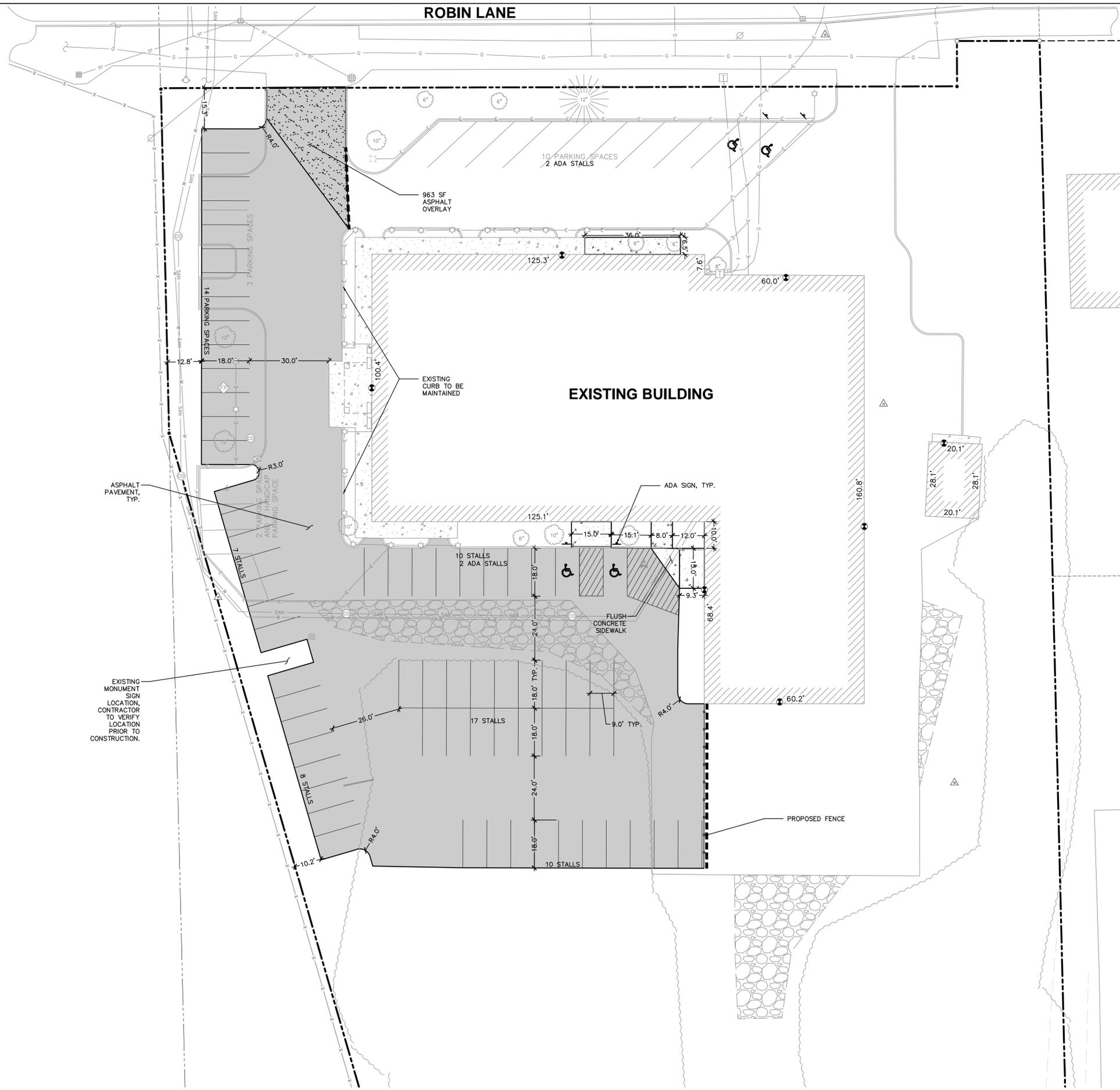
SHEET TITLE:
**ALTA/NSPS LAND
TITLE SURVEY**

