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

www.townofribmountain.org

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

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, September 25th, 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 9-11-2019 Plan Commission meeting.**

4.) Certified Survey Maps:
   a. **Gray's Rib Mountain LLC, owner, requests Certified Survey Map approval for the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00., #34.142807.006.025.00.00, #34.142807.006.24.00.00, #34.142807.006.34.00.00 Docket #2019-37.**

5.) Public Hearing(s):
   a. **Gray's Rib Mountain LLC, owner, requests Conditional Use approval for a new drive-through restaurant at the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00. Docket #2019-38.**

   b. **Denyon Homes Inc., agent, requests a Precise Implementation Plan amendment for a reduced landscaping plan at the properties addressed 2800-2820 Dove Avenue. Parcel #34.412.003.001.02.00, #34.032807.015.033.00.00, #34.032807.015.034.00.00, and #34.032807.015.033.00.00. Docket #2018-01.**

6.) New Business:
   a. **TRS Development LLC, applicant, requests Site Plan approval for development of two access roads and a stormwater management facility at the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00. Docket #2019-39.**

7.) Old Business:
   a. **Discussion and recommendation on potential amendments to RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Docket #2019-40.**

8.) Correspondence/ Questions/ Town Board Update:

9.) Public Comment

10.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 11, 2019

Chairperson Harlan Hebbe 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 Jay Wittman were excused.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the August 28, 2019 Plan Commission meeting, as presented. Motion carried 4-0 with Harlan Hebbe abstaining.

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.*

Community Development Director, Steve Kunst indicated the applicant seeks Plan Commission recommendation on a proposed roof-mounted solar array on a single-family residence. Kunst noted that 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, and in this instance, the south façade of the home faces Osprey Avenue. He noted the panels are similar in color to the roof and meet all other general conditions of the Town's code. Additionally, Kunst stated he received feedback from one neighbor prior to the meeting who expressed acceptance of the proposal after clarification of the request.

Harlan Hebbe verified the panel modules presented in the packet were the same as what is proposed for this installation. Ross White, applicant, confirmed they were. Ryan Burnett verified the proposal met all conditions of the detached energy systems ordinance aside from the placement on the structure. Kunst noted all other conditions are met and the street facing installation is what prompted a conditional use request. Burnett also questioned if the related components, such as an inverter, would create any noise. White indicated there is no noise emitted from the module or its components. Steve Plunkett questioned the area of roof effected by the proposal. White noted the array would be located over the garage space and is approximately 15 feet by 12 feet in area. Multiple Commissioners noted the proposal does not seem disruptive to the neighborhood.

Hebbe opened the public hearing at 6:05 pm.

Jill Wirkus, 3402 Owl Lane, indicated the potential for noise was her main concern, but after hearing that the system does not generate a "humming" sound, she had no issue with the proposal.

The public hearing portion of the meeting was closed at 6:06 pm.

Motion by Tom Steele, second by Ryan Burnett to recommend approval of the Conditional Use request for a roof mountain solar array at the property addressed 3402 Osprey Avenue, as presented. Motion carried 4-0 with Jim Hampton abstaining.

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.*

Kunst stated the applicant seeks Plan Commission recommendation on a PIP for development of a nearly 10,000 square foot Dollar Tree retail facility on the east side of the vacant property north of Kwik Trip. He indicated the subject property represents Lot 3 (0.79 acres) of a Certified Survey Map which was reviewed by the Plan Commission at the August 28th meeting, and is consistent with the approved General Development Plan reviewed at that same meeting. Additionally, Kunst indicated the proposed Indoor Sales and Service use is a permitted use in all Town Commercial zoning districts.

Kunst then identified the traditional zoning standards which were not met by the proposal, highlighting the landscaping requirements for paved area and building foundation. He noted the pavement and building rear yard setback were not met as well, but this was likely a result of accommodating the Town's parking requirements and request for additional right-of-way along Lilac Ave.

Ryan Burnett asked if there was any further discussion on the retaining wall requirement in the southeast corner of the property. Kunst noted a retaining wall will be required for the future sidewalks along Unnamed Rd and Lilac Ave to align properly and the applicant is aware of the requirement and has planned for its installation. Tom Steele asked about possible remedies for the landscaping deficiency. Kunst indicated it may be a challenge to get more plantings on the site because of the paved area required for the parking.

Jim Hampton expressed concern about having three different dumpster enclosures on site and asked if the applicant could combine dumpster locations. He also questioned why they were unable to meet the rear yard setback requirements. Jerremy Foss, applicant representative and Kunst indicated they preferred to have their dumpster enclosure near their loading docks on the east side of the property and due to the parking requirements, the building needed to be pushed further to the north, creating the rear yard encroachment. Foss then gave a brief presentation about the entire site development highlighting the utility and stormwater plan, as well as the onsite traffic flow and indicated there will be shared parking between all tenants.

Burnett then confirmed the front of the building is facing south towards the Unnamed Road and asked if there was any proposed signage. Kunst confirmed the south facing building and noted there will be signage installed and if it were planned to fall outside of the underlying code it would need to come back for Plan Commission's review.

Hebbe opened the public hearing at 6:23 pm

Al Limberg, 2001 Robin Lane, questioned whether the parking stalls provided were adequate for winter snow storage.

The public hearing was closed at 6:26 pm

Foss indicated there would need to be a snow removal agreement between the site's users because there are limited locations in which snow can be stored. Hampton asked if the Plan Commission can see the any agreement between the parties. Kunst stated it could be a condition of any motion that the agreements be supplied prior to building permits being issued.

Commissioners and the applicant discussed options for increasing the landscaping points provided to get them closer to what is typically required. Foss indicated there may be a way to install some additional plantings at the base of the retaining wall in the southeast corner of the property, but it may be planted within the right-of-way. Commissioners seemed to be accepting of this suggestion and asked staff to work with the applicant to maximize the landscaping points on the site.

Hampton suggested the applicant reposition the building on the site to allow for additional green space. Cory Bronenkamp, Dollar Tree representative indicated it would be difficult to flip the site because of the required movements of a WB-67 semi-trailer. He noted the semi would not be able to make the necessary turns if it were directed into the center of the site.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Precise Implementation Plan for a retail facility at the property addressed 4611 Rib Mountain Drive, conditioned upon staff working diligently and assertively with the applicant to maximize the number of landscaping points provided on the site. Motion carried 5-0.

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.*

Kunst indicated the proposal is for a new 3,000 square foot Jiffy Lube Facility adjacent to the previously reviewed Dollar Tree site and identified proposed hours of operation, landscaping provided meeting code traditional requirements, and a cross access agreement being necessary for them to access their site from the Unnamed Road. Kunst noted the most significant code requirement not met by the proposal was the total signage requested. Kunst stated the typical signage allowance for this site would be 90 square feet and the applicant is requesting 369 square feet. The remaining site layout is consistent with the General Development Plan approved at the last meeting. Steele confirmed with staff that any vehicles left on site overnight needed to be licensed and operable.

Hebbe asked what types of services the business provides. Kurt Overmyer, applicant representative, noted Jiffy Lube provides the typical oil and filter change services, as well as, wheel alignments, brake work, and radiator and transmission flushes.

Burnett asked how the waste fluids are handled on site. Overmyer indicated they use multiple ,3000 to 4,000-gallon storage tanks on site to hold new and used fluids. They provide a fully contained basement area and double walled storage tanks to prevent spills and leakage and abide by all State requirements

related to material storage. Overmyer also highlighted that waste products are typically picked up every five (5) days.

Hebbe opened the public hearing at 6:47 pm

Al Limberg, 2001 Robin Lane, noted he wanted assurance that all municipal wellheads were significantly protected from the onsite wastes.

The public comment period was closed at 6:48pm

Kunst indicated the proposed use is not permitted within the Town's Wellhead Protection district.

Commissioners, staff and the applicant began discussing the signage proposed. Kunst indicated there were two (2) signs proposed on the west elevation facing Rib Mountain Drive and one (1) sign each on the south and east building facades. He noted the largest sign, is 162 square feet, and contains the Jiffy Lube logo and a Pennzoil sign on the west side of the building.

Overmyer indicated all signs are illuminated and represent their prototypical sign package. He noted the west side signage faces the Rib Mountain Drive corridor and is a key business identifier and the south facing sign proposed would allow north bound traffic to quickly identify the buildings location. Commissioners felt the total sign area was excessive and brainstormed options for reducing the overall signage impact. Options ranged from requiring removal of the south or east facing sign, limiting the total square footage allowed, and identifying advertising signage and requiring it to be removed. Commissioners ultimately decided an overall square footage limitation would allow the applicant some flexibility in how they achieve compliance.

Kunst also indicated that any motion should be conditioned up the applicant providing detailed material information related to their dumpster enclosure.

Motion by Tom Steele, second by Ryan Burnett to recommend approval of the Precise Implementation Plan for an automobile service facility at the property addressed 4611 Rib Mountain Drive, conditioned upon total signage area not to exceed 210 square feet and the applicant providing detailed dumpster enclosure information. Motion carried 5-0.

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 #2019-34.102807.005. 029.00.00. Docket #2019-34.

Kunst indicated the applicant seeks Plan Commission recommendation on a conditional use request for an indoor golf simulator business in a portion of the former Ethan Allen furniture building. He noted the simulator is considered as Indoor Commercial Entertainment use within the Town's zoning ordinance, and is subject to some additional consideration if abutting a residential zoning property. Kunst stated all surrounding properties are zoned for commercial use.

Additionally, Kunst stated the applicant has plans for individuals, parties, corporate events, and league players to utilize the facility, with their anticipated busiest season being 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. Also, the applicant plans to sell beer onsite, therefore; an alcohol license approved by the Town Board will be required to do so. Hampton questioned whether alcohol sales and consumption play into the zoning requirements. Kunst stated, from a zoning perspective, all Indoor Commercial Entertainment uses are handled the same regardless of the presence of alcohol.

Shane Saari, applicant, noted the business would contain four (4) simulator bays as well as a small bar area. His plan is to provide a space for golfers to practice during the off season, provide competitive leagues, and potential work with school golf teams to provide a practice space when the weather is uncooperative. He also noted the sports bar would only serve malt beverages and not alcohol.

Cory Holzhauer, building owner representative, noted there will be shared common spaces for all tenants that will include bathrooms, mechanicals and a break room.

Burnett asked about the construction of the simulator bays. Saari noted they are the top of the line Full Swing brand models used by the PGA and other major organizations and consist of a hitting surface and screen which displays course graphics. He also indicated that three (3) bays will be for general use and there will be one bay for private events.

Plunkett asked if there were any concerns about the internal tenant buildouts and if the parking and signage are code compliant. Paul Kufahl, Building Inspector noted that all tenant buildouts would need to be reviewed by the State of Wisconsin to ensure compliance with all applicable codes and an approval letter from the State would be required prior to construction of those spaces. Kunst stated the parking provided on the north side of the building, where this tenant has access, has sufficient parking for the proposed use. He also noted any signage would be required to meet the code requirements because it is a traditional zoning district.

Hebbe opened the public hearing at 7:20 pm

Al Limberg, 2001 Robin Lane, questioned the location of the entrance door for this tenant, expressed concern about the hours of operation on Fridays and Saturdays, asked if the business would be playing music, and if site drainage has been taken into consideration.

The public hearing was closed at 7:25 pm

Saari indicated the space would be accessed from the north side of the building. He also stated they would have televisions for bar patrons but do not intended to have any music. Plunkett noted the Commissioners limited the hours of operation for the Quality Inn patio in a previous meeting and asked if it is something they should consider in this application. Other Commissioners indicated the outdoor patio is a different setting and felt the indoor use was less likely to create noise issues.

Hebbe confirmed the applicant has no intentions of playing music, to which the applicant noted they do not and stated they anticipate 10:00 pm being a typical closing time because of the 9:00 pm league completion.

Motion by Jim Hampton, second by Ryan Burnett to recommend approval of the Conditional Use Request for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane, as presented. Motion carried 5-0.

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.*

Kunst noted 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. He stated Burn Boot Camp looks to provide instructor lead workouts and an onsite children's playroom, for an anticipated 10-25 clients per workout. Kunst noted the hours of operation are proposed to be 4:30 AM – 11:00 AM and 3:00 PM – 8:00 PM, seven (7) days a week.

Plunkett asked if the remaining parking was adequate for this project. Kunst noted the current pavement area likely contains enough parking area; however, a large portion is not currently striped. Kunst stated additional parking will be addressed as part of the next application.

Hebbe asked if the children's playroom would be supervised. Holzhauer noted it would be supervised at all times, but is not intended to be structured like a daycare facility. Holzhauer also indicated this tenant have additional bathroom and locker facilities, but will retain access to the shared facilities as well.

Burnett asked what types of equipment will be used at the fitness facility and if it is a business chain. Holzhauer indicated the equipment is minimal due to the workouts being more instructor driven group workouts, but may include some general stationary equipment like pull up bars. He also noted Burn Boot Camp has approximately 200 locations nationwide and this location will be the franchises 8 location in the Midwest.

Hebbe opened the public hearing at 7:33 pm

Al Limberg, 2001 Robin Lane, asked where the patrons will be accessing the business location, how long the classes are typically scheduled for, and how many participants they anticipate at a given time.

The public hearing was closed at 7:35 pm

Holzhauer noted the business would be accessed from the south facing entrance and the customers would be utilizing the western drive access. He anticipated classes to be approximately one hour in duration and would have 10 to 25 participants.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Conditional Use Request for an Indoor Commercial Entertainment Use at the property addressed 2107 Robin Lane, as presented. Motion carried 5-0.

DRAFT

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.*

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

In addition to the parking lot expansion, Kunst noted landscaping will likely need to be considered in the future due to the southern portion of the property being marketed for development. Future development would likely eliminate a number of trees and other plantings being considered in the current landscaping plan.

Steele questioned where future development would have road access. Kunst and Holzhauer noted access would be via cross access agreement from Robin Lane. Holzhauer indicated the proposed parking lot plan identifies the potential future access point.

Hampton asked if there were any considerations given for stormwater runoff with the new paved area. Justin Frahm, applicant representative, noted the project is less an acre so it is not required to meet the typical stormwater requirements; however, they have discussed using best management practices with Town Street and Park Superintendent Scott Turner and have incorporated an infiltration basin to the south of the building to provided improved water quality standards and help with overall site conditions.

Holzhauer noted they fully intend to keep as many trees as possible to continue to provide a buffer to adjacent properties. He stated they removed only the trees necessary for the installation of the new parking area and dry pond. They also displayed a rendered image of the site showing the buildings foundation plantings to clarify any landscaping concerns the Commission and staff may have had.

Motion by Jim Hampton, second by Ryan Burnett to approve of the requested Site Plan for a parking lot addition at the property addressed 2107 Robin Lane, as presented. Motion carried 5-0.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Countywide Addressing- Kunst noted the County's contractor has begun installation of the blue flag signs and he anticipates installation to take a few weeks.

Budget – Kunst noted budget discussions will begin next week.

DRAFT

Revaluation – Kunst indicated the new assessment notification letters will be mailed out shortly and the open book period will open next week and extend through October.

Next Meeting – Kunst noted the upcoming meeting will include discussion about detached accessory buildings, a restaurant proposal, and another public hearing.

New CEO – Kunst indicated the Town has hired Orval Quamme to fill the vacant, part-time code enforcement officer role.

Residential Development – Kufahl indicated the Town has issued building permits for 26 dwelling units so far this year and he anticipates reaching 30 or more total units for 2019.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLAN COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: September 19, 2019
SUBJECT: Certified Survey Map Review

APPLICANT: Gray's Rib Mountain LLC, Owner
PROPERTY OWNER(S): Gray's Rib Mountain LLC, TRS Development LLC

PROPERTY LOCATION: 4703, 4611, and 4605 Lilac Avenue
PARCEL NUMBER: #34.142807.006.007.00.00, #34.142807.006.025.00.00, #34.142807.006.24.00.00, #34.142807.006.34.00.00

ZONING CLASSIFICATION: Urban Commercial (UC) – Each Parcel
ADJACENT ZONING: UC (South, East, and West); SC (North); UDD (West)

REQUEST: Certified Survey Map approval for a series of lot line adjustments and creation of utility outlots.

NARRATIVE:

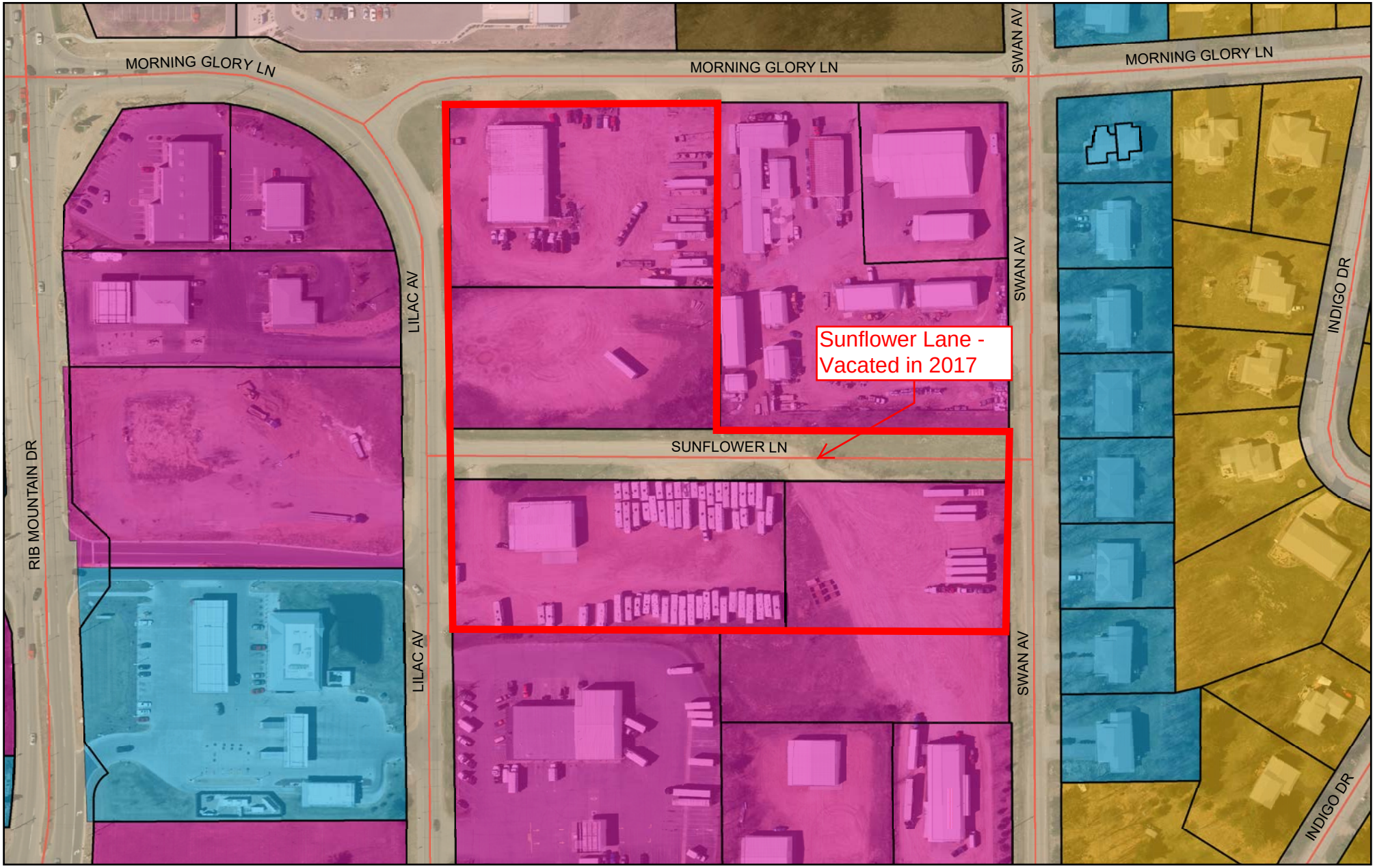
The applicant requests approval of a Certified Survey Map (CSM) for a series of lot line adjustments and the creation of utility outlots as part of a commercial redevelopment project along Lilac Avenue. As proposed, Lot 1 is planned for a new Culvers restaurant, Lots 2 and 3 are planned for a future retail development, Outlot 1 will contain a new lift station, and Outlot 2 will serve as an access road and regional stormwater management facility. Further, the CSM dedicates necessary right-of-way along Lilac Avenue for future roadway improvements, as identified in the recently completed Traffic Impact Analysis. Each proposed lot meets minimum requirements of the Town Zoning and Subdivision Ordinances.

ADDITIONAL CONSIDERATIONS:

- Proposed Outlot 1 shall be dedicated to the Rib Mountain Sanitary District, not the Metropolitan Sewerage District.

