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

PLAN COMMISSION

OFFICIAL AGENDA & NOTICE

This agenda shall serve as notice for the meeting of the Town of Rib Mountain Plan Commission, which is to be held on **MARCH 8, 2023; AT 5:00 P.M. AT THE TOWN OF RIB MOUNTAIN MUNICIPAL CENTER, 227800 SNOWBIRD AVENUE*.** Said meeting shall be called in accordance with Wis. Stats. §19.83 and §19.84. 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:
Jay Wittman {c}, Carrie Edmondson {v/c}, Tom Steele, Jim Hampton, Tonia Westphal, Thomas Kipp

3) Minutes:
   a. Approval of minutes from the February 8, 2023, Plan Commission meeting.

4) Public Hearing(s):
   a. Docket #2023-02: Discussion and recommendation on a request for a Conditional Use Permit for a Temporary Asphalt Plant (Unclassified Use) at 147037 County Road N.

5) New Business:
   a. Docket #2023-005: Preapplication discussion and direction on potential Group Development/Drive-through restaurant use on Rib Mountain Drive in a Unified Development District.
   b. Docket #2023-003: Discussion and recommendation on Royal View Estates 1st Addition Final Plat located at the SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-28-07.
   c. Docket #2023-004: Discussion and Action of Docket #2017-27
   d. Discussion and feedback on potential Plan Commission member(s)

6) Old Business:

   a. Docket #2023-001: Discussion and recommendation on a requested Conditional Use permit for a detached accessory structure exceeding 1,000 sq.ft. in a Residential district at 222260 Woodbine Ln.

7) Correspondence/ Questions/ Town Board & Commission Update(s):
   a. Director's Report
   b. Building Inspector's Report
   c. Updates from Commissioners

8) Public Comment:

9) Next Meeting Date(s):
   a. April 12, 2023 – Regularly Scheduled Plan Commission Meeting

10) Adjourn.

NOTICE: Attendees may also join the meeting virtually via phone, tablet, or computer via Zoom [external link] or by phone at (312) 626-6799 with Meeting ID *988 1629 4558*. *If you require special accommodations, please contact the Town of Rib Mountain at (715) 842-0983 during normal office hours (8:00 AM – 4:30 PM, Monday through Friday).

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TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 8, 2023

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 5:00 pm. Present in person were Tonia Westphal, Tom Steele, Jim Hampton, and Carrie Edmondson. Thomas Kipp arrived at 5:06pm Also present were Director of Community Development, Jared Grande and Building Inspector/Assistant Zoning Administrator Paul Kufahl.

MINUTES:
Motion by Tom Steele, second by Carrie Edmondson to approve the minutes of the December 14, 2022, Plan Commission Meeting.

Motion Carried 4-0. Jim Hampton abstained.

PUBLIC HEARING(S):

a. **Docket #2022-020:** Discussion and recommendation on a requested Conditional Use permit for a detached accessory structure exceeding 1,000 sq.ft. in a Residential district at 222260 Woodbine Ln.

Grande provided the Commission with an overview of the applicants request for a 1496 sqft detached accessory structure which included a proposed sink and toilet and whose appearance was similar to that of the existing single-family home. He noted the applicant purchased the adjacent property and has gone through the parcel combination process, though staff has not received confirmation of the combination being recorded. He also noted the site is approximately 10% grade. Grande indicated that the proposal meets the dimensional requirements for said request and found limited impact to neighboring properties. He also noted the addition of the two (2) following conditions; confirmation of the lot combination and require the building façade match the homes appearance.

Wittman asked about the sink and toilet installation noting the Commission typically only allows for a single sink and he pointed out the garage cannot be used for a business.

Russell, owner/applicant, indicated he is waiting for confirmation from the County on whether a small holding tank would be allowed to serve the detached garage. If the holding tank was not allowed, he would remove the plumbing fixtures altogether because he didn't want to tear up his yard to make a connection to the house. He also noted that he has no intent of running a business out of the garage.

Grande also noted the addition of a condition that would allow for minor alterations to be approved by staff and would be reported back to the Plan Commission at the next meeting. Several members of the Commission indicated they were in favor of this conditions as long as the Commission was made aware of staff approved modifications.