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 18-8778

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- - - EDGE OF PAVEMENT
- ▨ ASPHALT PAVEMENT
- ▨ OVERLAY ASPHALT PAVEMENT
- ▨ CONCRETE PAVEMENT
- FENCE
- ▲ ADA PARKING SIGN
- - - SAWCUT EXISTING PAVEMENT

SITE INFORMATION BLOCK

SITE ADDRESS	2701 ROBIN LANE
PROPERTY ACREAGE	3.97 ACRES
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	22,254
GROSS BUILDING SQUARE FOOTAGE	22,254
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	72
ACCESSIBLE	4
TOTAL SURFACE	76
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	37,061 SF
EXISTING PERVIOUS SURFACE AREA	136,010 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.27
PROPOSED IMPERVIOUS SURFACE AREA	70,766 SF
PROPOSED PERVIOUS SURFACE AREA	102,305 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.69



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MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
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CONSTRUCTION
COMPANY, INC.**

CLIENT ADDRESS:
**815 SOUTH 14th AVENUE, STE. 100
WAUSAU, WI 54401-5203**

PROJECT:
2107 ROBIN LANE OFFICE

PROJECT LOCATION:
**TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

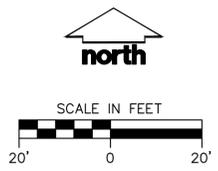
#	Date:	Description:
1	08.22.2019	SITE PLAN SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: APM
Approved: MRH