POSSIBLE ACTION:

1. Recommend approval of the Certified Survey Map request for the property addressed 4703 Lilac Avenue, as presented.
2. Recommend approval of the Certified Survey Map request for the property addressed 4703 Lilac Avenue, with conditions/modifications.
3. Recommend denial of the Certified Survey Map request for the property addressed 4703 Lilac Avenue.



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

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

Map Printed: 9/19/2019

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

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

0 115 230
Feet

N

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

MARATHON COUNTY CERTIFIED SURVEY MAP

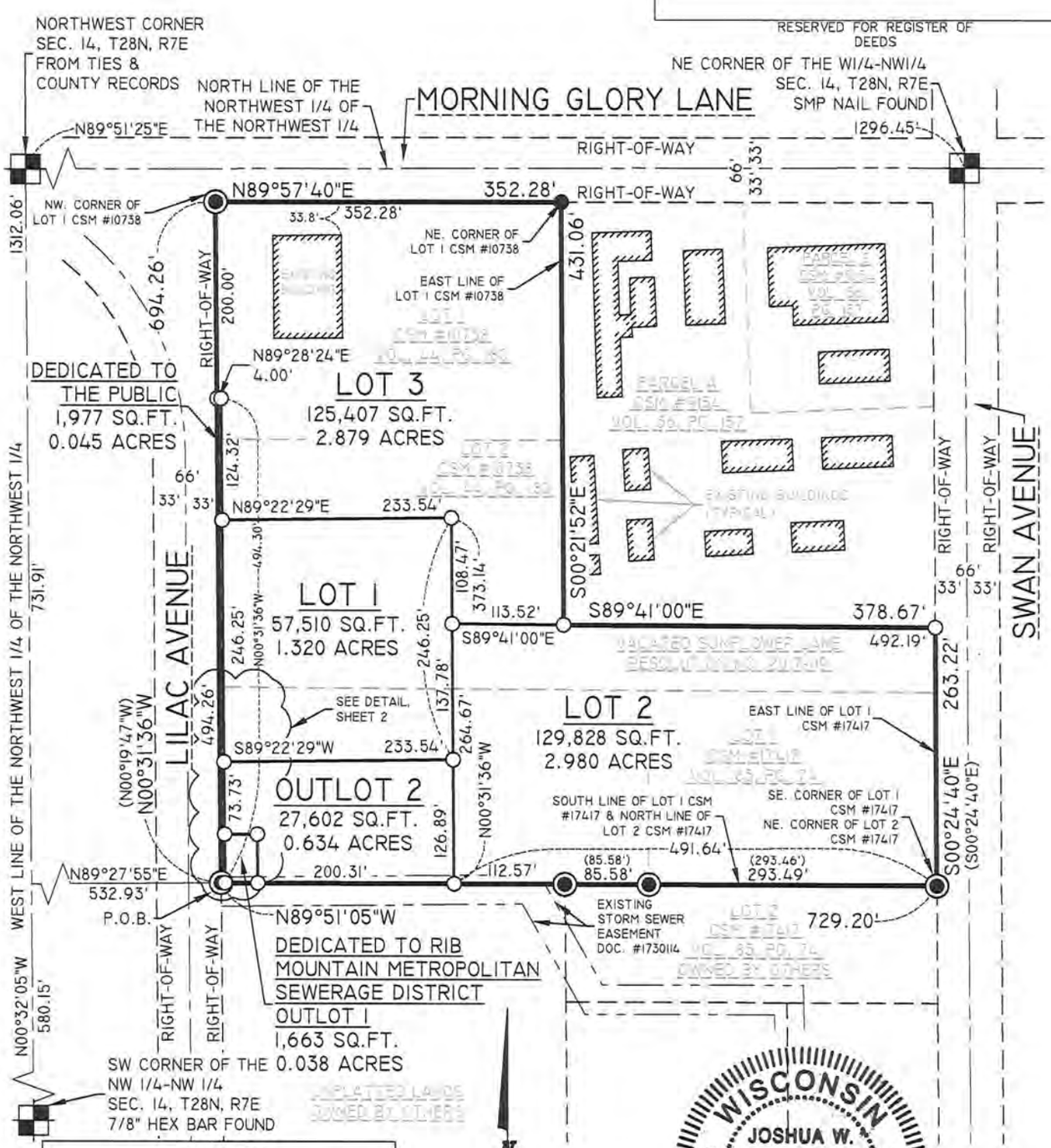
MAP NO._____VOLUME_____PAGE_____

PREPARED FOR: TRS DEVELOPMENT LLC.

LANDOWNERS: TRS DEVELOPMENT LLC. & GRAY'S RIB MOUNTAIN LLC.

OF ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 10738, RECORDED IN VOLUME 44, ON PAGE 180, AS DOCUMENT NUMBER 1174240, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17417, RECORDED IN VOLUME 83, ON PAGE 74, AS DOCUMENT NUMBER 1741984, AND VACATED SUNFLOWER LANE LYING BETWEEN LILAC AVENUE AND SWAN AVENUE, ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

RESERVED FOR REGISTER OF DEEDS



LEGEND

- ◉ - 3/4 IN. IRON BAR FOUND
- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET

126.00' - MEASURED BEARING/LENGTH
(126.00') - RECORDED BEARING/LENGTH

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
9-5-2019

DRAWING FILE: P:\5800-5899\5897A-Rybar\dwg\Survey\5897A CSM 2019.dwg

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

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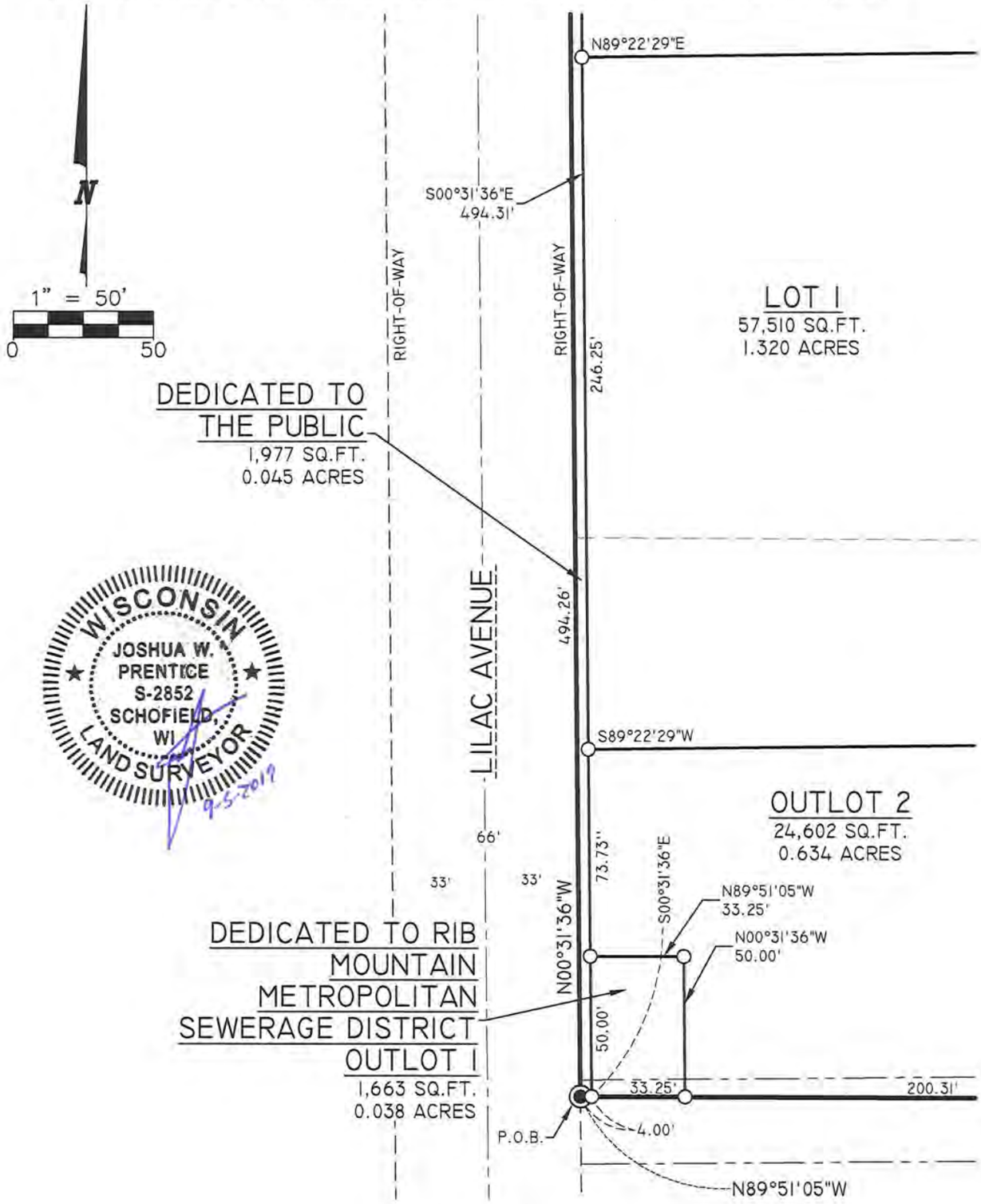

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
9-5-2019

LEGEND

- ● - 3/4 IN. IRON BAR FOUND
- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET

126.00' - MEASURED BEARING/LENGTH
(126.00') - RECORDED BEARING/LENGTH

NOTES:
1. FIELD SURVEY WAS COMPLETED ON 9-4-2019.
2. BEARINGS ARE BASED ON MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCE TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST MEASURED TO BEAR NORTH 00°32'05" WEST.

DRAWING FILE: P:\5800-5899\5897A-Ryan\dwg\Survey\5897A CSM 2019.dwg

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: TRS DEVELOPMENT LLC. **LANDOWNERS:** TRS DEVELOPMENT LLC. & GRAY'S RIB MOUNTAIN LLC.

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SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 10738, RECORDED IN VOLUME 44, ON PAGE 180, AS DOCUMENT NUMBER 1174240, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17417, RECORDED IN VOLUME 83, ON PAGE 74, AS DOCUMENT NUMBER 1741984, AND VACATED SUNFLOWER LANE LYING BETWEEN LILAC AVENUE AND SWAN AVENUE, ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE NORTH 00°32'05" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, 580.15 FEET; THENCE NORTH 89°27'55" EAST, 532.93 FEET TO THE EAST RIGHT-OF-WAY OF LILAC AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 00°31'36 WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF LILAC AVENUE, 694.26 FEET TO THE THE NORTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 10738 AND THE SOUTH RIGHT-OF-WAY LINE OF MORNING GLORY LANE; THENCE NORTH 89°57'40" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF MORNING GLORY LANE, 352.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 10738; THENCE SOUTH 00°21'52" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 10738, 431.06 FEET TO THE NORTH LINE OF VACATED SUNFLOWER LANE; THENCE SOUTH 89°41'00" EAST, COINCIDENT WITH SAID NORTH LINE OF VACATED SUNFLOWER LANE, 378.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF SWAN AVENUE; THENCE SOUTH 00°24'40" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SWAN AVENUE, 263.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17417 AND NORTHEAST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NUMBER 17417; THENCE NORTH 89°51'05" WEST, COINCIDENT WITH THE SOUTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 17417 AND THE WESTERLY EXTENSION THEREOF, 729.20 FEET TO SAID EAST RIGHT-OF-WAY LINE OF LILAC AVENUE AND POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 343,987 SQUARE FEET, 7.897 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TRS DEVELOPMENT LLC., AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E7, SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, MARATHON COUNTY AND THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 5TH DAY OF SEPTEMBER 2019

_____

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
9-5-2019

TOWN OF RIB MOUNTAIN
APPROVED FOR RECORDING UNDER THE TERMS OF THE TOWN OF RIB MOUNTAIN LAND DIVISION ORDINANCE.

BY: _____

DATE: _____

APPROVED FOR RECORDING UNDER THE TERMS OF THE MARATHON CO. LAND DIVISION REGULATIONS.
BY_____
DATE_____
MARATHON CO. CONSERVATION, PLANNING AND ZONING DEPT.
CPZ TRACKING#_____

CITY OF WAUSAU - EXTRATERRITORIAL
THIS CSM LIES WITHIN THE CITY OF WAUSAU EXTRATERRITORIAL LIMITS AND IS HEREBY APPROVED FOR RECORDING.

BY: _____

DATE: _____

DRAWING FILE: P:\3800-5595\5597A-Ryder\dwg\Survey\5597A CSM 2019.dwg

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: TRS DEVELOPMENT LLC. **LANDOWNERS:** TRS DEVELOPMENT LLC. & GRAY'S RIB MOUNTAIN LLC.

OF ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 10738, RECORDED IN VOLUME 44, ON PAGE 180, AS DOCUMENT NUMBER 1174240, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17417, RECORDED IN VOLUME 83, ON PAGE 74, AS DOCUMENT NUMBER 1741984, AND VACATED SUNFLOWER LANE LYING BETWEEN LILAC AVENUE AND SWAN AVENUE, ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

TRS DEVELOPMENT LLC., A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID TRS DEVELOPMENT LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON

THIS_____, DAY OF _____, 2019

IN THE PRESENCE OF: TRS DEVELOPMENT LLC.

_____, MEMBER

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
9-5-2019

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2019

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____

NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: TRS DEVELOPMENT LLC. **LANDOWNERS:** TRS DEVELOPMENT LLC. & GRAY'S RIB MOUNTAIN LLC.

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LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

GRAY'S RIB MOUNTAIN LLC., A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID GRAY'S RIB MOUNTAIN LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON

THIS_____, DAY OF _____, 2019

IN THE PRESENCE OF: GRAY'S RIB MOUNTAIN LLC.

_____, MEMBER

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
9-5-2019

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2019

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____

NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

REPORT TO: PLAN COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: September 17, 2019
SUBJECT: Conditional Use Review

APPLICANT: Gray's Rib Mountain LLC, Owner

PROPERTY LOCATION: 4703 Lilac Avenue
PARCEL #: 34.142807.006.007.00.00

REQUEST: Conditional Use approval a New Drive-Through Restaurant

ZONING: Urban Commercial (UC)
ADJACENT ZONING: UC (North, South, East & West); UDD (North)
FUTURE LAND USE MAP DESIGNATION: Commercial

NARRATIVE:
The applicant seeks Plan Commission recommendation on a conditional use request for a new 4,300 square foot Culvers restaurant at the property addressed 4703 Lilac Avenue. Drive-Through restaurants are handled as a conditional use (In-Vehicle Sales or Service) in the Urban Commercial (UC) zoning district. The proposal also includes a request for an electronic message sign, which is also handled as a conditional use in the UC district. Specific zoning standards for both In-Vehicle Sales or Service and Electronic Message Signs are found below.

IN-VEHICLE SALES OR SERVICE STANDARDS:
Includes all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes.:

1. Permitted by Right: Not Applicable
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations: {EO, SO, NC, SC, UC, CC}
    a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer. **Staff recommends adding crosswalk striping between the access road sidewalk and the patio area.**
    b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. **This condition is met. Further, the applicant has worked with the Town to dedicate the necessary right-of-way along Lilac Avenue for future roadway improvements.**
    c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section. **This condition is met.**
    d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure. **This condition is met.**
    e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4-ton axle load. **This condition is met.**

f. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property. **Not applicable as the subject property is not adjacent to any residentially zoned property.**

g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines. **This condition is met.**

Parking Regulations: One space for each employee on the largest shift + One space per every three patron seats or one per three persons at maximum capacity.

ELECTRONIC MESSAGE SIGN STANDARDS:

(a) Electronic message signs are only permitted through issuance of a conditional use permit per Section 17.225 and may only be installed as an integral and subordinate portion of a monument or pylon sign configurations (and not a wall, projecting, window or any other sign configuration). **This condition is met.**

(b) Electronic message signs may be permitted as a conditional use, per Section 17.225, within the UC, SC, and SR-3 zoning districts, or part of an approved UDD project. **The subject property is zoned Urban Commercial (UC) and therefore eligible for conditional use consideration.**

(c) No electronic message signs shall be permitted within 100 feet of a neighboring residential zoning district. **This condition is met. The nearest residentially zoned property is over 700 feet from the proposed sign.**

(d) Electronic message signs shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake, or include any other form of movement or motion during the message interval.

(e) The message interval, or the minimum amount of time a message is required to be displayed, shall not be less than the following:

1. 10 seconds for properties within the USH 51 and STH 29 Overlay District (per Section 17.039). **Not applicable.**
2. 30 seconds for properties outside of the USH 51 and STH 29 Overlay District. **The subject property falls under this standard.**

(f) The electronic message sign area or display face shall be included in the calculation of sign measurement and shall not exceed 50 percent of total sign area (per Section 17.213(3)(b)(l) - Sign Measurement). **The proposal calls for 17.52 ft.^{2} of electronic message area, representing 40% of the overall monument sign area.**

(g) Electronic message signs shall be equipped with a sensor or other device programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e., sunrise to sunset) and night time hours (i.e., sunset to sunrise). **This condition is met.**

(h) The electronic message sign shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction. **This condition is met.**

SITE PLAN DETAILS:

Current Land Use: Vacant, Formerly Light Industrial
Proposed Land Use: Commercial

Proposed Site Visitors:
1) Employees: 18
2) Customers: 1,000 – 2,000

Hours of Operation: 10:00 AM – 10:00 PM

Ingress/Egress Access:
- Access to the property is provided off of Lilac Avenue.

Parking (1 per 3 patron seats + 1 per employee on the largest shift)
1) Total Parking Required = 53 spaces
2) Total Parking Provided = 65 spaces

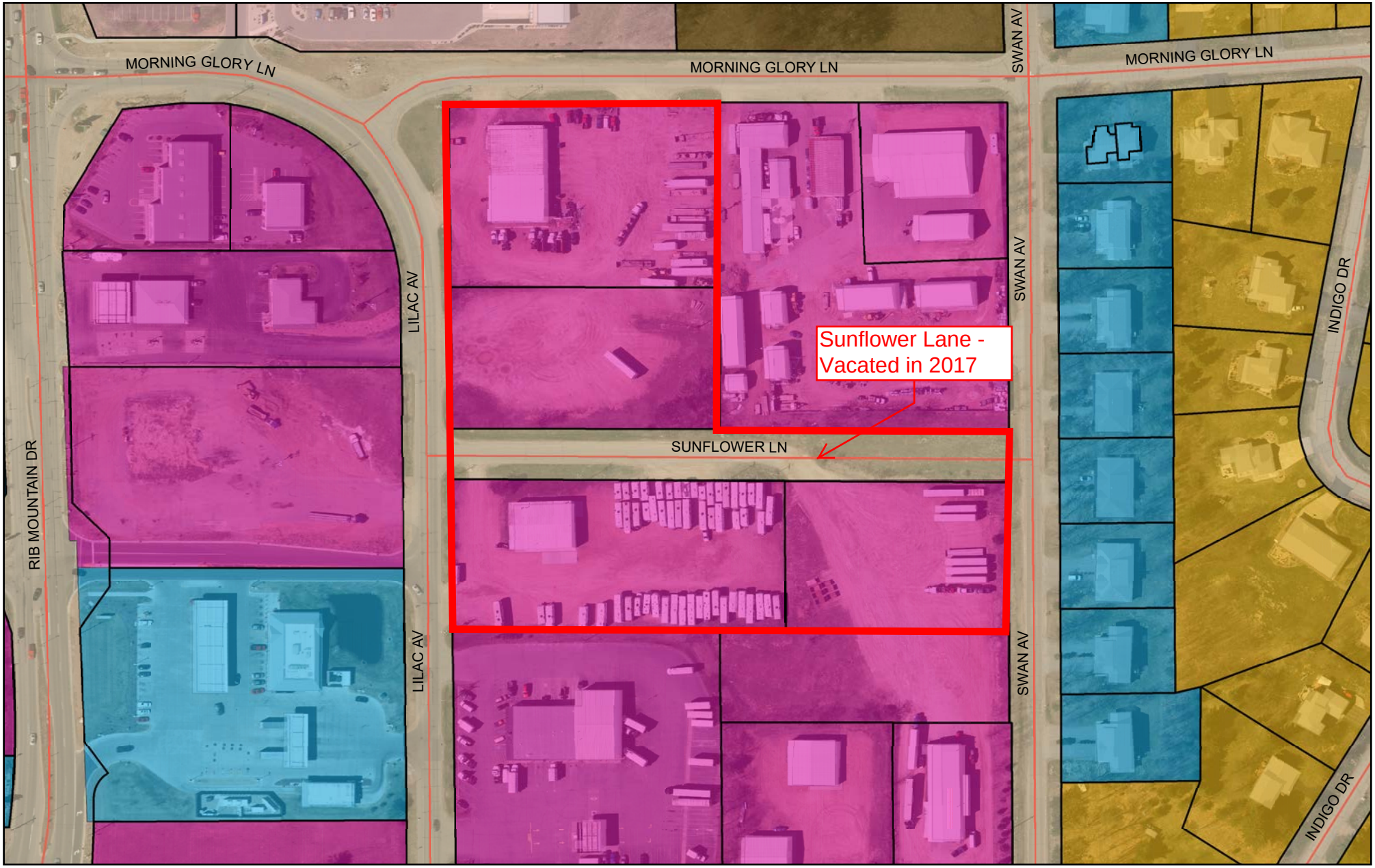
Landscaping
1) Landscape Surface Ratio
   - Required - 0.10
   - Proposed - 0.32
2) Landscape Points
   - Building Foundation
     - Required – 122
     - Provided – 135
   - Developed Lots
     - Required – 43
     - Provided – 0
   - Street Frontage
     - Required – 166
     - Provided – 261
   - Paved Area
     - Required – 260
     - Provided – 273
   - Total
     - Required – 591
     - Provided – 669

ADDITIONAL CONSIDERATION(S):
- Proposal calls for four (4) building signs
  - Maximum allowable of two (2)
- Approval should be conditioned on final approval of a stormwater management plan by the Street and Park Superintendent
- Approval should be conditioned on final approval of a stormwater management maintenance agreement by the Street and Park Superintendent
- Approval should be conditioned upon the Town receiving cross access agreements permitted Culvers access to each proposed private access road, as both fall outside of the Culvers property.
- Applicant does not indicate landscape point for the Town's 'Developed Lot' requirements; however, staff determined the some of the proposed 'Street Frontage' plantings (which exceed minimums) actually meet the requirements for 'Developed Lots.'