Edmondson questioned the access location to the new garage. Russell indicated that access would be served from the existing turn around stub in their driveway, though he may install a temporary access during construction to help preserve the existing driveway surface.

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Wittman opened the Public Hearing at 5:14pm

Sara Beaumont, 222444 Bluebell Rd, indicated she had concern about water runoff onto adjacent properties and cited a rainfall event from a few years ago in which water flowing across the applicants property caused water to enter basements and created sinkholes. She noted she would like the gutters/downspouts to be directed toward the ditches to properly convey water away from the property.

Wittman questioned the total square footage of the structure and if the covered outdoor area was considered as part of that area. Staff indicated that overhangs greater than 30 inches are typically considered part of the building area and if this increased the area to greater than 1500 square feet it was missed in the review.

Russell gave an overview of the rainfall event described by Beaumont, indicating that it was more of a one time event than an ongoing issue.

Wittman asked if gutters were being installed and if it was possible to direct that flow to the ditches. Russell confirmed there would be gutters and downspouts, however the ditches are above the elevation of the garage and would be difficult to convey water in that direction. He also noted the project would not increase the total amount of runoff on the property. Westphal noted the project would not increase the total runoff but would change its direction and rate of flow which could create issues for adjacent properties and requested the site have a more specific drainage plan.

Matt Clancy, 222207 Woodbine Ln, spoke in favor of the project and noted he believes the applicant will do whatever is necessary to make the site work for himself and the neighbors.

Wittman closed the Public Hearing at 5:33pm

Hampton stated that water runoff is something that needs to be considered in this proposal.

Kipp noted he would like to see a drainage plan that would reduce the chances of adverse impacts on adjacent properties.

Wittman questioned whether the Commission could table a recommendation on this item and give the applicant time to address the items identified. Grande indicated the Commission could choose to table this item and staff will discuss the drainage plan and ditching with the Streets and Park Superintendent. He also reminded the Commission that had this additional lot been developed as a single family home, there would be limited review on the stormwater management plan.

Westphal stated it would be best to table this discussion and allow the applicant to address the questions regarding the lot combination, garage size, drainage plan and holding tank prior to the Plan Commission making a recommendation.

Motion by Jay Wittman, second by Thomas Kipp to table this item until the following items are addressed.

- **Confirmation of Lot Combination**
- **Area of building to be reduced to 1,500 sqft maximum.**
- **Confirmation from County for possible small holding tank addition.**

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- **Applicant works with staff to review onsite water runoff and create an acceptable drainage plan.**

Motion Carried 6-0.

NEW BUSINESS:

a. *Discussion and Feedback on Chapter 17 Zoning Ordinance DRAFT (Comprehensive Zoning Code Update Project)*

Grande provided the Commission with a summary of the Zoning Code update process and changes to the presented draft; highlighting its reorganization, legal updates, reduction in redundancies, reduction in zoning districts and infusion of some Form Based principals. He noted that staff is looking for feedback on the draft code to ensure the updated code is heading in the right direction.

Wittman asked if there was consideration for a specific zoning district for lakefront properties, citing issues in Vilas County where zoning is allowing for a mix of uses in those areas. Grande noted that as part of the incorporation process, Rib Mountain will be assuming control over Shoreland Zoning regulation which will have an impact on how the lakefront properties are developed. Kufahl indicated the zoning districts currently assigned to the lakefront properties are primarily residential in nature, which should limit a mixing of uses.

Edmondson noted she likes the idea of the Mixed Use – Rib Mountain Center District, asked if the three (3) residential zoning districts were appropriate to capture typical development, and questioned the application of the minimum and maximum lot sizes along with density established in some districts. Staff indicated that three (3) primary residential districts is consistent with the current code and recent subdivision development patterns. Grande brought up Royal View Estates 1st addition for a point of reference in the density and lot size discussion. He noted that under the proposed lot size and density standards, the developer would have some flexibility within a single zoning district, to provide a variety of lots sizes while still staying within the Town's desired density. He noted the current plat needed to have multiple zoning districts to achieve a product the developer was happy with. Staff also noted that there will be instances in which development may not occur within those lot size parameters and they are looking at establishing a procedure to exceed the max lot size.