SHEET TITLE:
SITE PLAN

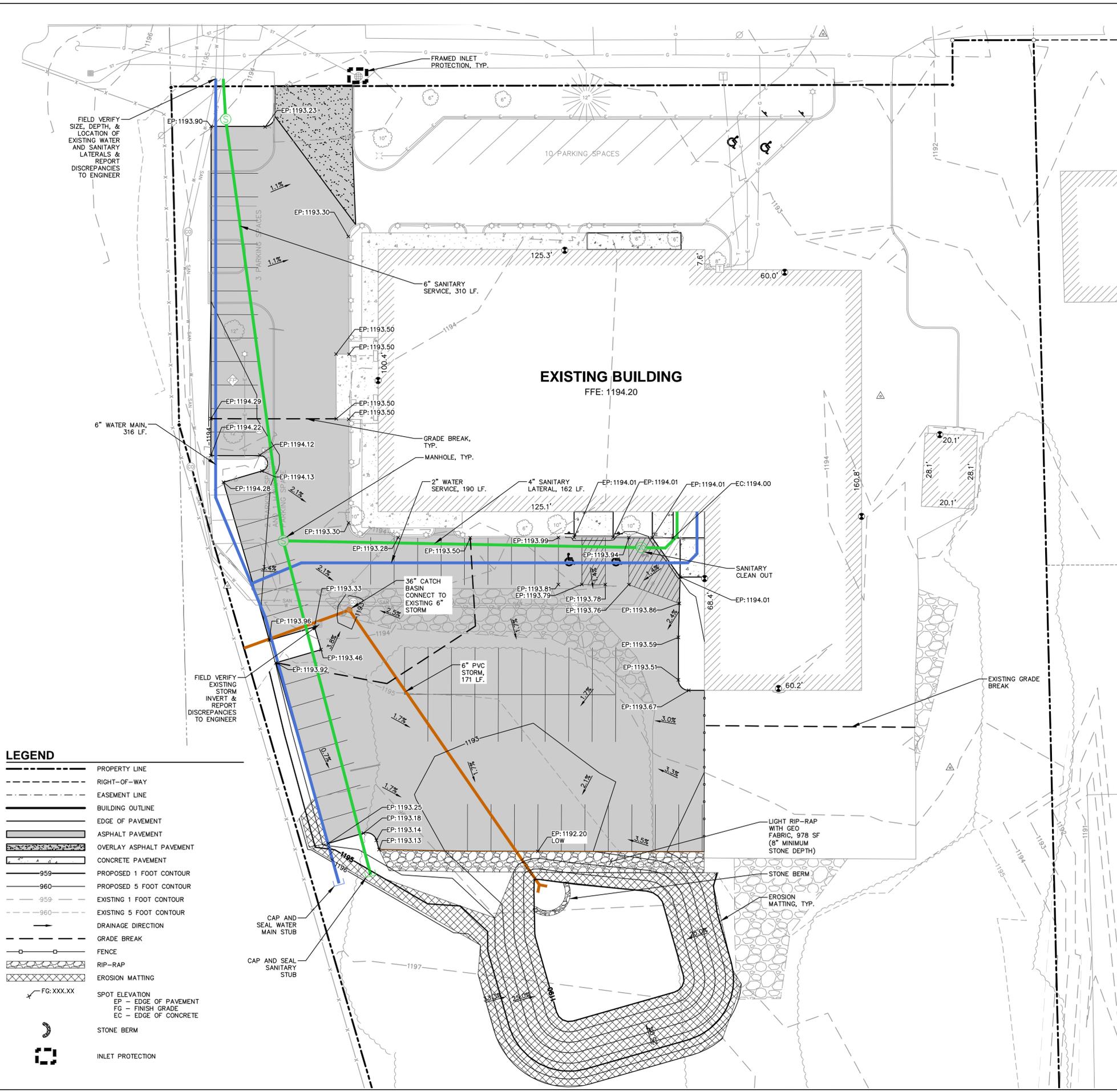
SHEET NUMBER:
C3.0

JSD PROJECT NO: 18-8778



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File: I:\2018\18778\DWG\Civil\Sheets\C4.0 - Grading & Erosion Control Plan.dwg Layout: C4.0 - Grading & Erosion Control Plan.dwg User: amayou Plotdate: Aug 22, 2019 - 3:00pm Xrefs:



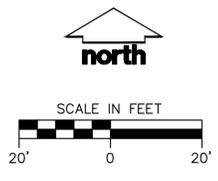
LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	OVERLAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK
	FENCE
	RIP-RAP
	EROSION MATTING
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FG - FINISH GRADE
	EC - EDGE OF CONCRETE
	STONE BERM
	INLET PROTECTION

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE TOWN OF RIB MOUNTAIN OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND TOWN OF RIB MOUNTAIN ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE TOWN OF RIB MOUNTAIN PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE TOWN OF RIB MOUNTAIN.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.

- 17. STABILIZATION PRACTICES:**
- *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING



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CLIENT:
**SCHERRER
CONSTRUCTION
COMPANY, INC.**

CLIENT ADDRESS:
**815 SOUTH 14th AVENUE, STE. 100
WAUSAU, WI 54401-5203**

PROJECT:
2107 ROBIN LANE OFFICE

PROJECT LOCATION:
**TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

#	Date:	Description:
1	08.22.2019	SITE PLAN SUBMITTAL
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Design/Drawn: APM
Approved: MRH