ACTIONS TO BE TAKEN:
1. Recommend approval of the conditional use for a new drive-through restaurant at the property addressed 4703 Lilac Avenue, as presented.

2. Recommend approval of the conditional use for a new drive-through restaurant at the property addressed 4703 Lilac Avenue, with conditions/modifications.

3. Recommend denial of the conditional use for a new drive-through restaurant at the property addressed 4703 Lilac Avenue.



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

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

Map Printed: 9/19/2019

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

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

0 115 230
Feet

N

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

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

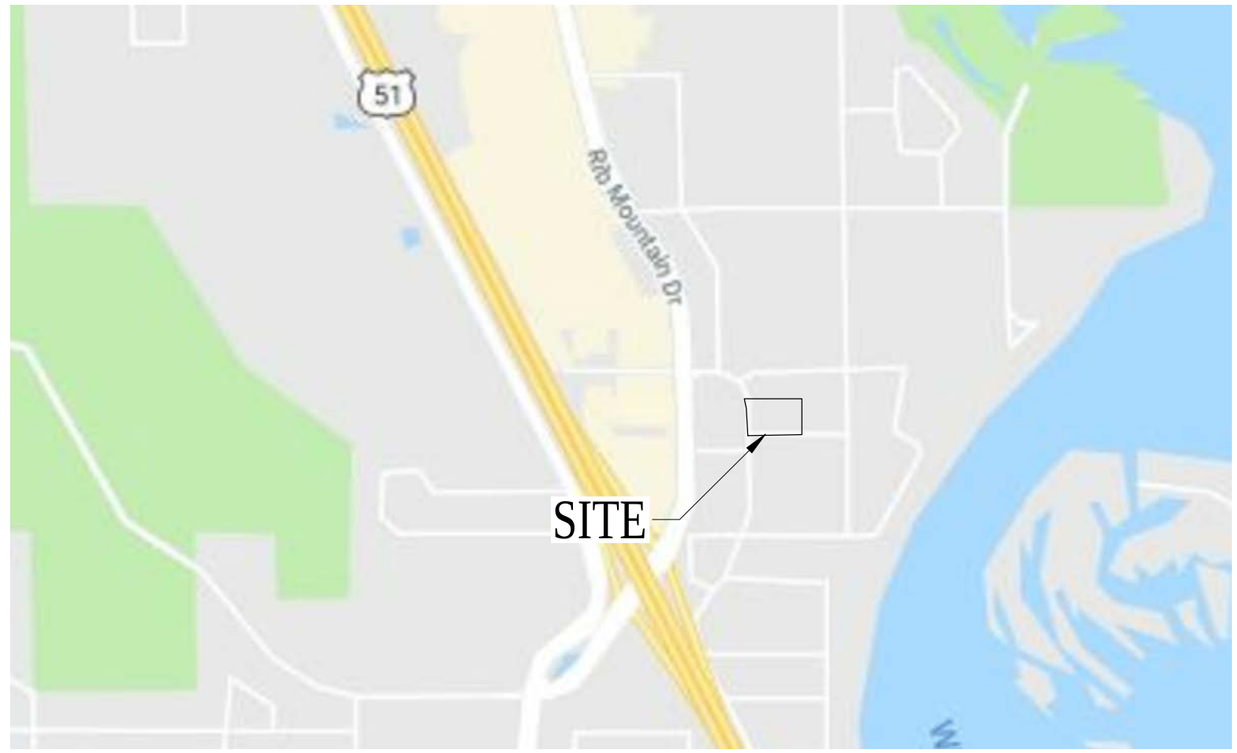
INDEX OF SHEETS

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

TOTAL SHEETS = 16

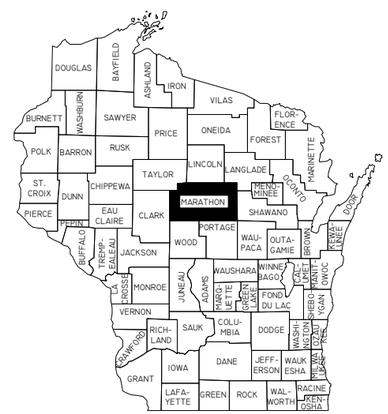
LIST OF STANDARD ABBREVIATIONS

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



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

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



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UTILITY CONTACTS:

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

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

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

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

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

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

OWNER:
GRAY'S RIB MOUNTAIN LLC

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

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

APPROVING AUTHORITIES:
TOWN OF RIB MOUNTAIN
WDNR
DSPS

LEGEND

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

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

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

N

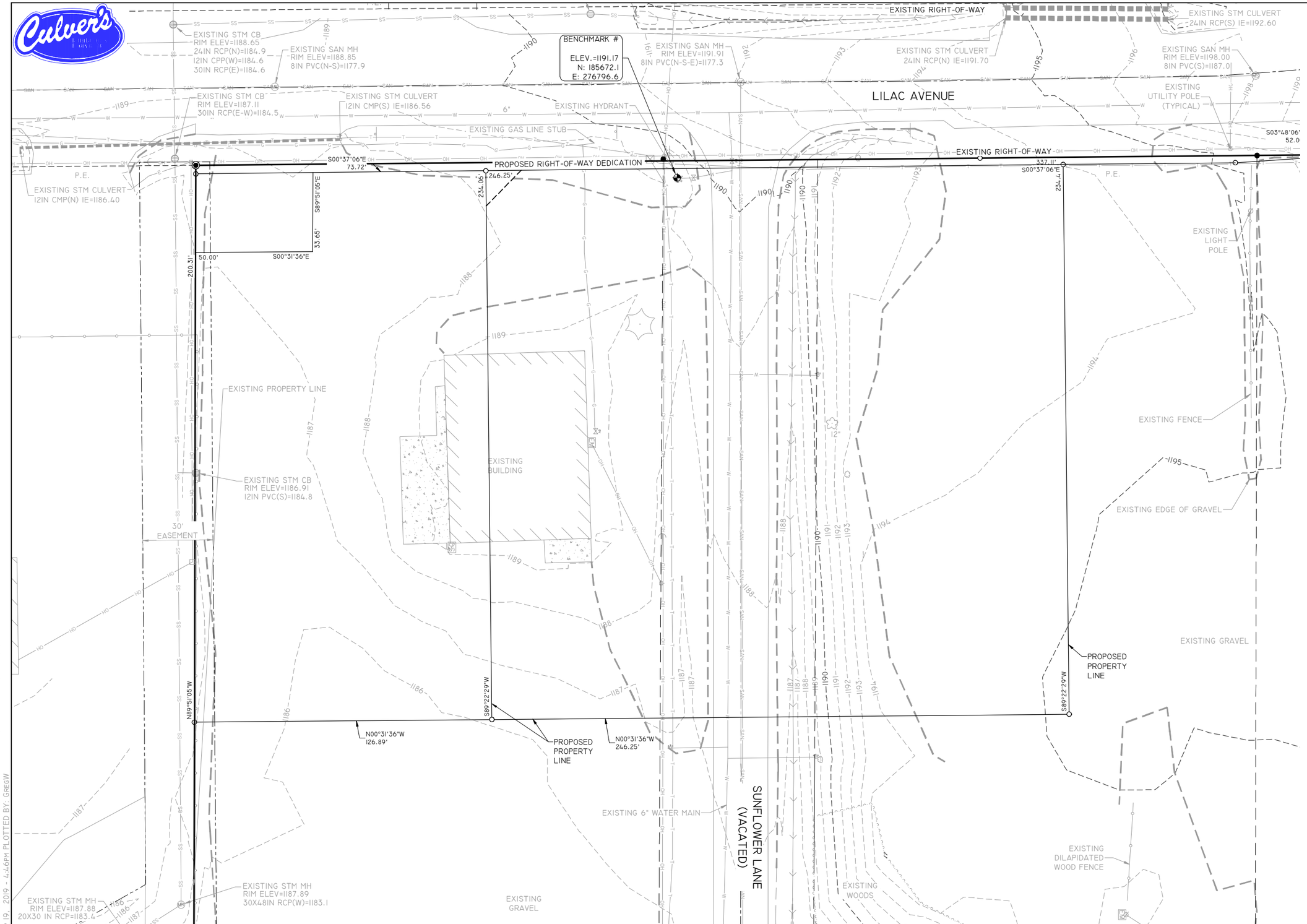
DATE	REVISION	BY	CHK'D
	5a-6		

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 09/19/2019

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

REI
REI No. 5897E
SHEET 001

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-001-TITLE.DWG LAYOUT: 001
PLOTTED: Sep 19, 2019 - 4:46PM PLOTTED BY: GREGW



SURVEY NOTES:

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

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

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

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

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

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

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

DATE	REVISION	BY	CHK'D

5a-7

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EXISTING SITE CONDITIONS

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

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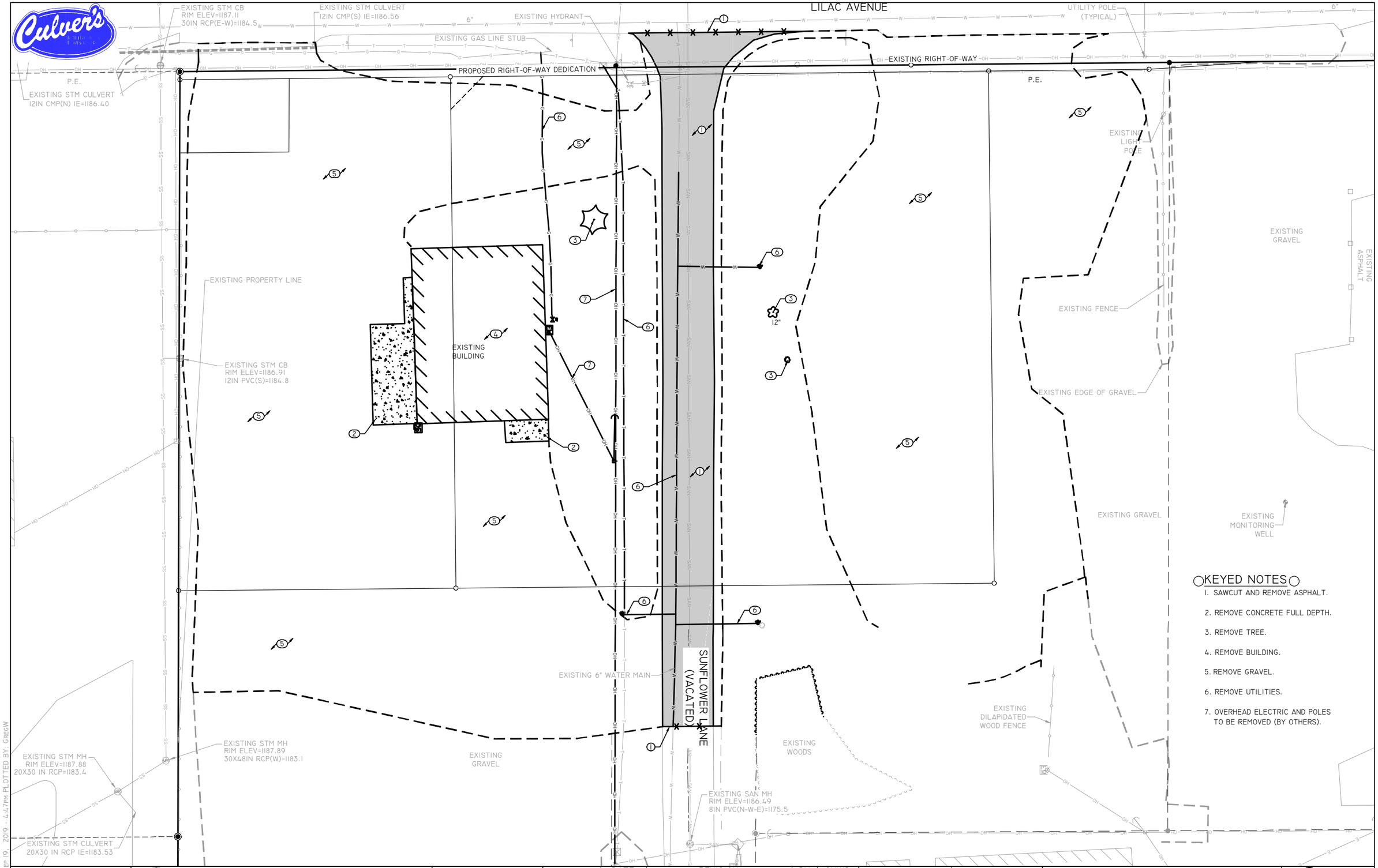

KEYED NOTES

1. SAWCUT AND REMOVE ASPHALT.
2. REMOVE CONCRETE FULL DEPTH.
3. REMOVE TREE.
4. REMOVE BUILDING.
5. REMOVE GRAVEL.
6. REMOVE UTILITIES.
7. OVERHEAD ELECTRIC AND POLES TO BE REMOVED (BY OTHERS).

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-020-D0-DEMO.DWG LAYOUT: 020
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DRAWN BY: NAP	DATE: 09/19/2019

DEMO PLAN

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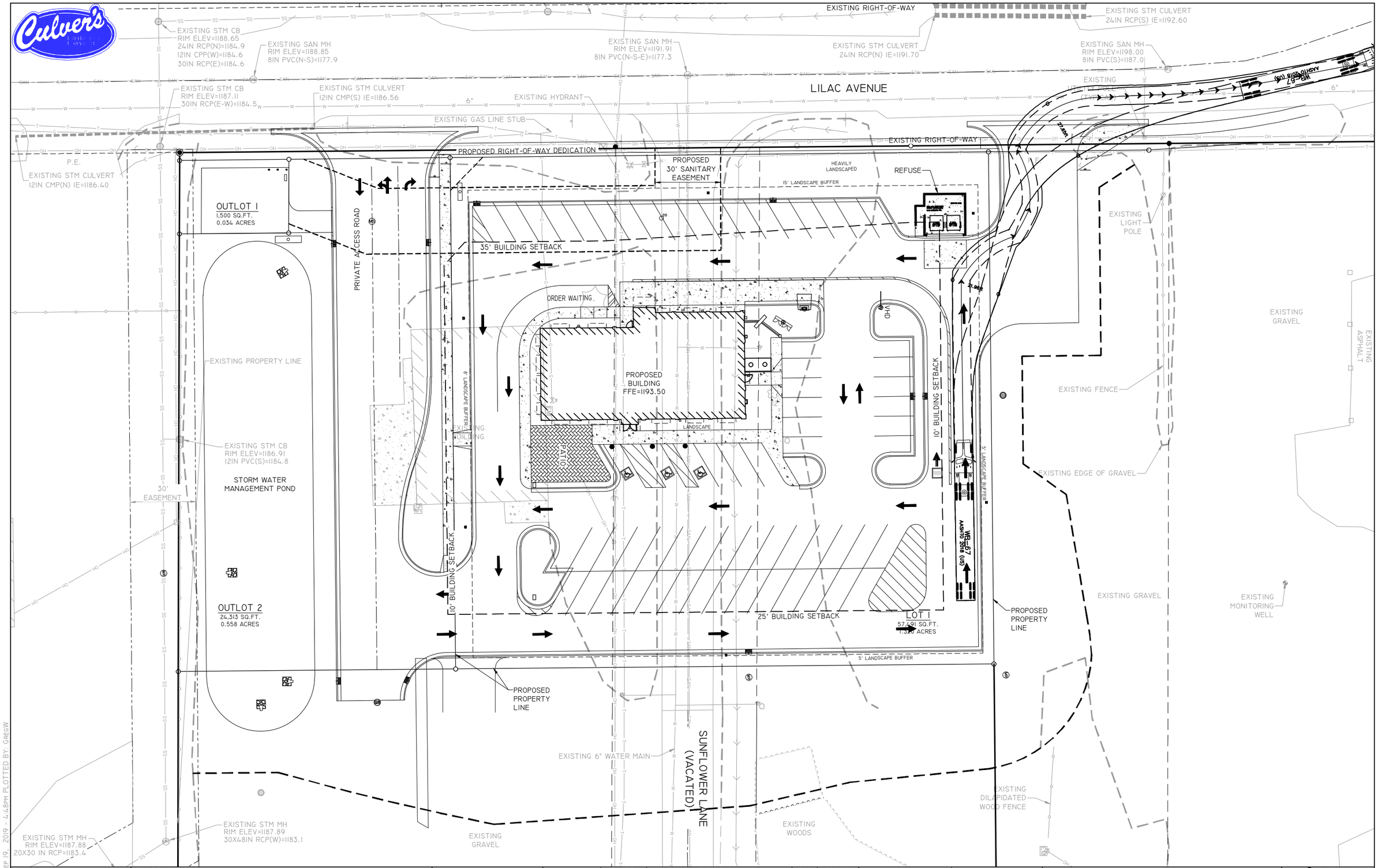
TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

REI No. 5897E
SHEET 020



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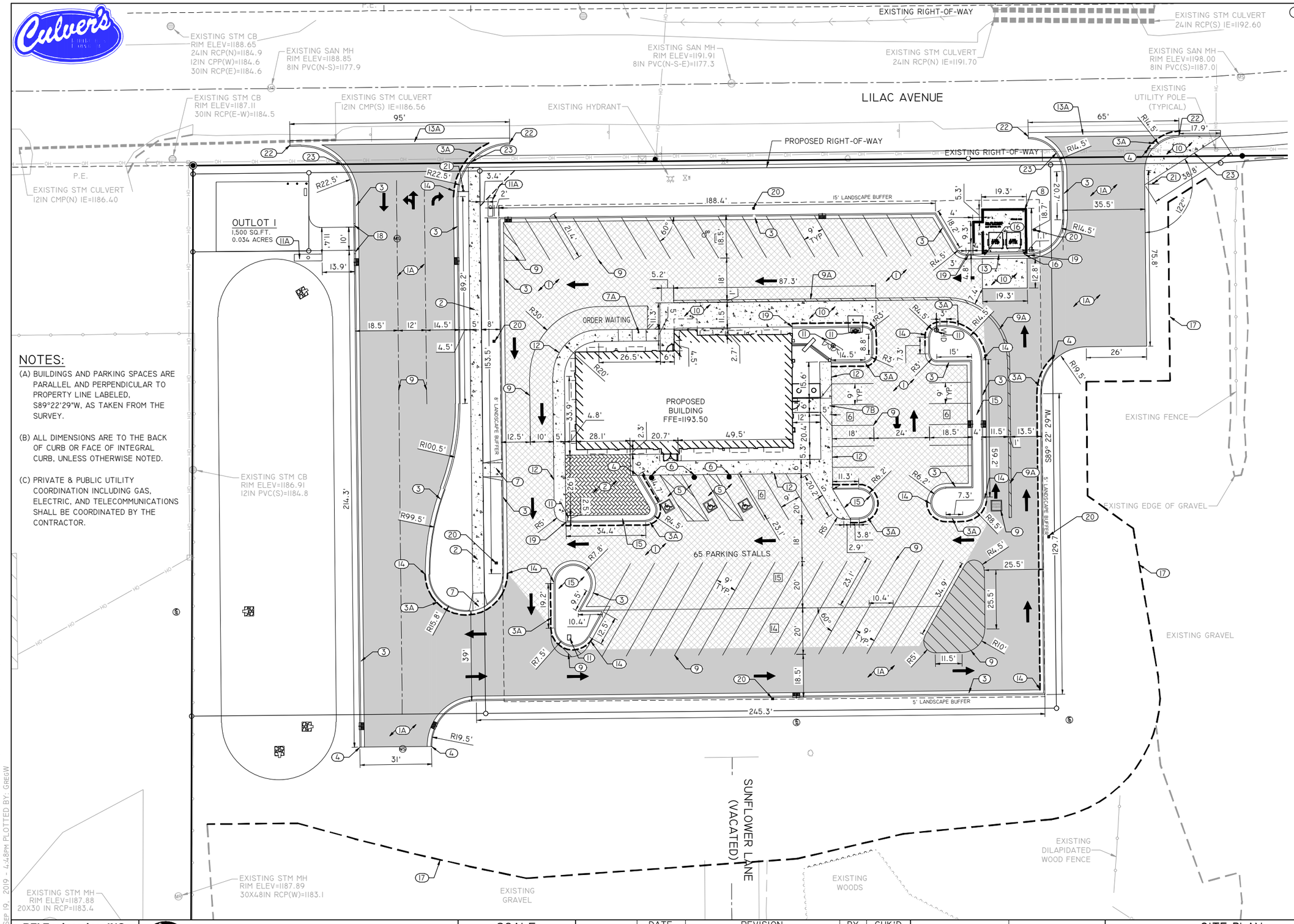
DRAWN BY: NAP | DATE: 09/19/2019