Wittman also requested that staff review the proposed zoning districts for the Rib Mountain Golf Course and associated properties given the recent adoption of the Rib Mountain State Park Master Plan and its potential for Commercial development opportunities to ensure it is facilitating a development the Town is comfortable with. Staff noted this area has a different designation on the Future Land Use Map in anticipation of the Rib Mountain Drive Master Plan. Grande also indicated that Neighborhood Commercial development is anticipated up to Partridge Ave currently, but could see the golf course going to a Planned Development or have an infusion of Form Based Zoning to help achieve the product the Town wants.

DRAFT

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b. **Docket #2022-022**: Preapplication discussion and direction on potential Drive-through restaurants use and third building on Rib Mountain Drive in a Unified Development District.

This item was withdrawn by the applicant.

CORRESPONDENCE/QUESTIONS/TOWN BOARD AND COMMISSION UPDATE(S):

a. Director's Report

Grande provided a brief update on discussions regarding the Olson Carpet site and the Incorporation process.

b. Building Inspector's Report

Kufahl noted a permit report was provided in the packet.

c. Updates from Commissioners

Wittman indicated he would not be in person for the March 8th meeting.

PUBLIC COMMENT: No public comment was received.

NEXT MEETING DATE: March 8, 2023 – Regularly Scheduled Plan Commission Meeting

ADJOURN: **Motion by Tom Steele, second by Thomas Kipp to adjourn the Plan Commission Meeting.**

Motion carried 6-0. Meeting adjourned at 6:24 pm.

Respectfully Submitted,
Paul B. Kufahl, Building Inspector/Assistant Zoning Administrator

DRAFT

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TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, March 8, 2023
ITEM:	Docket #2023-02: Discussion and recommendation on a request for a Conditional Use Permit for a Temporary Asphalt Plant (Unclassified Use) at 147037 County Road N.
FROM:	Jared Grande, Community Development Director

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Matt Eslinger, American Asphalt of Wisconsin, Inc., PO Box 98, Mosinee, WI 54455;
OWNER:	Mathy Construction, 920 10th Avenue North, Onalaska, WI 54650
PROPERTY ADDRESS:	147037 County Road N Wausau, Wi 54401
PIN/PARCEL #:	068-2807-191-0981
ZONING:	ER-1 Estate Residential
ADJACENT ZONING:	**NORTH:** SI/UDD **SOUTH:** RA-2 **EAST:** RA-2 **WEST:** RA-2
FUTURE LAND USE:	Rural Mix

BACKGROUND

The applicant was granted Conditional Use approval for similar temporary uses in 2008, 2016, 2019, 2020, and 2021. The previous approvals consisted of 4 acres used, the site plan shows approx. 2 acres.

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

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION:	Recommend approval with staff recommendations.
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 03/21/23 (Staff)

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

CONDITIONAL USE PERMIT DETERMINATION REPORT

FROM:	Jared Grande, Community Development Director		
DOCKET NO.	2023-02	**HEARING DATE:**	March 8, 2023
APPLICANT:	Matt Eslinger, American Asphalt of Wisconsin, Inc., PO Box 98, Mosinee, WI 54455;		
OWNER:	Mathy Construction, 920 10th Avenue North, Onalaska, WI 54650		
LOCATION:	147037 County Road N, Lots 1 of CSM Vol 49 Pg 64 (#11582) (Doc# 1220402), excluding CSM Vol 91 Pg 89 (#18458) (Doc# 1790449) [32.993 Acres]		
DESCRIPTION:	A temporary asphalt plant to supply Marathon County for their 2023 paving needs and various local projects from the site from May 15, 2023, to November 1, 2023, Monday through Saturday.		

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

GENERAL INFORMATION

ZONING:	**RA-2 Rural Agricultural**
DEFINITION: 17.035(1)(B)	This district is intended to permit development which is solely of a rural community character, and high-density husbandry or intensive agriculture. The land use standards for this district permit very low density single-family residential development at a density of 1 dwelling unit for every 35 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the Rural Agricultural (RA-2-35ac) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time. Rationale: This district is used to provide for the protection of high-density agricultural activities, and a very low-density residential area to service the high-density agricultural use.
LAND USE:	**Unclassified Uses - Temporary Asphalt Plant**
DEFINITION SECTION: 17.056(8)(D)	In case of a question as to the classification of a proposed use, the question may be submitted to the Planning Commission for consideration as a conditional use. Uses already classified in any district are not eligible for a determination. The Planning Commission shall consider the impacts of the proposed temporary use and specify the permitted length of time for any approvals recommended.