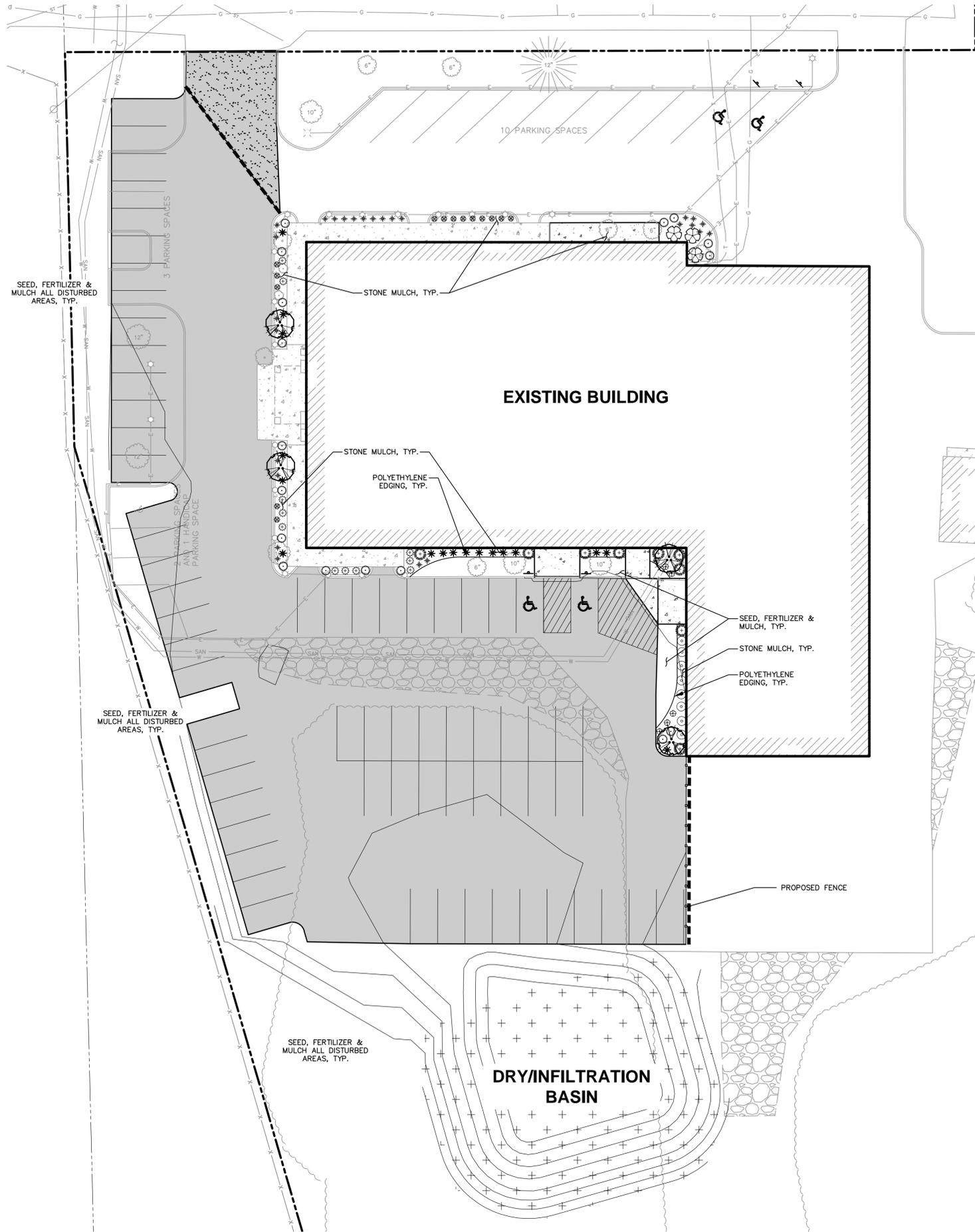
SHEET TITLE:
**GRADING & EROSION
CONTROL/ UTILITY PLAN**

SHEET NUMBER:
C4.0

JSD PROJECT NO: 18-8778

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ROBIN LANE



LEGEND

- PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - EASEMENT LINE
 - BUILDING OUTLINE
 - - - BUILDING OVERHANG
 - - - BUILDING SETBACK LINE
 - - - PAVEMENT SETBACK LINE
 - EDGE OF PAVEMENT
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - FENCE
 - ADA PARKING SIGN
 - - - SAWCUT EXISTING PAVEMENT
- PRRAIRIE SEED MIX (SEE L2.0 NOTES)

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PLANT SCHEDULE

LOW DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
4	Eastern Redbud	<i>Cercis Canadensis</i>	B & B	1" Cal. Multistem	10	
LOW EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
17	Siberian Carpet Cypress	<i>Microbiota decussata</i>	3 gal	18" Tall/Wide	3	
MEDIUM DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
8	Dwarf Fothergilla	<i>Fothergilla gardenii</i>	3 gal	18" Min. Ht.	3	
ORNAMENTAL GRASSES/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
11	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal	Cont.		
14	Chicago Apache Daylily	<i>Hemerocallis x 'Chicago Apache'</i>	1 gal	Cont.		
26	Happy Returns Daylily	<i>Hemerocallis x 'Happy Returns'</i>	1 gal	Cont.		
17	Northwind Switch Grass	<i>Panicum virgatum 'North Wind'</i>	1 gal	Cont.		
6	Autumn Joy Sedum	<i>Sedum x 'Autumn Joy'</i>	1 gal	Cont.		
TALL-MED EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
3	Dark Green Spreading Yew	<i>Taxus x media 'Dark Green'</i>	3 gal	Min. 18-24" Ht.	5	
9	Tauton Yew	<i>Taxus x media 'Tautonii'</i>	3 gal	Min. 18-24" Ht.	5	