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

REI
REI No. 5897E
SHEET 030



NOTES:

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

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

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

KEYED NOTES

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

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

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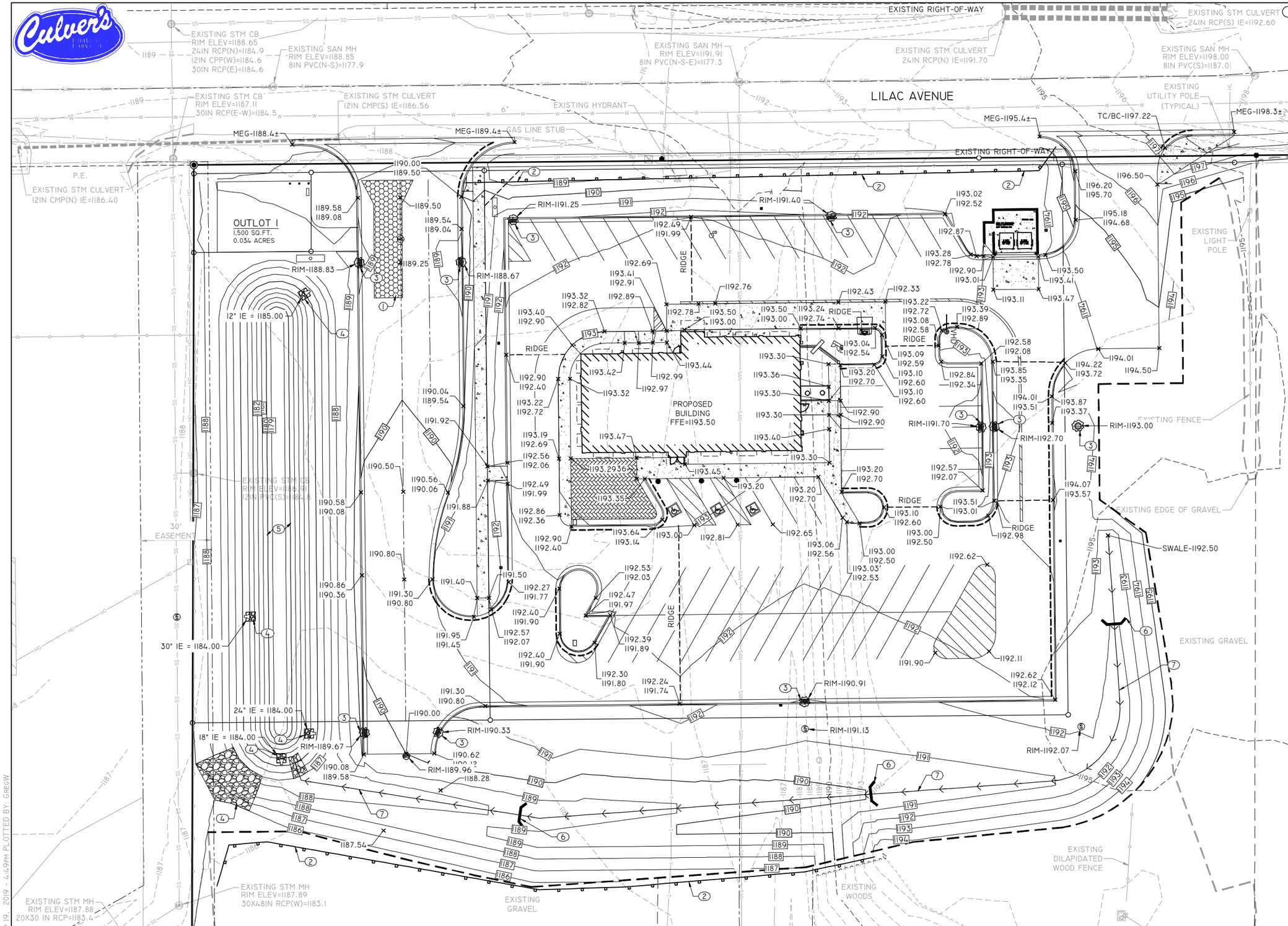
SHEET 100



KEYED NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/810.
2. INSTALL SILT FENCE. SEE DETAIL B/810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/810.
4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL D/810.
5. WET DETENTION POND. USE AS SEDIMENT BASIN DURING CONSTRUCTION. SEE DETAIL A/811.
   TOP = 1188.00
   BOTTOM = 1179.00
   10'-WIDE WEIR = 1187.00
   INSTALL TYPE A LINER FROM ELEVATION 1179.00-1186.00 PER SPECIFICATIONS OF APPENDIX D OF WDNR TECHNICAL STANDARD 1001. SEE DETAIL E/810.
6. INSTALL DITCH CHECKS. SEE DETAIL M/800.
7. DRAINAGE SWALE. SEE DETAIL A2/810.

SUGGESTED SEQUENCING:

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

NOTES:

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

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

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

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

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

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

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

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

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DRAWN BY: NAP	DATE: 09/19/2019

GRADING & EROSION CONTROL PLAN
CULVER'S RESTAURANT
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TOWN OF RIB MOUNTAIN, MARATHON CO., WISCONSIN

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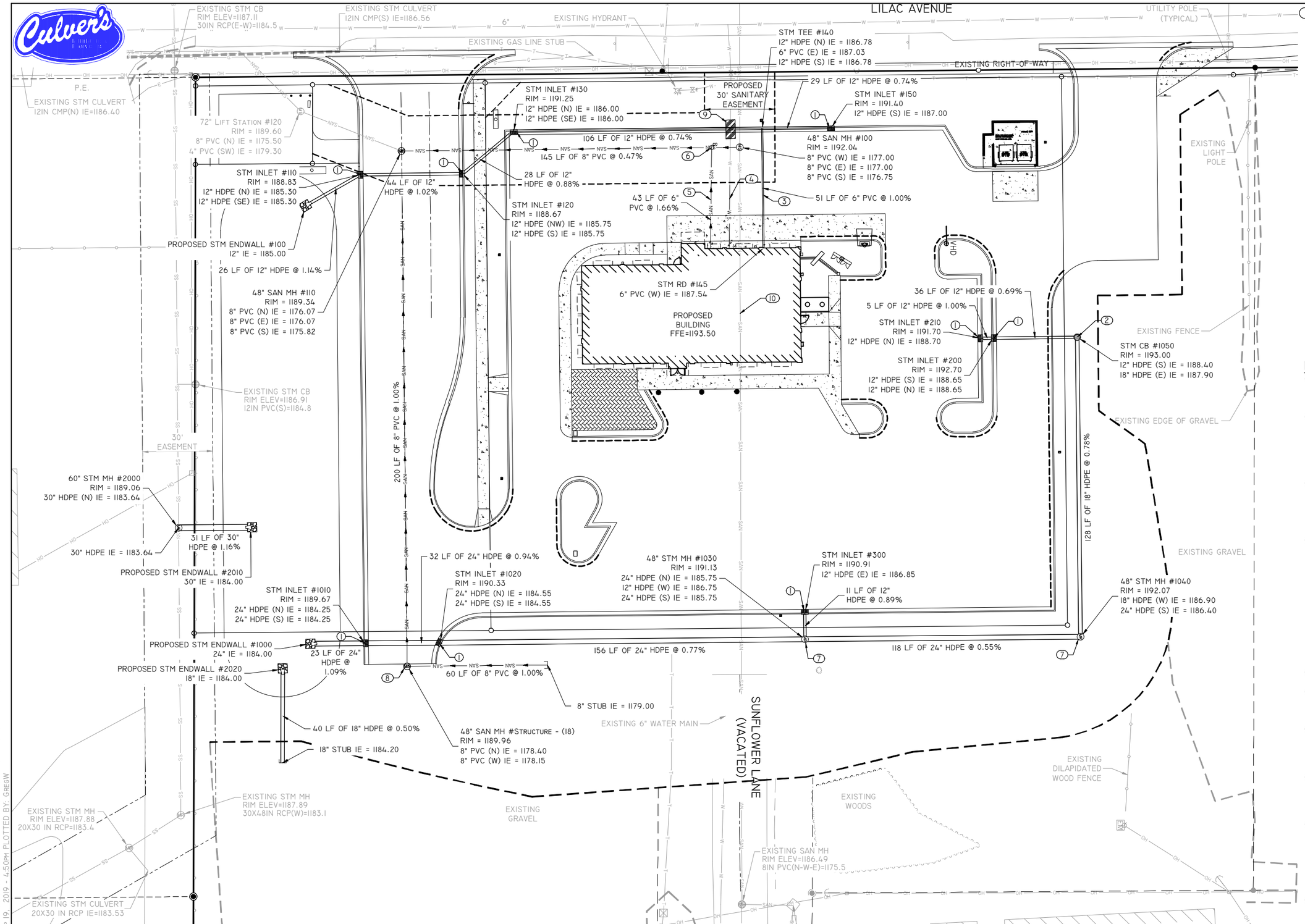

KEYED NOTES

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

NOTES:

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

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

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

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

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

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

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

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

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

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

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DRAWN BY: NAP	DATE: 09/19/2019

UTILITY PLAN

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

REI No. 5897E
SHEET 300

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PLOTTED: SEP 19, 2019 - 4:50PM PLOTTED BY: GREGW

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TD PLANTING.
3. HYDROSEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
5. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FDR THE SIZES GIVEN.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF TWO STAKES.
7. 2'-4' SIZE RANGE FOR DECORATIVE-FRACTURED LANDSCAPE BOULDERS AS NOTED PER PLAN LOCATIONS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
8. 4"-6" DEPTH OF DECORATIVE-FRACTURED RIP RAP BE PLACED IN SPECIFIED LANDSCAPE PLANTING BEDS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
9. 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE MULCH RINGS.
10. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
11. 1/8" X 4" ALUMINUM EDGING-BRONZE FINISH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE RINGS.
12. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANT SCHEDULE:

TYPE	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREE	3	2.5" CAL	ACER X FREEMANII 'SIENNA GLEN'	'SIENNA GLEN' MAPLE
DECIDUOUS TREE	10	2" CAL	SYRINGA RETICULATA 'IVORY SILK'	'IVORY SILK' JAPANESE TREE LILAC
DECIDUOUS TREE	4	2.5" CAL	ACER X FREEMANII 'AUTUMN BLAZE'	'AUTUMN BLAZE' MAPLE
ORNAMENTAL TREE	5	1.5" CAL.	MALUS 'ROYAL RAINDROPS'	'ROYAL RAINDROPS' CRABAPPLE
EVERGREEN TREE	3	5'-8' B&B	ABIES CONCOLOR	WHITE FIR
EVERGREEN SHRUB	5	10 GAL	THUJA OCCIDENTALIS 'RUSHMORE'	'RUSHMORE' ARBORVITAE
EVERGREEN SHRUB	10	3 GAL	BUXUS 'GLENCOE'	'CHICAGOLAND GREEN' BOXWOOD
DECIDUOUS SHRUB	7	3 GAL	CORNUS SERICEA 'BAILADELINE'	'FIREDANCE' DOGWOOD
DECIDUOUS SHRUB	11	3 GAL	CORNUS ALBA 'BYBOUGHEN'	'NEON BURST' DOGWOOD
DECIDUOUS SHRUB	9	3 GAL	SALIX PURPUREA 'NANA'	DWARF ARCTIC BLUE WILLOW
ORNAMENTAL GRASS	9	1 GAL	PANICUM VIRGATUM 'NORTHWIND'	'NORTHWIND' SWITCHGRASS
ORNAMENTAL GRASS	3	1 GAL	C. ACUTIFLORA 'ELDORADO'	'ELDORADO' FEATHER REED GRASS
ORNAMENTAL GRASS	20	1 GAL	C. ARUNDINACEA VAR. BRACHYTRICHA	'BRACHYTRICHA' FEATHER REED GRASS
PERENNIAL	168	1 GAL	RUDBECKIA HIRTA	BLACK EYED SUSAN

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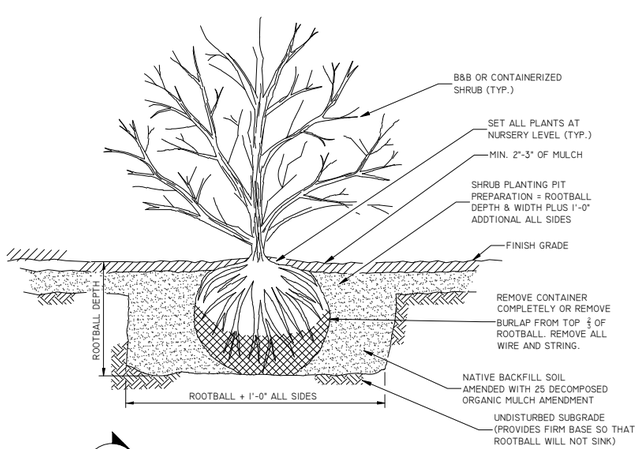
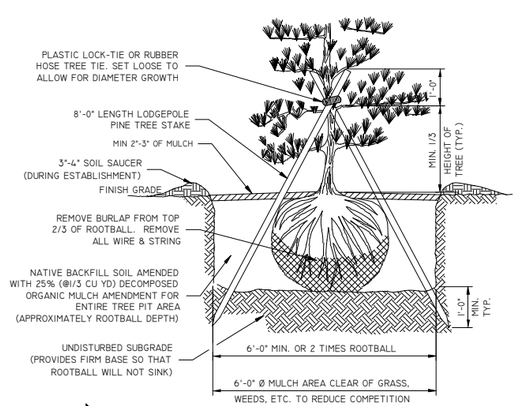


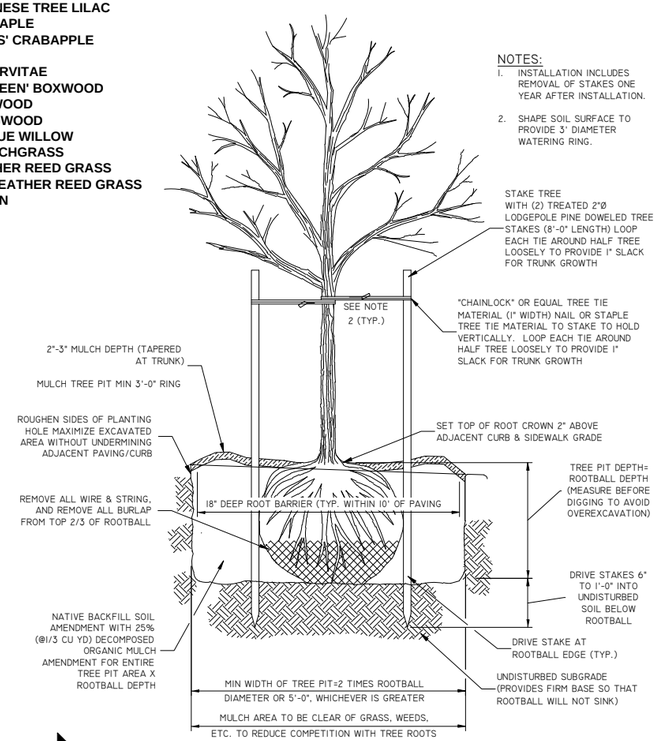
1 / 400 SHRUB PLANTING DETAIL
NTS

LABELED TURF AREAS TO BE:

Sunny/Shade Seed Mixture
30% Bonaire Kentucky Bluegrass
20% Intrigue Chewings Fescue
30% Boreal Creeping Red Fescue
20% Evening Shade Perennial Ryegrass
Seeding rate: 5-6 lbs. per 1,000 sq. ft.



2 / 400 EVERGREEN PLANTING DETAIL
NTS



3 / 400 DECIDUOUS TREE PLANTING DETAIL
NTS

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NO SCALE

DATE	REVISION	BY	CHK'D

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DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: DS | DATE: 09/19/2019

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

REI
REI No. 5897E
SHEET 400

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*BUILDING FOUNDATIONS
(122 PTS REQ'D - 135 PTS SHOWN)

*DEVELOPED LOTS
(43 PTS REQ'D - 0 PTS SHOWN)

*STREET FRONTAGE
(166 PTS REQ'D - 261 PTS SHOWN)

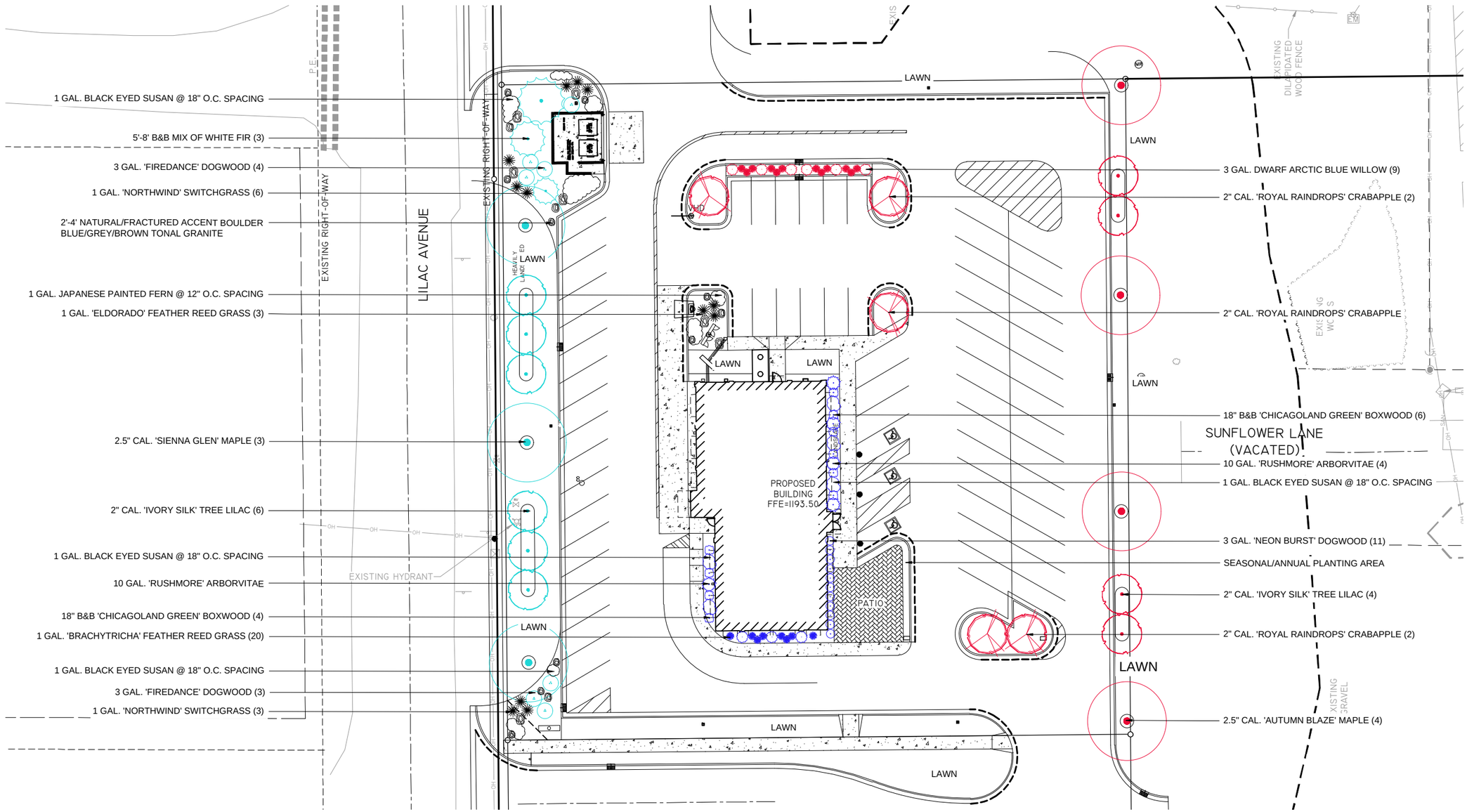
*PAVED AREA
(260 PTS REQ'D - 273 PTS SHOWN)

Irrigation

Quantity	Symbol	Description	Part Number	Pressure	Flow	Radius
Sprinklers						
8		Hunter 8A-90 - PROS-04-PRS30-CV	8A	30 psi	0.29 gpm	8 ft
6		Hunter 8H - PROS-04-PRS30-CV	8H	30 psi	0.47 gpm	8 ft
2		Hunter I-20-1.5 - I-20-ADS	1.5	50 psi	1.6 gpm	34 ft
5		Hunter I-20-2.5 Blue - I-20-ADS	2.5	45 psi	2.5 gpm	35 ft
1		Hunter MP Left Strip - PROS-04-PRS40-CV	MPStrip	30 psi	0.19 gpm	14 x 4 ft
1		Hunter MP Right Strip - PROS-04-PRS40-CV	MPStrip	30 psi	0.19 gpm	14 x 4 ft
43		Hunter MP Side Strip - PROS-04-PRS40-CV	MPStrip	30 psi	0.38 gpm	28 x 4 ft
27		Hunter MP1000 180° - PROS-04-PRS40-CV	MP1000 90-210°	30 psi	0.32 gpm	12 ft
2		Hunter MP1000 90° - PROS-04-PRS40-CV	MP1000 90-210°	30 psi	0.16 gpm	12 ft
5		Hunter MP2000 180° - PROS-04-PRS40-CV	MP2000 90-210°	30 psi	0.63 gpm	17 ft
1		Hunter MP2000 90° - PROS-04-PRS40-CV	MP2000 90-210°	30 psi	0.33 gpm	18 ft
Control Valves						
5		Hunter PCZ-101-40	PCZ-10140			
5		Hunter PGV-101MB	PGV-101MB			
Mainline Pipe						
649 ft		Poly 100 1"	0			
Drip Tubing						
5069 ft		Netafim TLCV9-12	TLCV9-12			

Know what's below. Call before you dig.