REVIEW OF PERFORMANCE STANDARDS

As an unclassified use, there are not any designated performance standards. The following are standards set in place by the previous Conditional Use Permit:	***Proposed***
a. Hours of Operations: Monday through Saturday; 6:00 AM to 7:00 PM	*Monday through Saturday (no hours proposed)*
b. Timeframe: August 20, 2021, through October 20, 2021	*May 15, 2023, to November 1, 2023*
c. Truck traffic shall be limited to county roads, when possible	*Truck traffic routes have not been addressed. This is the same location as previous temporary asphalt plants.*

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d. Materials (mud, spilled asphalt, etc.) tracked onto the roadway shall be cleaned up by the end of the working day.	*There is a paved entrance to minimize dust onto County Rd N, but if dust would get carried to the road a broom will be used to sweep it clean.*

DETERMINATION / FINDING OF FACT

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

   The proposed use is temporary and the overall impact on neighboring properties or the neighborhood will only be during operational hours.

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

   The location of the proposed use will be located further back into the property and will generally not be seen from the roadway. The use is only temporary.

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

   Future Land use shows this area as Quarry, which this use fits as a temporary use.

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

   The neighboring properties are of a similar use. Former mining activity is consistent with the proposed temporary asphalt plant.

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

   The asphalt plant will not be served by public sewer, water, electricity, and gas.

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

   Yes. The few negative impacts on the surrounding properties or neighborhood that are identified are minimal due to similar activities occurring on those properties.

BACKGROUND INFORMATION

The applicant was granted Conditional Use approval for similar temporary uses in 2008, 2016, 2019, 2020, and 2021. The previous approvals consisted of 4 acres used.

CURRENT PROPERTY CONDITIONS

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The property is 32.993 acres in area, located near the west end of the Town on County Road N behind the Town's Yard Waste Site and is zoned Rural Agricultural (RA-2). The open pit mine is still considered to be active.

STAFF COMMENTS

Some conditions that should be considered before approval:

- Routes on town roads should be approved by the Superintendent of Public Works prior to use.
- Hours of operation should be limited to 6:00 AM to 7:00 PM, Monday through Saturday as done in past approvals.
- All debris deposited on any public road from the associated activity shall be cleaned up by the end of the workday.

POSSIBLE ACTIONS TO BE TAKEN

A. Recommend the Board of Supervisors approves the application for a Conditional Use Permit allowing for the use of an unclassified use (temporary asphalt plant), at 147037 County Road N, with the following conditions:
   1. All activity associated to the Temporary Use of the Asphalt Plant shall be in accordance with the submitted site plan and other submitted complimentary materials (Exhibit 'A');
   2. All routes that are taken shall be on County Roads when possible. In the event a truck route is to use a Town road, approval shall be received in writing (or email) from the Superintendent of Public Works prior to the routes use;
   3. Hours of operations for the Temporary Asphalt Plant and associated activities shall be from 6:00am to 7:00pm, Monday through Saturday;
   4. All debris deposited on any public right-of-way from any associated activity shall be cleaned up by the end of the workday;
   5. This Conditional Use Permit shall expire on November 1, 2023.
   6. The Community Development Director can approve minor alterations from the terms of the permit and have it documented in the property file. Any substantial change determined by the Community Development Director requires following the same procedures for a new conditional use permit application.
   7. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Town, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
   8. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

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

C. Recommend the Board of Supervisors deny the application for conditional use permit based on substantial evidence (or lack thereof) provided at the public hearing.