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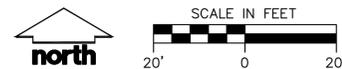
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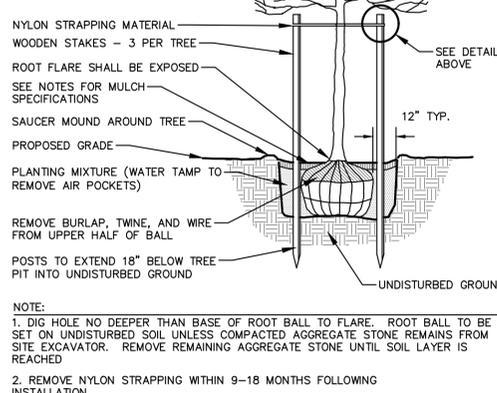
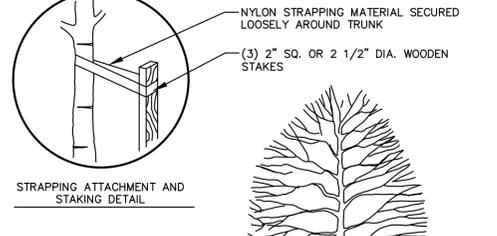
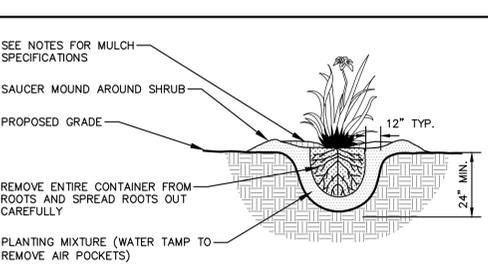
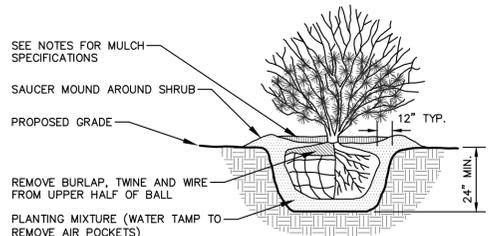
Design/Drawn: KS
Approved: JF/MS

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 18-8778





POINT REQUIREMENT 1: BUILDING FOUNDATION

NA - No additions/modifications to building footprint

Owner to revitalize planting beds and replace former landscape in kind.

POINT REQUIREMENT 2: STREET FRONTAGE

NA - No alterations to streetscape presence

Street frontage presence to remain in current state - replace any removed species in kind.

POINT REQUIREMENT 3: PAVED AREA

Zoning: SC (Suburban Commercial) 25,197 Sq. Ft. of Pavement

Calculation 1: 160 Landscape Points per 10,000 Sq. Ft. of Paved Area

Calculation 1 Formula: (25,197 Sq. Ft. of Paved Area / 10,000 Sq. Ft.) x 160 Points = 404

Total Points Required: 404 Total Points

Total Points Provided: 735 Total Points

POINT REQUIREMENT 4: DEVELOPED LOTS (BUILDING SQ. FT.)

Zoning: SC (Suburban Commercial) 22,250 Sq. Ft. of Gross Floor Area

Calculation: 20 Landscape Points per 1,000 Sq. Ft. of Gross Floor Area

Calculation Formula: (22,250 Sq. Ft. of Gross Floor Area / 1,000 Sq. Ft.) x 20 Points = 445

Total Points Required: 445 Total Points

Total Points Provided: 1500 Total Points

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
Existing	Tall Evergreen Tree	20	30	600
Existing	Climax Tree	3	35	105
Existing	Medium Evergreen Shrub	6	5	30
		Total Points =	735	

Species: Scientific Name	Species: Common Name	QTY	POINTS	TOTAL POINTS
Existing	Tall Evergreen Tree	50	30	1500
		Total Points =	1500	

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 24"
B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT DO NOT PLACE FROZEN OR WET TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPET'S "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - INFILTRATION BASIN/PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964. TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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Design/Drawn: KS
Approved: JFMS

SHEET TITLE:
**LANDSCAPE NOTES,
DETAILS &
SPECIFICATIONS**

SHEET NUMBER:
L2.0

JSD PROJECT NO: 18-8778