REVI DESIGN, LLC.
Design | Build | Maintain
911 sixth street
Wausau| Wi | 54403
715.355.REVI(7384)
www.revi-design.com



DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-400-LANDSCAPING.DWG LAYOUT: 401
PLOTTED: SEP 19, 2019 - 4:52PM PLOTTED BY: GREGW

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

REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

DATE	REVISION	BY	CHK'D

5a-14

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: DS	DATE: 09/19/2019

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

REI No. 5897E
SHEET 401

*BUILDING FOUNDATIONS
(122 PTS REQ'D - 135 PTS SHOWN)

*DEVELOPED LOTS
(43 PTS REQ'D - 0 PTS SHOWN)

*STREET FRONTAGE
(166 PTS REQ'D - 261 PTS SHOWN)

*PAVED AREA
(260 PTS REQ'D - 273 PTS SHOWN)

Irrigation

Quantity	Symbol	Description	Part Number	Pressure	Flow	Radius
Sprinklers						
8		Hunter 8A-90 - PROS-04-PRS30-CV	8A	30 psi	0.29 gpm	8 ft
6		Hunter 8H - PROS-04-PRS30-CV	8H	30 psi	0.47 gpm	8 ft
2		Hunter I-20-1.5 - I-20-ADS	1.5	50 psi	1.6 gpm	34 ft
5		Hunter I-20-2.5 Blue - I-20-ADS	2.5	45 psi	2.5 gpm	35 ft
1		Hunter MP Left Strip - PROS-04-PRS40-CV	MPStrip	30 psi	0.19 gpm	14 x 4 ft
1		Hunter MP Right Strip - PROS-04-PRS40-CV	MPStrip	30 psi	0.19 gpm	14 x 4 ft
43		Hunter MP Side Strip - PROS-04-PRS40-CV	MPStrip	30 psi	0.38 gpm	28 x 4 ft
27		Hunter MP1000 180° - PROS-04-PRS40-CV	MP1000 90-210°	30 psi	0.32 gpm	12 ft
2		Hunter MP1000 90° - PROS-04-PRS40-CV	MP1000 90-210°	30 psi	0.16 gpm	12 ft
5		Hunter MP2000 180° - PROS-04-PRS40-CV	MP2000 90-210°	30 psi	0.63 gpm	17 ft
1		Hunter MP2000 90° - PROS-04-PRS40-CV	MP2000 90-210°	30 psi	0.33 gpm	18 ft
Control Valves						
5		Hunter PCZ-101-40	PCZ-10140			
5		Hunter PGV-101MB	PGV-101MB			
Mainline Pipe						
649 ft		Poly 100 1"	0			
Drip Tubing						
5069 ft		Netafim TLCV9-12	TLCV9-12			

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715.355.REVI(7384)
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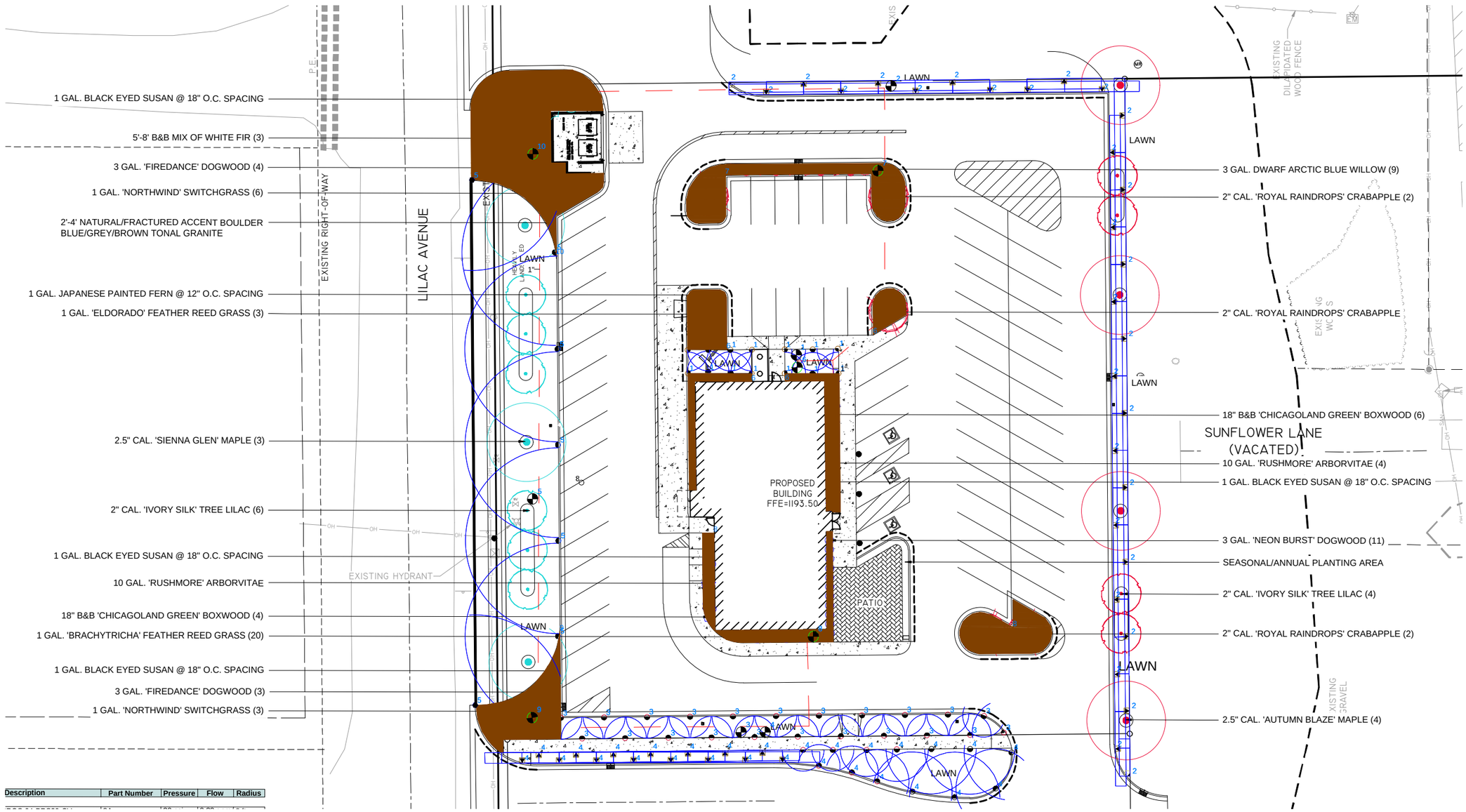

Description	Part Number	Pressure	Flow	Radius

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

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

N

DATE	REVISION	BY	CHK'D

5a-15

DESIGNED BY: GSW | CHECKED BY: JJB
SURVEYED BY: JLR/JJM | APPROVED BY: JJB
DRAWN BY: DS | DATE: 09/19/2019

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

REI No. 5897E
SHEET 402

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-400-LANDSCAPING.DWG LAYOUT: 402
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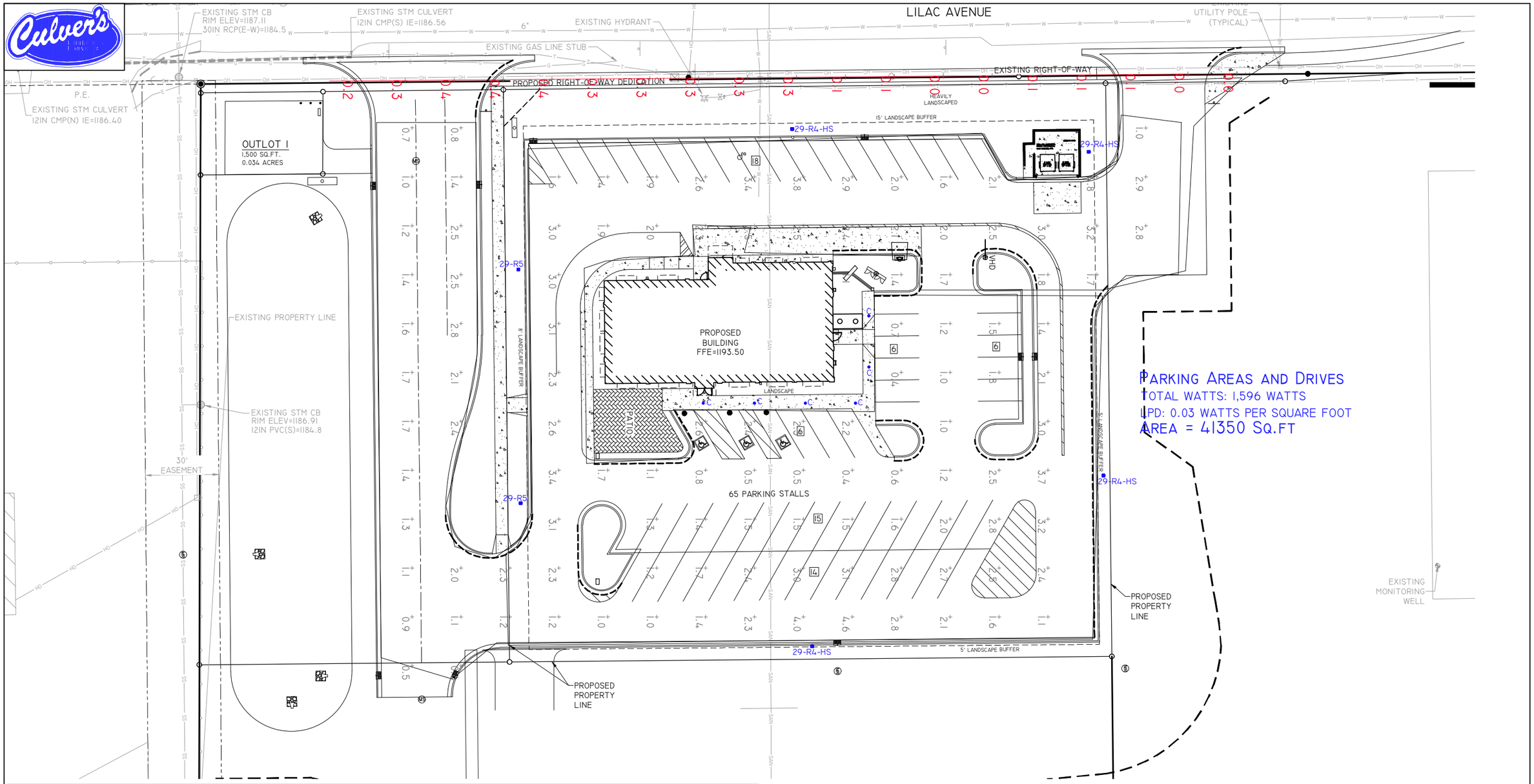

SITE LIGHTING PLAN FOR RIB MOUNTAIN CITY APPROVALS - ANY ADDITIONAL SIDEWALK OR DRIVE THRU LIGHTING WILL FALL UNDER IECC STATE OF WISCONSIN LIGHTING APPROVALS

Luminaire Schedule
Scene: GENERAL

Symbol	Qty	Label	Description	Tag
	2	29-R5	LED FIXTURE MOUNTED ON 24' POLE WITH 6 INCH AFG SONOTUBE BASE	LSI XMR5WLED29L50UNVBRZ
	4	29-R4-HS	LED FIXTURE WITH GLARE SHIELD MOUNTED ON 24' POLE WITH 6 INCH AFG SONOTUBE BASE	LSI XMRFTLED29L50UNVBRZIL
	6	C	6 INCH LED RECESSED CAN	LCD6-LED-25L-40-WF-TR6R-SF-HAZ

Calculation Summary
Scene: GENERAL

Label	CalcType	Units	Avg	Min	Max
PARKING_LOT	Illuminance	Fc	1.97	0.4	4.8
ROADWAY	Illuminance	Fc	0.19	0.0	0.4

POLE SPECS:
LSI 4SQB3 S11G 24' S BRZ GA 4BC (QTY 6)

*EACH FIXTURE WILL HAVE EITHER A PROGRAMMABLE PHOTOCELL A SYSTEM WIDE TIMECLOCK WHICH WILL REDUCE LIGHTING LEVEL BETWEEN THE HOURS OF MIDNIGHT TO 6AM - YET TO BE DETERMI BY OWNER BUT THIS WILL NOT AFFECT ANY LIGHT LEVELS OR PL

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

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

Page 1 of 1

PROJECT INFORMATION:
NEW CONSTRUCTION
CULVERS
LILAC AVE
RIB MOUNTAIN, WI

DRAWN BY: AT
CONTRACTOR:
REVIEWED BY:
APPROVED BY:
DATE: 09/05/2019

Lighting Design Solutions LLC
PO Box 375, Schofield, WI 54476

Daniel Geenen, IES, DES
Ashley Thomer, Project Manager

Office: 715.693.0654
Email: ashley@lightingdesignsolutions.com
www.lightingdesignsolutions.com

REI Engineering, INC.
4080 N. 20TH AVENUE
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PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 20 40

DATE	REVISION	BY	CHK'D
	5a-16		

DESIGNED BY: GSW
SURVEYED BY: JLR/JJM
DRAWN BY: NAP
CHECKED BY: JJB
APPROVED BY: JJB
DATE: 09/19/2019

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

REI
REI No. 5897E
SHEET 450

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-450-PHOTOMETRIC.DWG LAYOUT: 450
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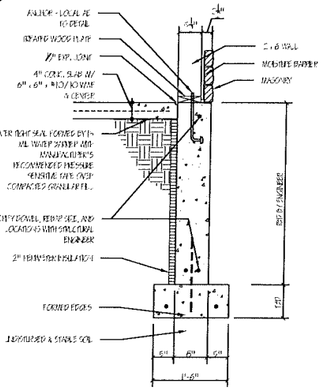
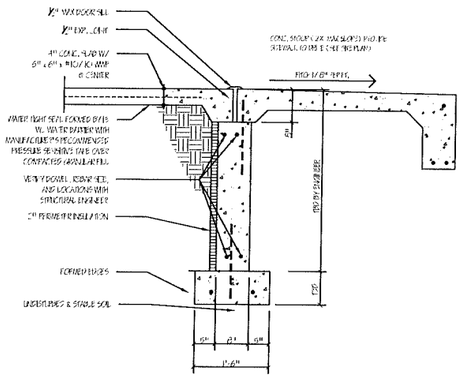


1 A-1 **FDN. TYPE "A"**
SCALE: 3/4" = 1' -0"



2 A-1 **FDN .@ STOOP**
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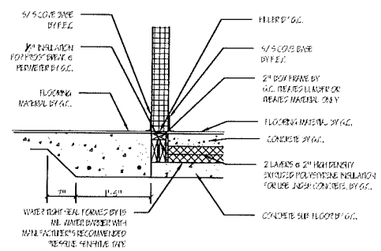
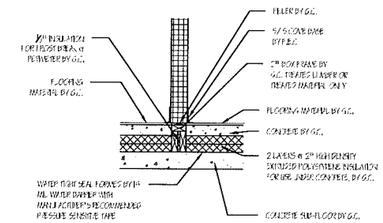


NOTE: FREEZER SLAB IDENTICAL TO THAT SHOWN ABOVE

3 A-1 **COOLER SLAB**
SCALE: 3/4" = 1' -0"

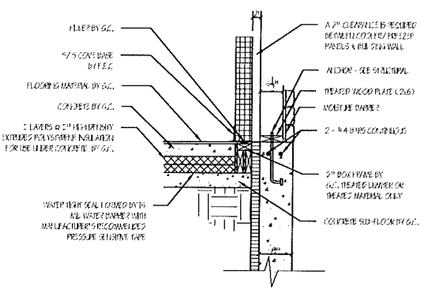


NOTE: DETAIL INDICATES THE EXTERIOR WALL BETWEEN THE COOLER & FREEZER

4 A-1 **COOLER/FREEZER SLAB**
SCALE: 3/4" = 1' -0"

GENERAL NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL CONCRETE REQUIREMENTS FOR SPEAKER POST / ORDER CONFIRMATION SYSTEM
2. BASES FOR MONUMENT SIGN, PYLON SIGN, AWNING CANOPY, DIRECTIONAL SIGNS, AND MENU BOARD ARE BY OWNER / OWNER'S SIGN COMPANY
3. ANY MASONRY FOR SITE DUMPSTER ENCLOSURE TO HAVE WATERPROOFING ADMIXTURE
4. GREASE INTERCEPTOR IS FURNISHED AND INSTALLED BY PLUMBING TRADE - SEE PLUMBING DRAWINGS
5. CONFIRM WITH OWNER PROVISIONS NECESSARY FOR SHED WITHIN DUMPSTER ENCLOSURE
6. DETAIL 6 IS A SUGGESTED DESIGN OPTION. ARCHITECT TO COORDINATE ANY PATIO ENCLOSURE AND LIGHTING DIRECTLY WITH OWNER
7. REFER TO C-1 FOR SCHEMATIC DUMPSTER PLAN AND OTHER SITE DETAILS
8. GC TO COORDINATE WITH SIGNAGE VENDOR TO VERIFY ANY STONE / MASONRY REQUIREMENTS AT MONUMENT OR PYLON SIGN



5 A-1 **FDN. WALL @ COOLER**
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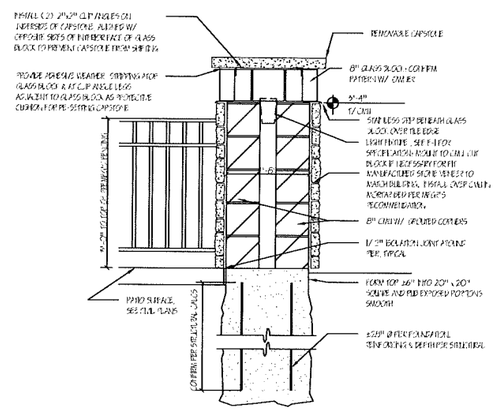
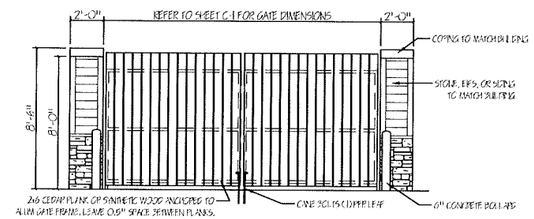
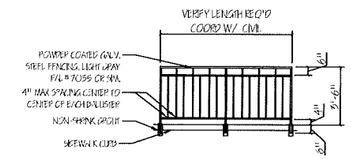


6 A-1 **SECT. - PATIO PIER**
SCALE: 3/4" = 1' -0"

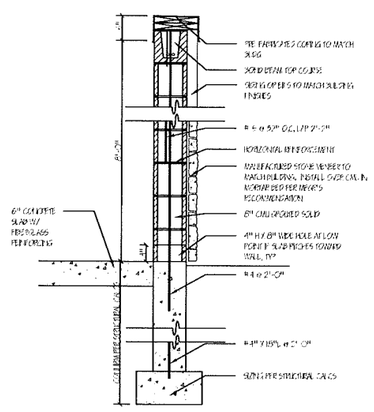


NOTE: DUMPSTER MAY BE ATTACHED OR DETACHED. REFER TO PROJECT SPECIFIC SITE PLAN.