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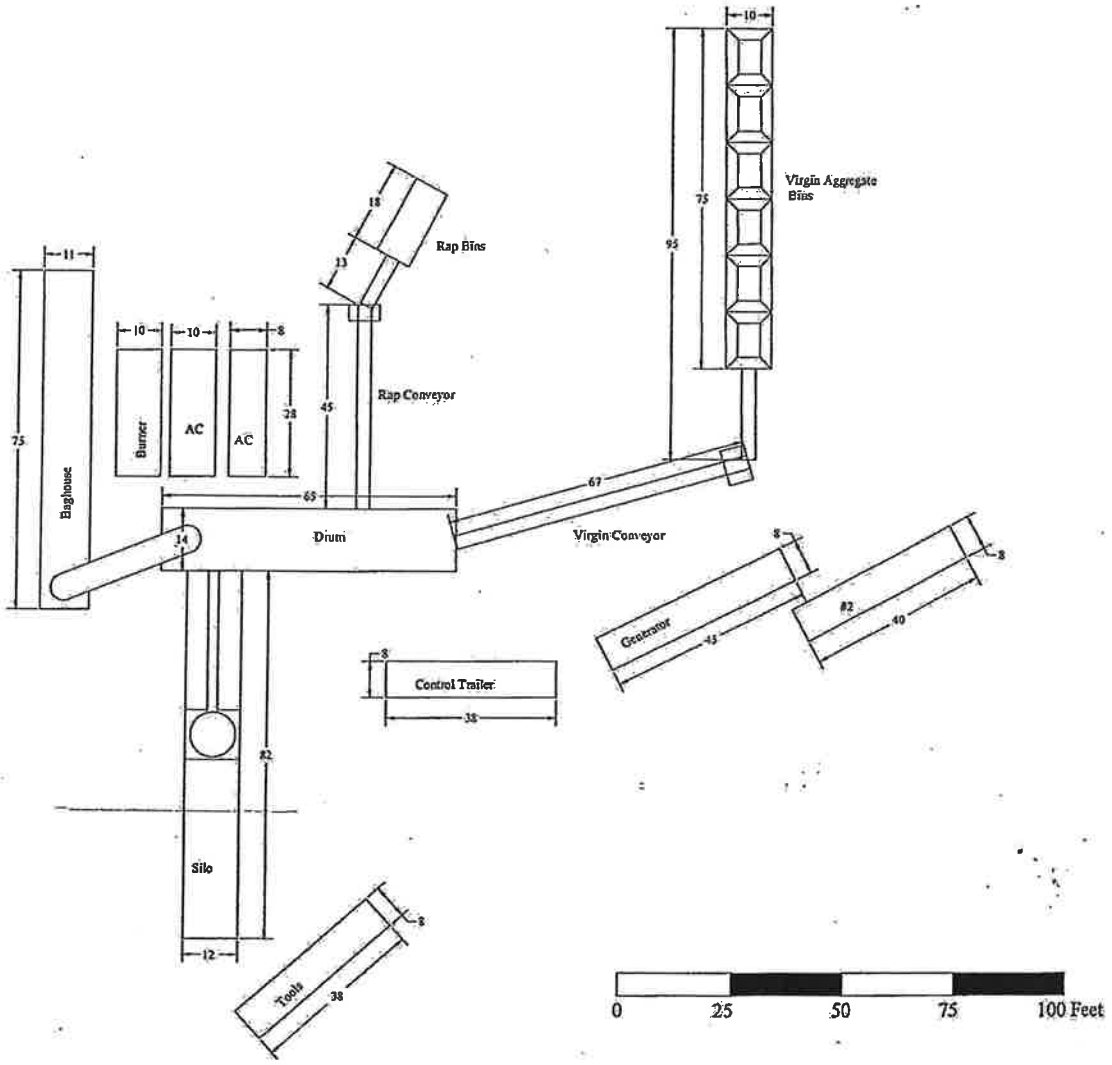