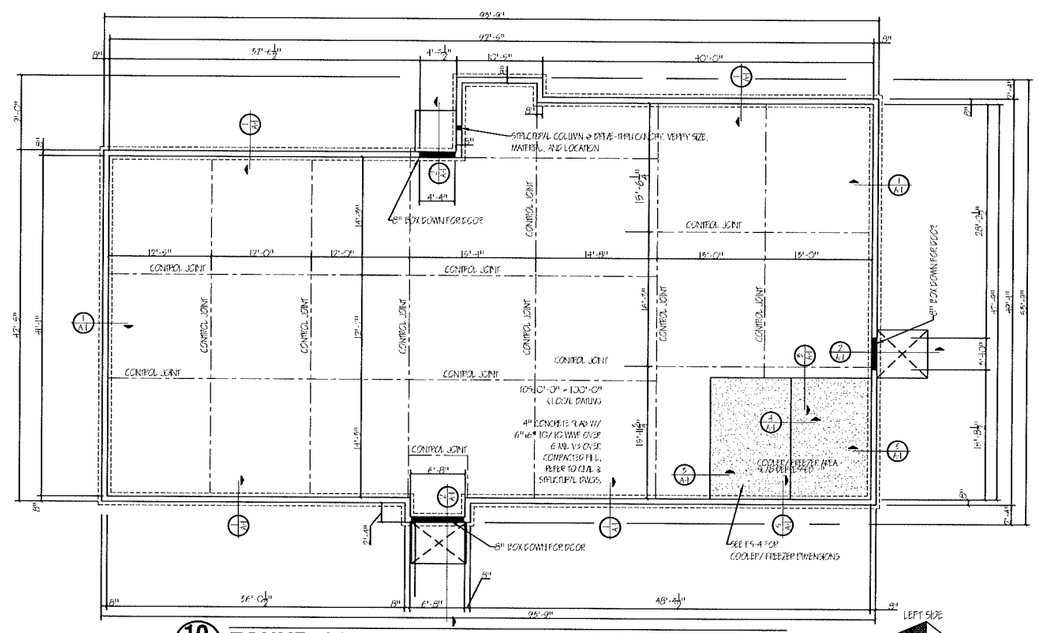
7 A-1 **ELEV. DUMPSTER ENCLOSURE**
SCALE: 1/4" = 1' -0"



8 A-1 **ELEV. GUARD RAIL**
SCALE: 1/4" = 1' -0"



9 A-1 **SECT. - DUMPSTER ENCLOSURE**
SCALE: 3/4" = 1' -0"



10 A-1 **FOUNDATION PLAN - METRO L - 2019 PROTOTYPE**
SCALE: 1/8" = 1' -0" SEE SITE PLAN FOR BUILDING ORIENTATION, PATIO, AND DUMPSTER ENCLOSURE

Date	Revision	By

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

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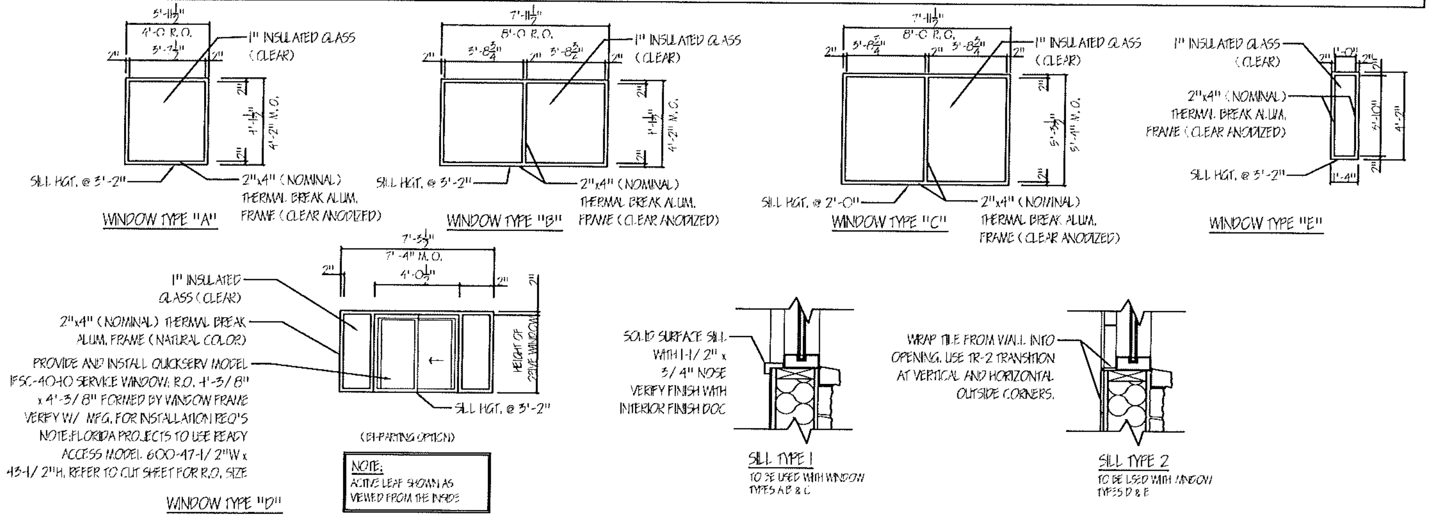
CULVER FRANCHISING SYSTEM, LLC
METRO L - 2019 PROTOTYPE PLANS

Sheet Contents:
FDN PLAN & DETAILS

Project No.: Metro L - 2019
Drawn By: S. Datka
Date: Jan. 1, 2019

Sheet
A-1

WINDOW TYPES



DOOR SCHEDULE

DOOR: NO.	WIDTH	HGT.	MAT'L	TYPE	FRAME: MATERIAL	TYPE	HARDWARE GROUP	NOTES
1	2 @ 36"	84"	ALUM	A	ALUM	A	1	
2	2 @ 36"	84"	ALUM	A	ALUM	B	2	
3	36"	84"	ALUM	A	ALUM	C	3	
4	42"	84"	HM	B	HM	D	4	PAINT TO MATCH EXTERIOR ACCENT PAINT COLOR
5	36"	84"	HPL	D	ALUM	E	5	
6	36"	84"	HPL	D	ALUM	E	5	
7	28"	60"	HPL	E	ALUM	E, 2'-8"	6	
8	36"	60"	HPL	E	ALUM	E, 3'-4"	6	
9	36"	84"	HPL	D	ALUM	E	7	
10	34"	84"	HPL	C	ALUM	E	8	
11	-	-	-	-	ALUM	E	-	DOOR OPTIONAL

NOTE: MARLITE NATIONAL ACCOUNT CONTACT FOR ALL INTERIOR HPL DOORS (SUPPLIED WITH FRAMES AND HARDWARE): SALLY ROLL 330-602-2360 or sroll@marlite.com

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
1	1	2	CONT. HINGE	112HD	628	IVES
EXTERIOR DOUBLE DOOR		1	REMOVABLE MULLION	5654	628	VON DUPRIN
		2	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
		2	RIM CYLINDER	20-057	628	SCHLAGE
		2	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		2	OH STOP	1005	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN
		2	MEETING STILE	8193AA	AA	ZERO
		2	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR/ FRAME MFG.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
2	2	2	CONT. HINGE	112HD	628	IVES
INTERIOR DOUBLE DOOR		2	PUSH/ PULL BAR (SET)	9190HD-10"-NS	630	IVES
		2	OH STOP	1005	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
3	3	1	CONT. HINGE	112HD	628	IVES
SECONDARY ENTRY DOOR		1	PANIC HARDWARE	35A-NL-OP-388-299	628	VON DUPRIN
		1	RIM CYLINDER	20-057	628	SCHLAGE
		1	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		1	OH STOP	1005	630	GLYNN
		1	SURFACE CLOSER	4111 EDA	689	LCN
		1	MOUNTING PLATE	4110-18	689	LCN
		1	BLADE STOP SPACER	4110-61	689	LCN
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR/ FRAME MFG.

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR 8310-853T AND REMOVE (1) SURFACE CLOSER, (1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
4	4	1	CONT. HINGE	224HD	628	IVES
REAR EXTERIOR DOOR		1	STOREROOM LOCK	ND80RD RHO	628	SCHLAGE
		1	LOCK GUARD	LG12	630	IVES
		1	SURFACE CLOSER	4111 SHCUSH	689	LCN
		1	ARMOR PLATE	8400 36"x2"LDW B-CS	630	IVES
		1	GASKETING	429A	A	ZERO
		1	DOOR SWEEP	328AA	AA	ZERO
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	65A-MSLA-10	A	ZERO
		1	RAIN DRIP	142A	A	ZERO

*NOTES - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
5	5,6	3	HINGE		MARLITE
PUBLIC RESTROOM DOOR		1	PUSH PLATE	#53 x US32D	BURNS
		1	PULL PLATE	#5325B x US32D	BURNS
		1	SURFACE CLOSER	4011	LCN
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	3211T-US32D	DCI

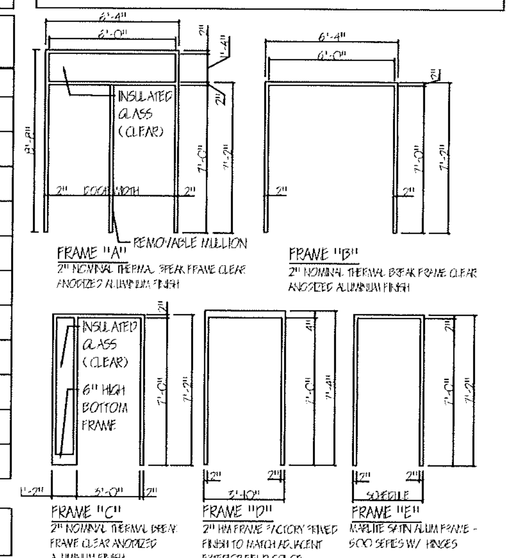
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
6	7,8	2	HINGE		MARLITE
RR STALL DOOR		1	SPRING HINGE	SATIN 1502 SPRING 4.5x4	MCKINNEY
		1	PRIVACY LOCK	QCL240.M.626.S4.4785.SC.6	STANELY
		1	WALL STOP	3211T-US32D	DCI

*NOTES - INSTALL SPRING HINGE TO HOLD DOOR SLIGHTLY OPEN.

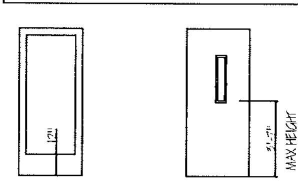
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
7	9	3	HINGE		MARLITE
OFFICE DOOR		1	STOREROOM LOCK	QCL 270.M.626.S4.4785.SC.ND	STANELY
		1	WALL STOP	3211T-US32D	DCI

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
8	10	3	HINGE		MARLITE
EMPLOYEE RESTROOM DOOR		1	PRIVACY LOCK	QCL240.M.626.3A.4785.SC.6	STANELY
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	3211T-US32D	DCI

FRAME TYPES

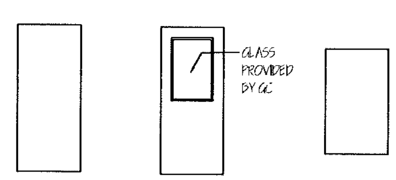


DOOR TYPES



TYPE "A"
36" x 84" clear anodized aluminum finish, glass is 5/8" tempered insulating glass pair @ door 1 single leaf @ door 2

TYPE "B"
42" x 84" insulated hm door w/ 4 x 25" tempered glass lite (ADA compliant) w/ 5/8" insulating glass finish to match adjacent exterior field color



TYPE "C"
Marlite 36" x 84" High Pressure Laminate (HPL) door faced with Wilsonart WA 10776-60 Kensington Maple

TYPE "D"
Marlite 36" x 84" High Pressure Laminate (HPL) door faced with Wilsonart WE 10776-60 Kensington Maple with tempered glass lite.
*OFFICE - CLEAR
*RESTROOM - FROSTED

TYPE "E"
Marlite 36" x 60" High Pressure Laminate (HPL) door faced with Wilsonart WA 10776-60 Kensington Maple

EXTERIOR MATERIAL OPTIONS: SEE EXTERIOR FINISH DOCUMENT FOR SELECTIONS

GENERAL NOTES:
1. METAL COMPRESSION EDGE AT PARAPET TO MATCH COLOR SPECIFIED IN EXTERIOR FINISH DOCUMENT.
2. DO NOT DRYSTACK CULTURED STONE

MATERIAL OPTIONS:
STONE:
- ENVIRONMENTAL STONEWORKS, STYLE: TUSCAN LEDGE. COLOR: SEE EXTERIOR FINISH DOCUMENT.
  OR
- BORAL STONE, STYLE: COUNTRY LEDGESTONE: COLOR: SEE EXTERIOR FINISH DOCUMENT.

SILL & ACCESSORIES:
- COORDINATE COLOR WITH STONE SELECTION PER MFG. RECOMMENDATION

PLASTERS & CORNICES:
- EIFS. MED SAND FINISH. COLOR: SEE EXTERIOR FINISH DOCUMENT.

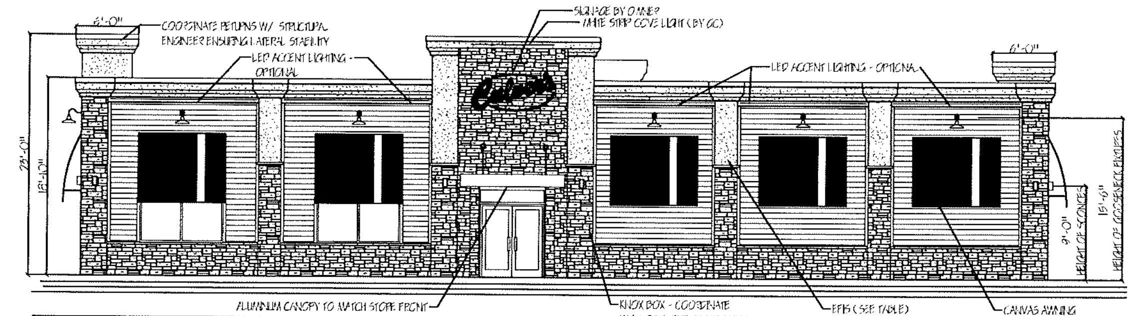
MAIN FIELD MATERIAL:
- FIBER CEMENT BOARD: PREFINISHED HORIZONTAL FIBER CEMENT LAP SIDING. TO MATCH COLOR SPECIFIED IN EXTERIOR FINISH DOCUMENT
  OR
- EIFS. MED SAND FINISH. COLOR: SEE EXTERIOR FINISH DOCUMENT.

STANDARD PROTOTYPE AWNINGS (OWNER SUPPLIED/VENDOR INSTALLED)

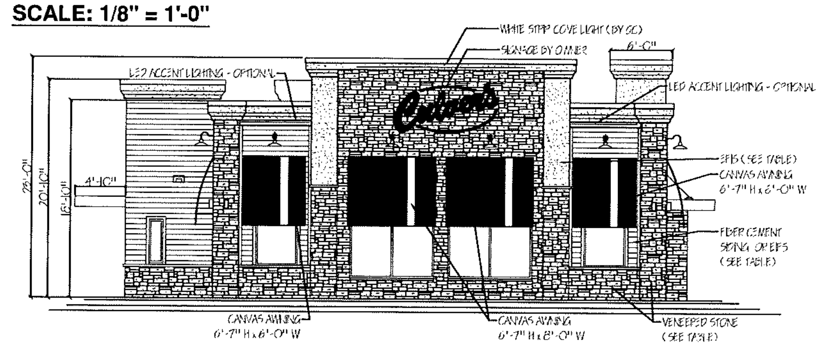
QUANTITIES:
11 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
3 - CANVAS AWNINGS @ 6'-7 H x 6'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 5'-6" H x 6'-0" W x 2'-0" 2
16 - TOTAL

CANVAS AWNING COLOR SPECIFICATIONS:
STRIPED CANVAS AWNING:
- SUNBRELLA, OYSTER, STYLE 4642
- SUNBRELLA, ROYAL BLUE, STYLE 4617
- SUNBRELLA, SKY BLUE, STYLE 4624

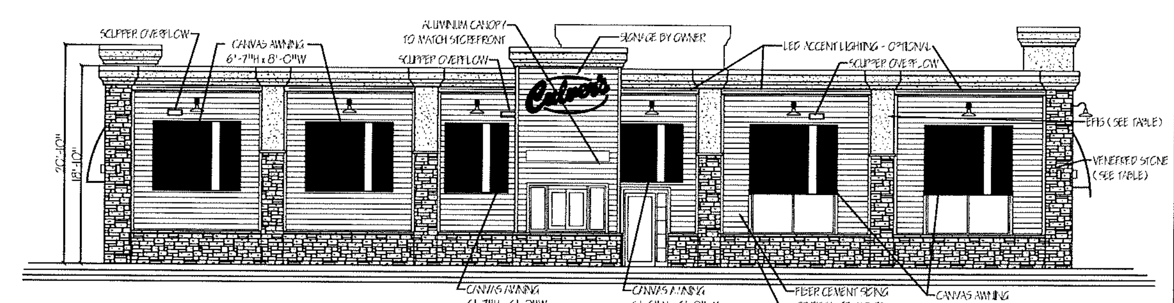
OR
SOLID CANVAS AWNING:
- SUNBRELLA, ROYAL BLUE, STYLE 4617



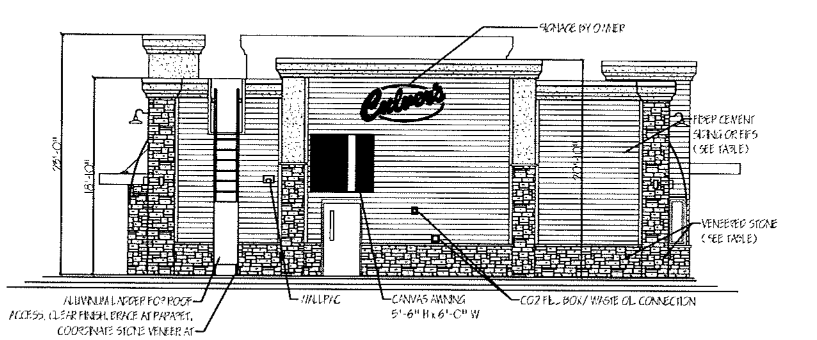
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

WARNING: These plans are for the exclusive use of Culver Franchising System, LLC and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, LLC.

CULVER FRANCHISING SYSTEM, LLC
METRO L - 2019
PROTOTYPE PLANS

Date	Revision	By

Sheet Contents:
EXT. ELEV'S, DOOR & WIND. SCHEDULE

Project No.	Metro L - 2019
Drawn By:	R. Kotila
Date:	Jan. 1, 2019

Sheet
A-3

DTC-2 DRIVE-THRU CANOPY

WAUSAU, WI

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-2

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses OCS, speaker &

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY			
3/12/19 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	C WALKER	19350

FILE PATH: T:\o19350 - Culver_s of Wausau_ WI (6469)\

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www.springfieldsign.com

ELEVATION WALL SIGNS

WAUSAU, WI

SL-45 & SL-30 Illuminated White Script Channel Letters

SL-SERIES

- Channel letter construction
- One piece (saddle capped sections)
- LED internal illumination
- Typical application for new construction
- Embedded power supplies
- UL marked product
- No install pattern needed, level line scribed in back of sign

SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SQUARE FOOTAGE

MAIN ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
FRONT ELEVATION:	QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF
REAR ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
DRIVE THRU ELEVATION:	QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
	QTY-1 BB-1 (17.67" X 27.88") = 3.42 SF

PLAN METRO L-2015 PROTOTYPE DRAWINGS SHOWN
ACTUAL ARCHITECTURAL DRAWINGS PENDING

NOTES

LL-X LED accent strip lighting typical placements:
MAIN: (5) places - FRONT: (2) Places - REAR: NA,
DRIVE THRU: (6) places
BB-1 typical Drive-Thru placement: DRIVE THRU ELEVATION

MFG: T.B.D.
STYLE: T.B.D.
COLOR: T.B.D.

MFG: T.B.D.
STYLE: T.B.D.
COLOR: T.B.D.

DATE CREATED / REVISION HISTORY

3/12/19 - NEW			

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	C WALKER	19350

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ME-35 CUSTOM MONUMENT WITH EMC

WAUSAU, WI

ME-35-L-36X126-16-RGB-PBC

ME-35

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Thermoformed polycarbonate faces, embossed Culver's, 3M[1] HP vinyl decoration

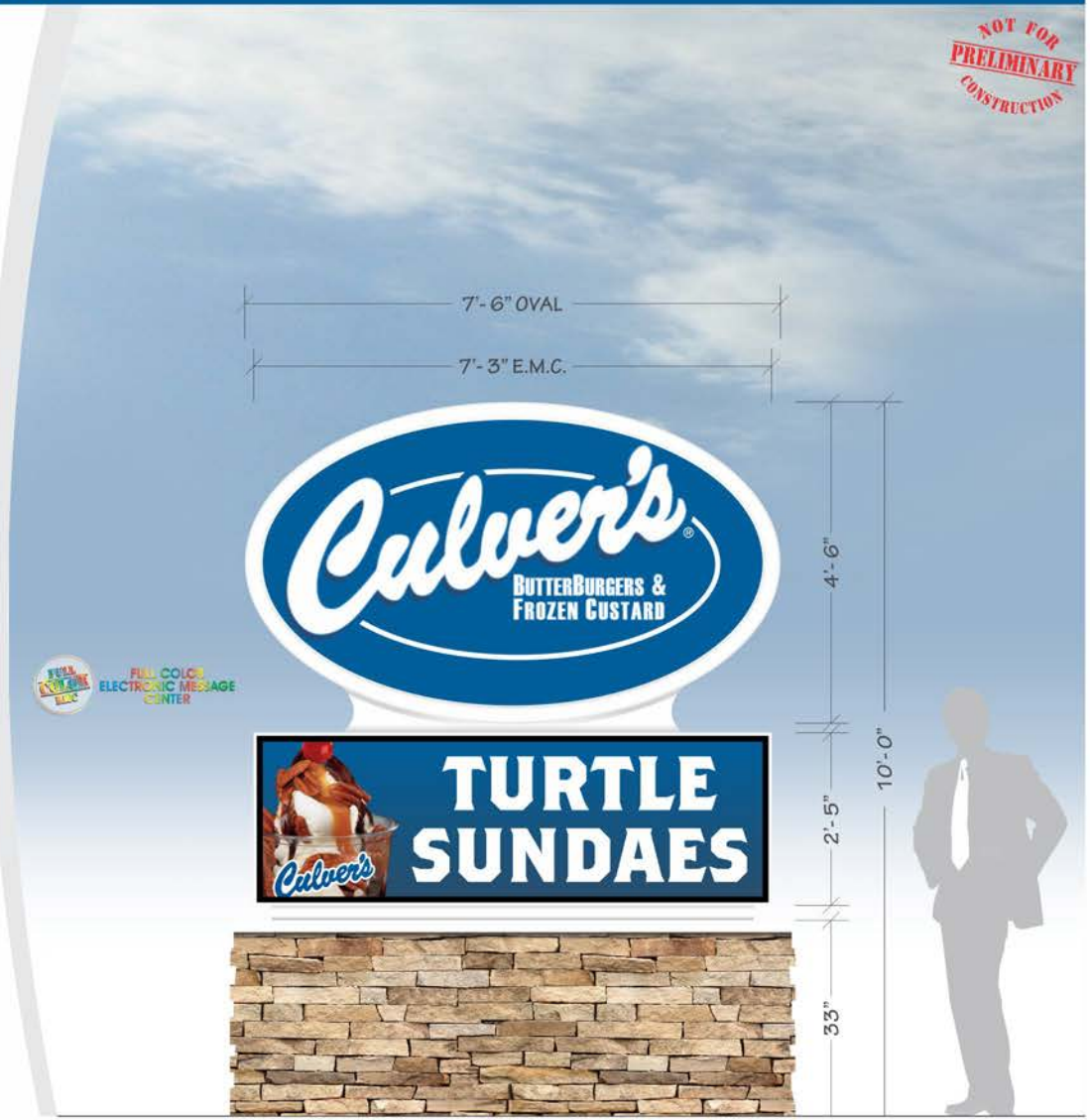
Watchfire[2] RGB full color Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product

1- 3M is a registered trademark of Minnesota Mining & Manufacturing
1 - Watchfire signs by Time-O-Matic Inc.



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y ✓ N ☐ STATIC: Y ✓ N ☐ VIDEO: Y ☐ N X
ANIMATION: Y ☐ N X MOVEMENT: Y ☐ N X

HOLD TIME (IF STATIC): 30 sec
TRANSITION TYPE:
DAYTIME BRIGHTNESS:
NIGHTTIME BRIGHTNESS:

ADDITIONAL RESTRICTIONS:

SIGN CODES

NOTES

SQUARE FOOTAGE CALCULATIONS:
OVAL: 4'- 6" X 7'- 6" = 26.51 SF (MATHEMATICAL)
EMC: 2'- 5' X 7'- 3" = 17.52 SF
TOTAL: 44.03 SF

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	C WALKER	19350

DATE CREATED / REVISION HISTORY

3/12/19 - NEW

FILE PATH: T:\o19350 - Culver_s of Wausau_ WI (6469)\

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SPRINGFIELDSIGN
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REPORT TO PLAN COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: September 20, 2019
SUBJECT: Precise Implementation Plan Amendment

APPLICANT: Denyon Homes LLC
PROPERTY OWNER: RM Stephens LLC

PROPERTY LOCATION: 2800-2820 Dove Avenue
PARCEL NUMBER: #34.412.003.001.02.00, #34.032807.015.033.00.00, #34.032807.015.034.00.00, and #34.032807.015.033.00.00

ZONING CLASSIFICATION: Unified Development District (UDD)
ADJACENT ZONING: SR-3 (North, South, East, and West); SC (West)

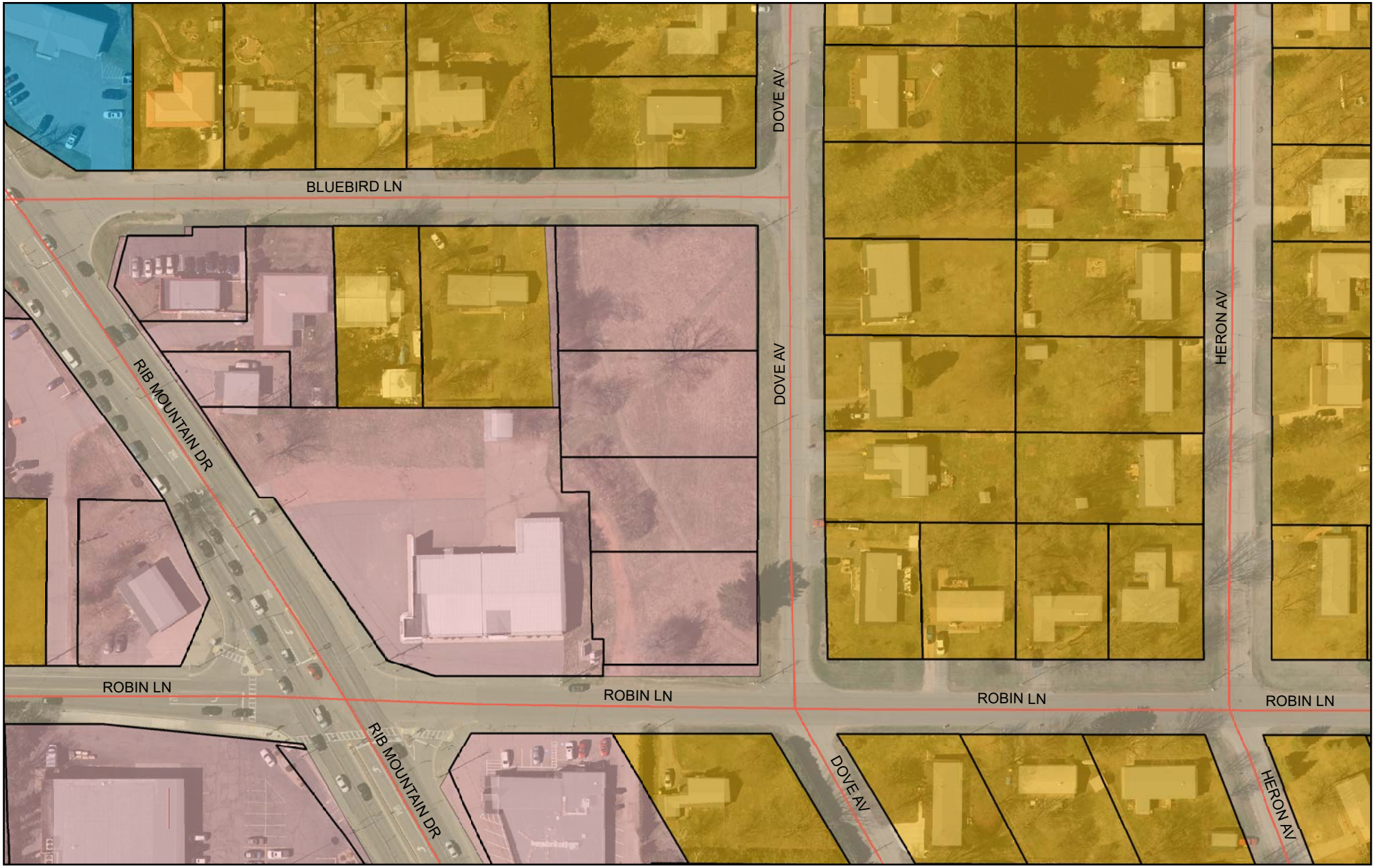
REQUEST: Precise Implementation Plan amendment for a revised landscaping plan as part of the Dove Avenue duplex project.

NARRATIVE:

The applicant requests an amendment to a Unified Development District (UDD) Precise Implementation plan for a revised landscaping plan as part of the Dove Avenue Duplex project. The primary rationale behind the duplex project being reviewed as a UDD project was the applicant's interest in constructing four duplex structures, representing a higher density than the Town's traditional duplex zoning district permits. The Town saw a benefit of the duplexes representing a buffer from the commercial uses along Rib Mountain drive and the single-family neighborhoods to the east of Dove Avenue. The Town approved the four-building (8 units) plan in 2018 along with a landscaping plan calling for a total of 1,069 points (attached). The applicant is requesting a revised landscape plan with 698 points (371-point difference).

POSSIBLE ACTION:

1. Recommend approval of the Precise Implementation Plan amendment for the above noted properties, as presented.
2. Recommend approval of the Precise Implementation Plan amendment for the above noted properties, with conditions/modifications.
3. Recommend denial of the Precise Implementation Plan amendment for the above noted properties.



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

Prepared by:

mi-TECH
www.mi-tech.us

Map Printed: 9/20/2019

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

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

0 75 150
Feet

N

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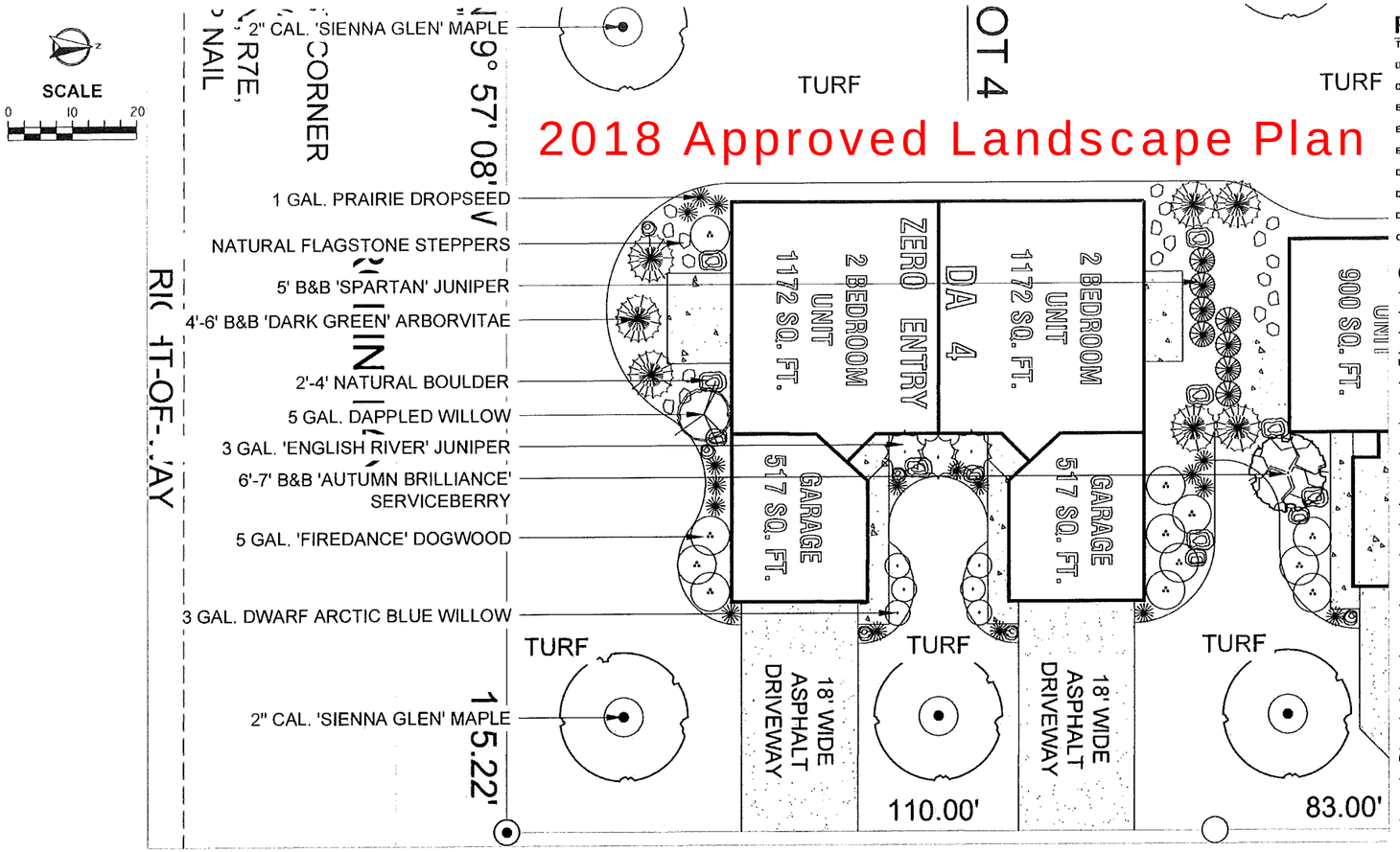
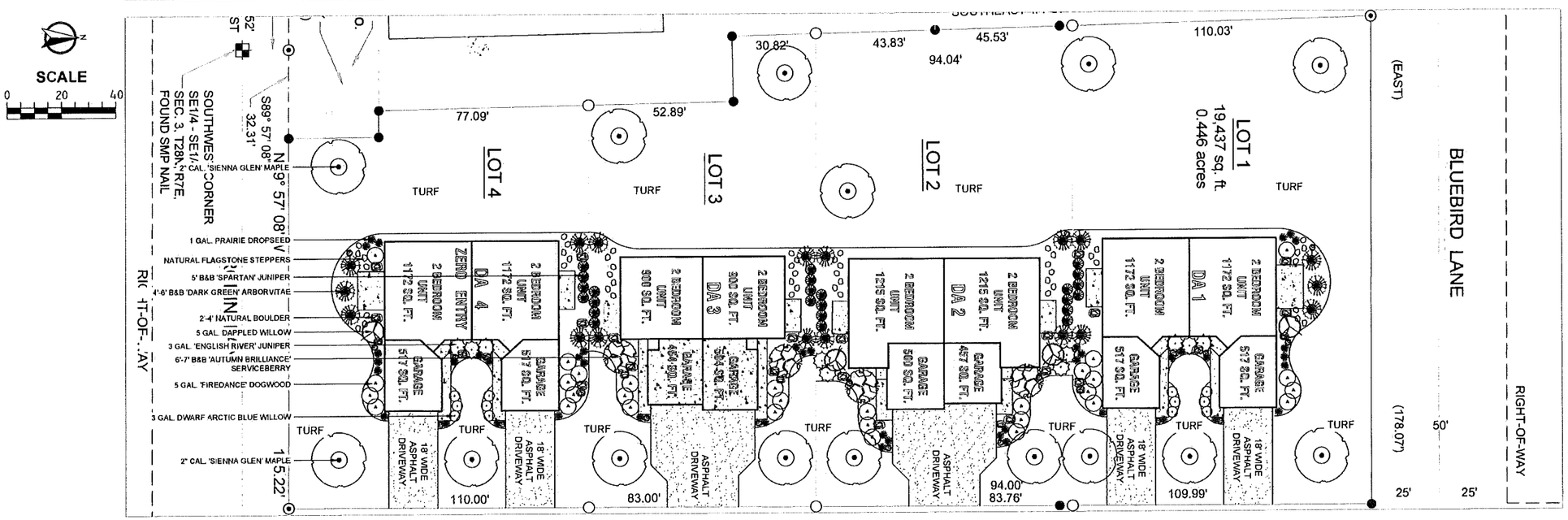


PLANT SCHEDULE:

TYPE	QUANTITY	SIZE	COMMON NAME	MATURE SIZE H x W
DECIDUOUS TREE	15	2" CAL	'SIENNA GLEN' MAPLE	60' x 40'
DECIDUOUS TREE	4	6'-7' B&B	'AUTUMN BRILLIANCE' SERVICEBERRY	20' x 12-15'
EVERGREEN SHRUB	24	5' B&B	'SPARTAN' JUNIPER	13' x 3-5'
EVERGREEN SHRUB	18	4'-6' B&B	'DARK GREEN' ARBORVITAE	15' x 4-8'
EVERGREEN SHRUB	10	3 GAL.	'ENGLISH RIVER' JUNIPER	4' x 6-8'
DECIDUOUS SHRUB	30	5 GAL.	'FIREDANCE' DOGWOOD	3' x 4-5'
DECIDUOUS SHRUB	4	5 GAL.	'DAPPLED' WILLOW	5' x 5-6'
DECIDUOUS SHRUB	12	3 GAL.	DWARF ARCTIC BLUE WILLOW	5' x 4'
ORNAMENTAL GRASS	43	1 GAL.	PRAIRIE DROPSEED GRASS	3' x 3'

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS/HER WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL.
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOPSOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL 'CURV-RITE' $\frac{1}{4}$" X 4" ALUMINUM EDGING - BRONZE COLOR AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- USE FINELY SHREDDED HARDWOOD BARK MULCH. NO DYED MULCHES. INSTALL 3" DEPTH. NO FILTER FABRIC OR EDGING AROUND TREES OUTSIDE SHRUB BEDS.
- GRAVEL MULCH SHALL BE 4"-6" FRACTURED BLUE-GREY RIP RAP STONE. INSTALL 4" DEPTH MINIMUM WITH APPROVED WEED BARRIER FABRIC.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER. DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.