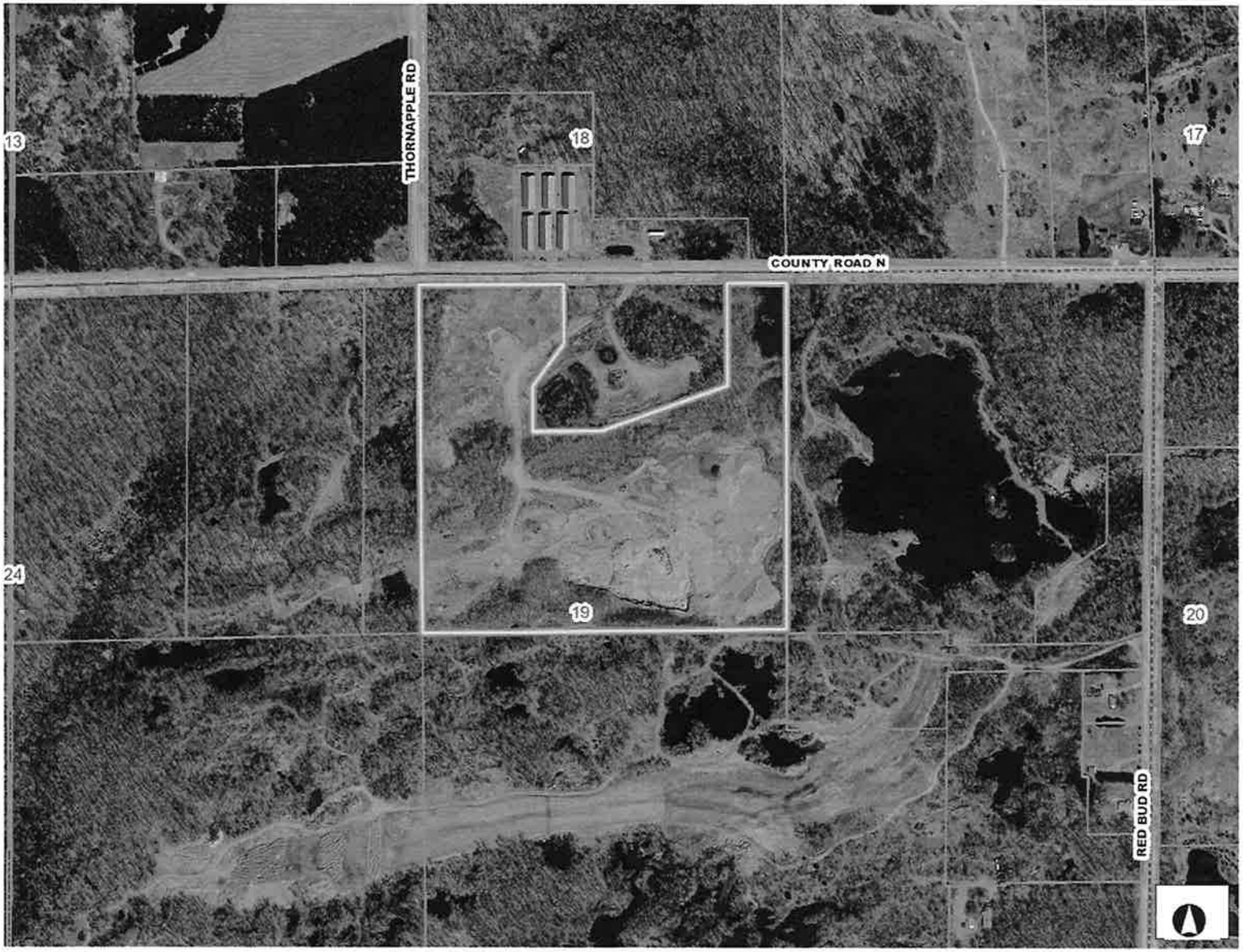
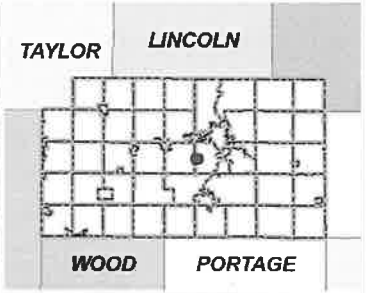