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re•vi DESIGN

revi DESIGN, LLC.
design | build | maintain
4701 cty rd z
wausau| wi | 54403
715.355.REVI(7384)
www.revi-design.com

project date

project name

project address

project scale

LANDSCAPE CONCEPT

1

2019 Revised Lanscape Plan

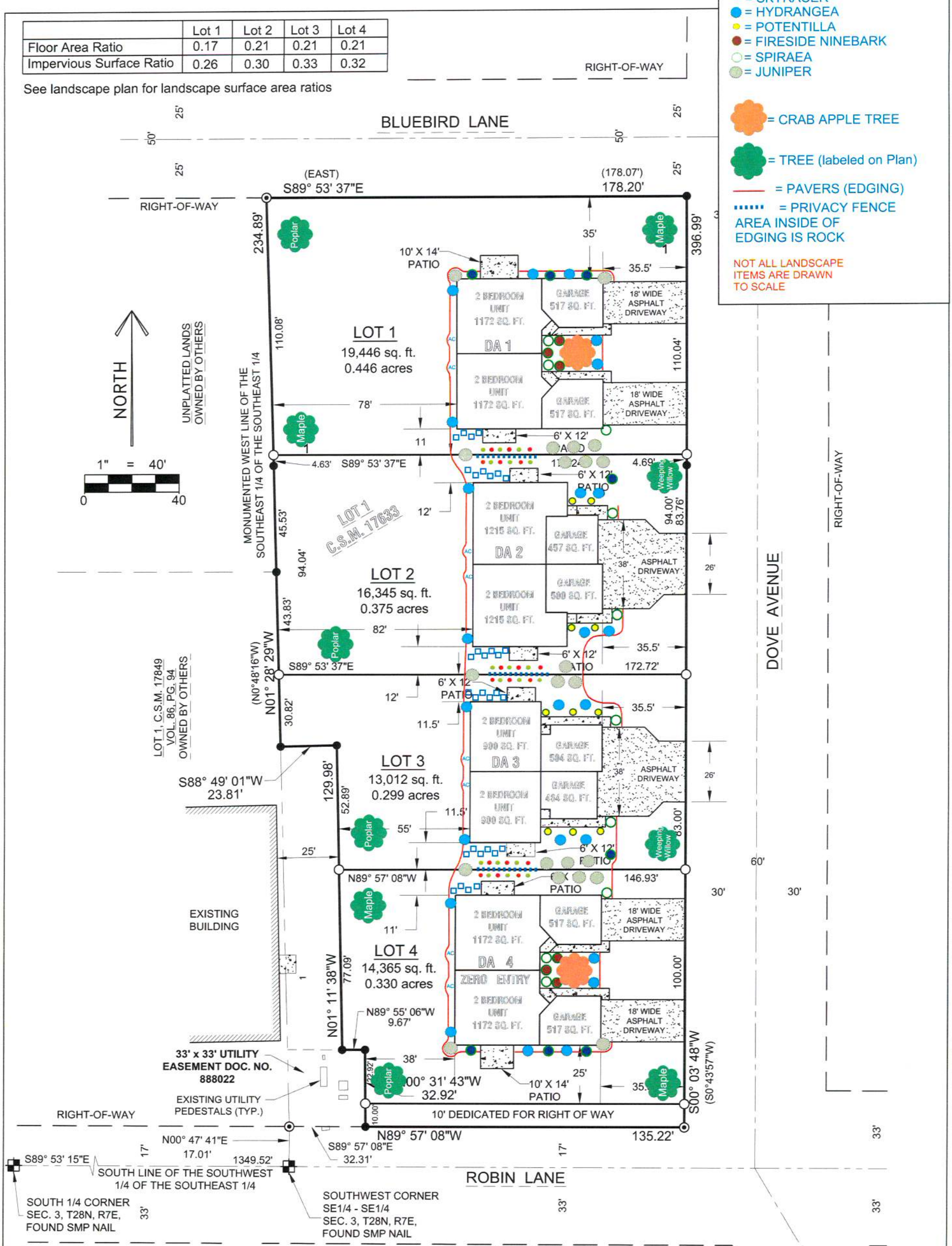
	Lot 1	Lot 2	Lot 3	Lot 4
Floor Area Ratio	0.17	0.21	0.21	0.21
Impervious Surface Ratio	0.26	0.30	0.33	0.32

See landscape plan for landscape surface area ratios

- = 16" STEPPING STONE
- = BLUE MUFFIN VIBERNUM
- = BLUESTEM
- = SKYRACER
- = HYDRANGEA
- = POTENTILLA
- = FIRESIDE NINEBARK
- = SPIRAEA
- = JUNIPER
- = CRAB APPLE TREE
- = TREE (labeled on Plan)
- = PAVERS (EDGING)
- = PRIVACY FENCE

AREA INSIDE OF EDGING IS ROCK

NOT ALL LANDSCAPE ITEMS ARE DRAWN TO SCALE



LEGEND

- ○ - 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- ⊙ - FOUND 2-1/2" O.D. IRON PIPE
- ● - FOUND 1-1/4" O.D. IRON PIPE
- ( ) - RECORDED BEARING/LENGTH
- - PROPOSED CONCRETE
- - PROPOSED ASPHALT DRIVEWAY

BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 3, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°53'15" EAST.

SHEET	FIGURE 2	REVISION	RIVERSIDE LAND SURVEYING LLC	PROJECT No.
1 OF 1	DENYON HOMES UDD SITE PLAN TOWN OF RIB MOUNTAIN	SURVEYED BY: KJW DRAWN BY: MFL CHECKED BY: NJW APPROVED BY: DATE: DEC 26, 2017 UPDATED: SEPT 2, 2019	6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	2503

CONCEPTUAL LANDSCAPING PLAN

Denyon HOMES

REPORT TO PLAN COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: September 19, 2019
SUBJECT: Site Plan Review

APPLICANT: TRS Development LLC, Owner

PROPERTY LOCATION: 4703 Lilac Avenue
PARCEL NUMBER: #34.142807.006.007.00.00, #34.142807.006.025.00.00

ZONING CLASSIFICATION: Urban Commercial (UC)
ADJACENT ZONING: UC (North, South, East, and West); UDD (West)

REQUEST: Site Plan approval for private access roads and stormwater management facility.

NARRATIVE:

The applicant requests Site Plan approval for construction of two access roads serving the previously reviewed Culvers restaurant as well as a future retail development (Granite Crossing). The subject properties represent Outlot 2 and a portion of Lot 3 of the previously reviewed CSM (attached). The proposal calls for shared access roads on both the north and south ends of the proposed Culvers development. The south most access drive is proposed to be on its own lot (Outlot 2); whereas, the north access drive is planned for south end of Lot 3. Placing an access road on a separate lot mirrors a few developments along Rib Mountain Drive in which the access point has one owner, but serves multiple developments. Outlot 2 is also proposed to hold the developments stormwater management facility. A complete stormwater management plan was submitted and is currently under Town review.

ADDITIONAL CONSIDERATIONS:

- Consideration should be made to add a curbed island separating the entrance and exit lanes of the west access road.
    - Striping alone may make ingress/egress difficult in the winter when striping may not be visible.
- Consideration should be made to fencing in the proposed stormwater management facility.
    - Proposed to be nine (9) feet deep and relatively steep
- Approval should be conditioned upon the Town receiving copies of all cross-access agreements for use of the access roads.

POSSIBLE ACTION:

1. Approve the Site Plan request for the property addressed 4703 Lilac Avenue, as presented.
2. Approve the Site Plan request for the property addressed 4703 Lilac Avenue, with conditions/modifications.
3. Deny the Site Plan request for the property addressed 4703 Lilac Avenue.

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

Site Plan Application Attachment

Granite Crossing/Culvers
August 2019

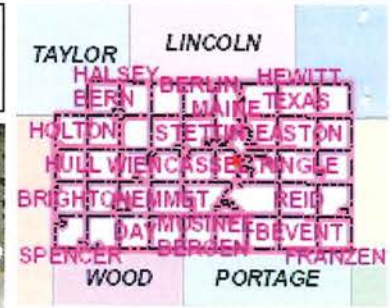
Project Background and Description

The project consists of the planning, redevelopment, and reconfiguration of six (6) various properties and the vacation of the Sunflower Lane right-of-way. The properties are bounded by Morning Glory Lane on the north, Lilac Avenue on the west, Swan Avenue on the east and private property currently owned by Ryder Truck Rental on the south. The immediate project intent is to facilitate the construction of a new Culver's restaurant, a private access road, and a stormwater management facility. The vacation of Sunflower Lane, reconfiguration of public sewer and water infrastructure, and the improvement of Lilac Avenue are being done in tandem with the proposed redevelopment project.

A Certified Survey Map (CSM) has been prepared to combine and reconfigure the existing parcels. The CSM has been submitted concurrently with the Site Plan Applications (Culvers and Granite Crossing) and Conditional Use Application (Culvers Drive-Thru). The CSM shows the creation of Lot 1 to encompass Culvers. A dedication for the proposed sanitary lift station infrastructure is provided within Outlot 1. Outlot 2 encompasses the private access drive that will provide access from Lilac Avenue, and a regional stormwater pond that will accommodate the development. Lot 2 combines the other remaining properties located east of the Culvers site and Lot 3 combines the properties located north of the Culvers site that are not being redeveloped at this time. The remaining parcels located at the northeast corner of the site will not be included in the CSM since the existing land uses will continue until redevelopment takes places in the future. Future development for Lot 2, Lot 3, and the remaining northeast property remains uncertain and will be based on demand, although the current concept plan consists of 3 separate building pads and associated parking.

At full build-out, the proposed (regional) stormwater management facility is anticipated to be expanded easterly. Assumptions for the future development hardscape were included within the stormwater management plan and will be verified as future build out occurs.

Land Information Mapping System



Legend

- Parcel Annotations
- Owner Last Names
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- 2015 Orthos
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- Surrounding_Counties
  - CLARK
  - LANGLADE
  - LINCOLN
  - PORTAGE
  - SHAWANO
  - TAYLOR
  - WAUPACA
  - WOOD

100.00 0 100.00 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

MARATHON COUNTY CERTIFIED SURVEY MAP

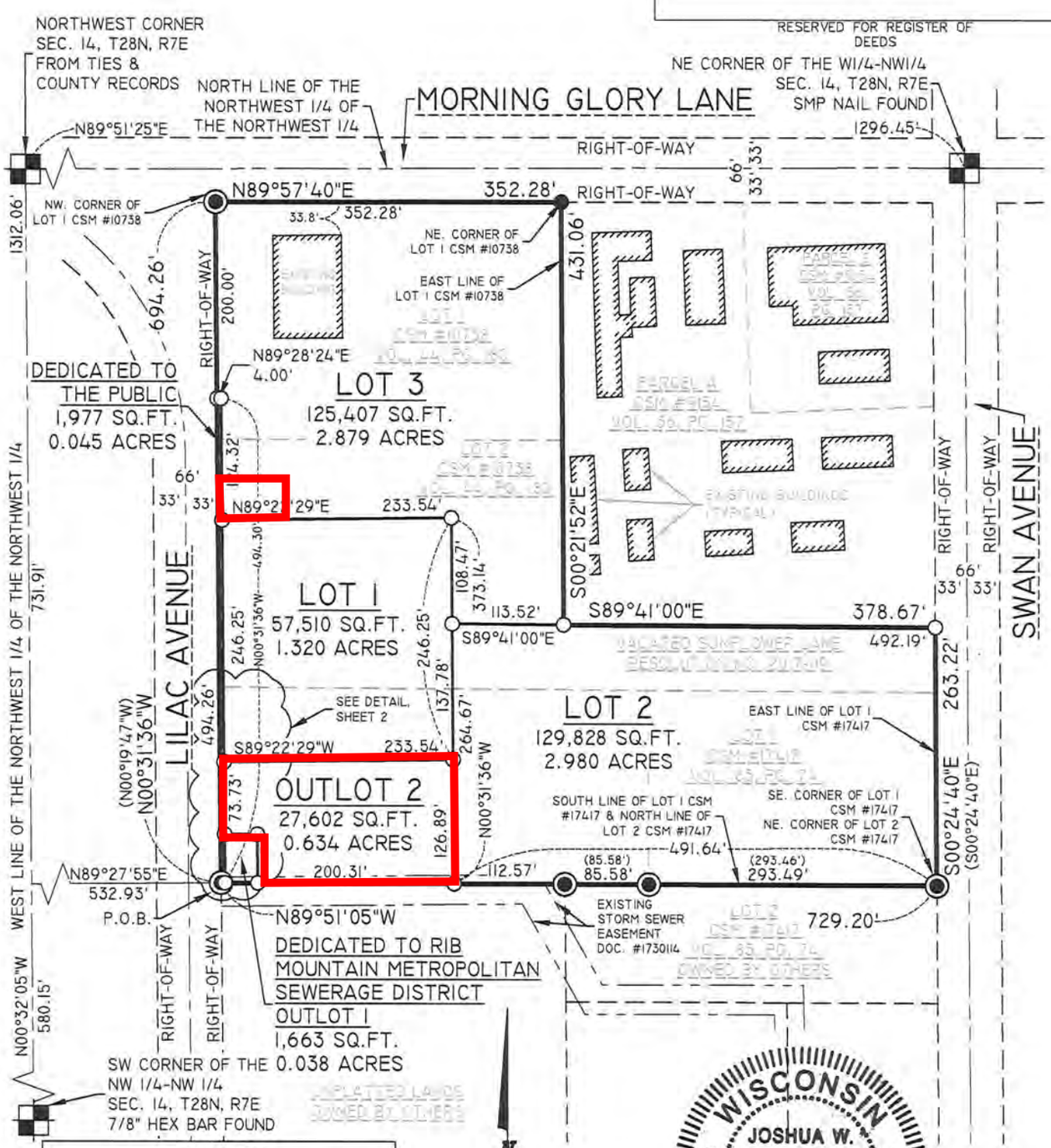
MAP NO._____VOLUME_____PAGE_____

PREPARED FOR: TRS DEVELOPMENT LLC.

LANDOWNERS: TRS DEVELOPMENT LLC. & GRAY'S RIB MOUNTAIN LLC.

OF ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 10738, RECORDED IN VOLUME 44, ON PAGE 180, AS DOCUMENT NUMBER 1174240, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17417, RECORDED IN VOLUME 83, ON PAGE 74, AS DOCUMENT NUMBER 1741984, AND VACATED SUNFLOWER LANE LYING BETWEEN LILAC AVENUE AND SWAN AVENUE, ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

RESERVED FOR REGISTER OF DEEDS



LEGEND

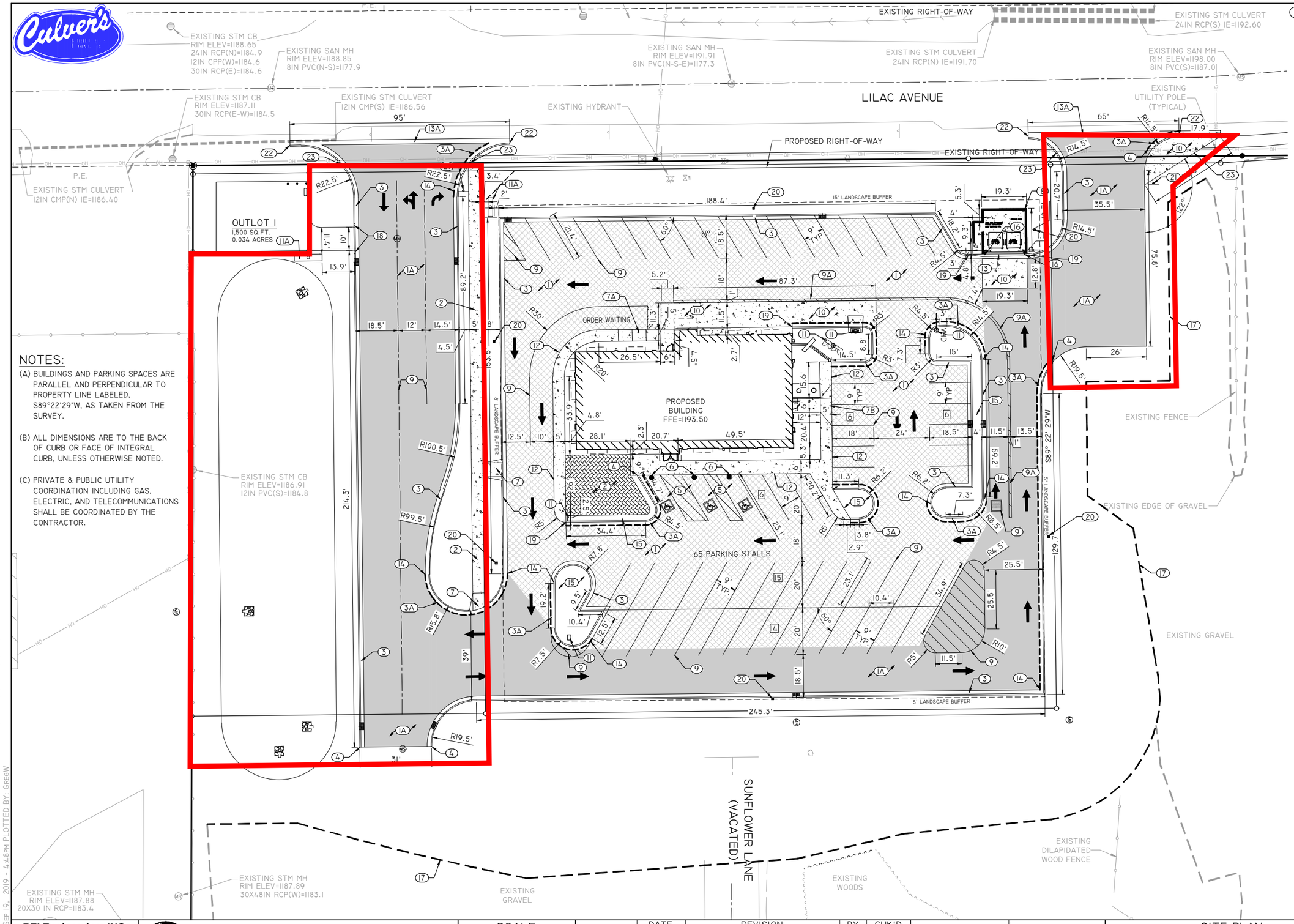
- ◉ - 3/4 IN. IRON BAR FOUND
- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET

126.00' - MEASURED BEARING/LENGTH
(126.00') - RECORDED BEARING/LENGTH

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
9-5-2019

DRAWING FILE: P:\5800-5899\5898\A-Plat\dwg\Survey\5898A CSM 2019.dwg

SHEET 1 OF 5



NOTES:

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

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

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

KEYED NOTES

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

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

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

DATE	REVISION	BY	CHK'D

6a-5

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: JLR/JJM	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 09/19/2019

SITE PLAN

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

REI No. 5897E
SHEET 100

DRAWING FILE: P:\5800-5899\5897E-CULVERS\DWG\PLANS\5897E-100-SITE.DWG LAYOUT: 100
PLOTTED: SEP 19, 2019 - 4:48PM PLOTTED BY: GREGW

REPORT TO PLAN COMMISSION
FROM: Steve Kunst, Director of Community Development
DATE: September 20, 2019
SUBJECT: Detached Garage Standards

APPLICANT: Town of Rib Mountain

REQUEST: Discussion on potential amendments to the Town's Accessory Land Use standards related to Detached Garages, Utility Sheds and Carports.

NARRATIVE:

This is a continuation of the discussion the Plan Commission is having related to potential amendments to the Town's zoning ordinance in regulating detached accessory buildings. A number of discussion points arose from previous discussions; including but not limited to the following:

- Considering larger structures on larger tracts of land, potentially using the sanitary district as a distinguishing factor.
- Lowering the allowable area for structures within the SR-3 and SR-2 zoning districts from the current 1,500 square foot standard.
- Limiting allowable plumbing fixtures
- Overall height in relation to the principle structure
- Increased setbacks for larger buildings
- Requiring detached building of a certain size to adhere to the State dwelling code standards

Below are the Town's current detached accessory building standards along with a few staff derived concepts/questions to help direct discussion (in red). This is simply meant to be a starting point in drafting actual code language, anything is up for consideration.

DETACHED PRIVATE RESIDENTIAL GARAGE, CARPORT, OR UTILITY SHED STANDARDS:

Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of motorized and non-motorized passenger and recreation vehicles, the storage of recreation equipment, the storage of residential maintenance equipment and the storage of other household items. It shall be located on the same lot as a residential unit or units and the general requirements for all accessory uses as described in Section 17.056(8) shall be met.

1. Permitted by Right in All Districts provided:
    a. Only one of each type of the 3 structures listed above (garage, carport and utility shed) is constructed;
    b. The total floor area of the garage, carport and utility shed, when added together, does not exceed 1,000 square feet of gross floor area; and
    c. The sidewall of any detached garage, carport or utility shed shall not exceed 12 feet in height nor shall any door opening exceed 10 feet in height.
    d. Interior plumbing fixtures shall be limited to one sink/wash basin.
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations {SR-2, SR-3, MR-4, UR-8, EO, SO, NC, SC, UC,}:
    a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use;

b. Construction of garages, carports and utility sheds when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 1,500 square feet (Is there a different value the Commission is more comfortable with?) ~~unless it is an agricultural use located in an agricultural district; (Am. #08-11)~~

c. Detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use;

d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

4. Conditional Use Regulations {RA-1, RA-2, OR, RR, CR-5, ER-1}:

a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use;

b. Construction of garages, carports and utility sheds when the total floor area of all of the structures will exceed 1,000 square feet of gross floor area may be approved as a conditional use; but said structure shall not exceed 1,500 square feet unless it is an agricultural use located in an agricultural district; (Am. #08-11)

- Does the Commission want to simply establish a new maximum area able to be considered in any of the above noted zoning districts?
  - This would represent the same process the Town follows today.
- Or rather establish different maximum areas for various levels of property sizes?
  - E.g. "… shall not exceed 2,000 ft.^{2} for parcels equal to or greater than 5 acres, but less than 10 acres."

c. Detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use;

d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

ADDITIONAL CONSIDERATIONS:

- Roof Appearance
  - Require similar materials to principle structure?
  - Similar roof slope requirement?
- Building Height?
  - Previous discussions mentioned an interest in limiting height to no greater than the principle structure.
    - Impacts ranch style homes greater than two-story homes
    - Recent increase in residents wanting to store large recreational vehicles within the building. This may be difficult for those with a ranch home.
- Building Materials
  - Previous discussions mentioned interest requiring materials to be similar to principle building
    - Just for those considered as a conditional use, or all detached buildings?
    - Thoughts on pole buildings on large lots outside of the sanitary district?

POSSIBLE ACTION: No formal action required. Item is for discussion purposes only.