Land Information Mapping System





Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

275.04 0 275.04 Feet

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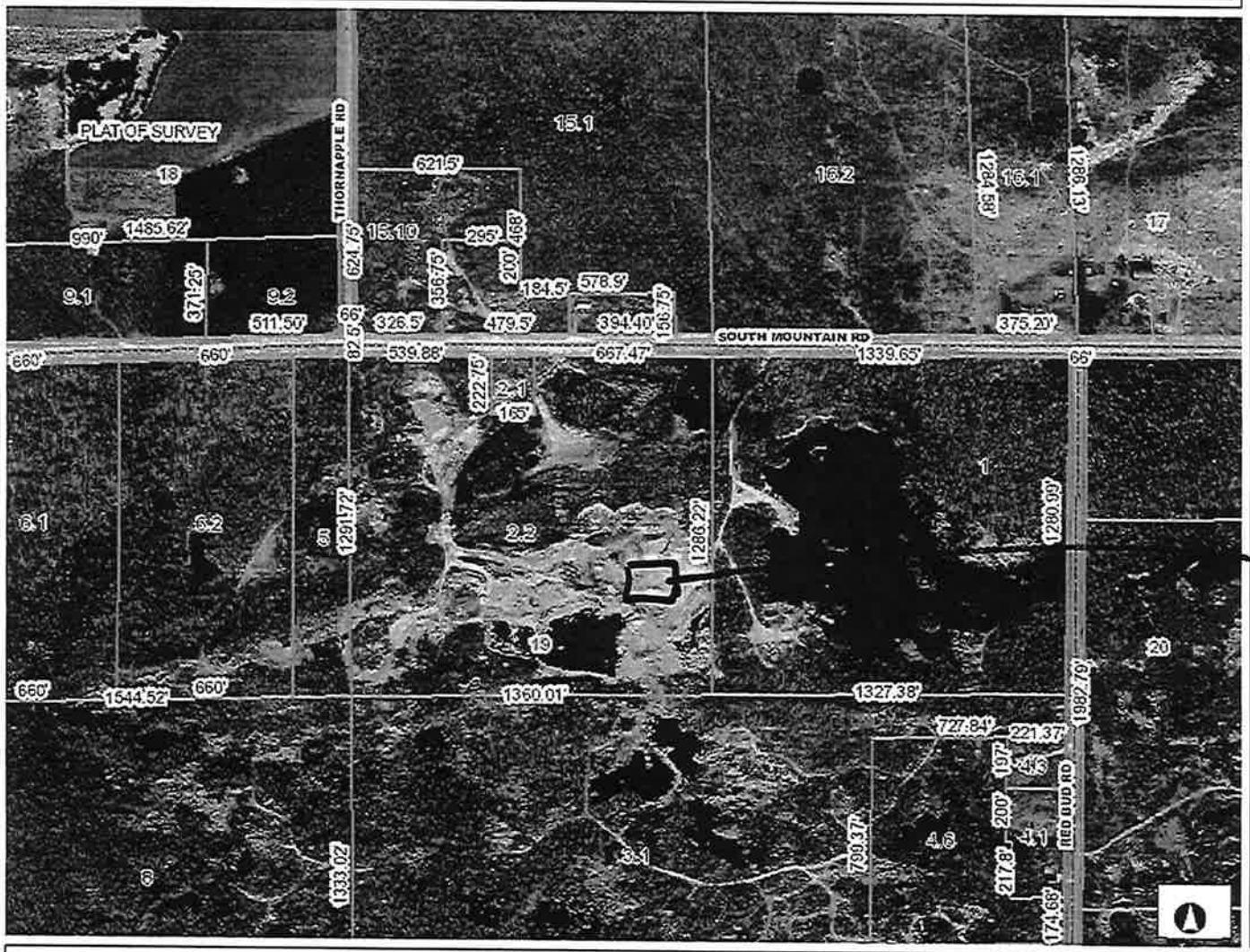
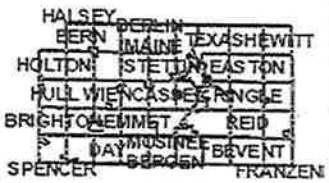
Land Information Mapping System





Legend

- Parcels
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277.17 0 277.17 Feet

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Report Criteria:

Permit.Permit number = DKT - 2023 - 002

Permit Number	Application Date	Permit Type	Property Address	Applicant	Status
DKT - 2023 - 00	02/07/2023	CD - Conditional Use Permit	147037 COUNTY ROAD N	Matt Eslinger (American Asphalt	Approved

Description of Work

Square Feet: 0
Valuation: 0
APPLICANT INFORMATION:
Applicant Phone Number: 715-693-5200
Applicant Email Address: matt.eslinger@americanasphaltofwi.com
PROPERTY OWNER INFORMATION:
Property Owner Name: Mathy Construction Co
Property Owner Telephone: 715-693-5200
Property Owner Email: matt.eslinger@americanasphaltofwi.com
APPLICATION REQUIREMENTS:
Description of Proposed Conditional Use: American Asphalt is applying for a Conditional Use Permit to operate a temporary asphalt plant on the listed property that is a permitted non-metallic mining site. American will be supplying asphalt to Marathon County for their 2023 paving needs and various local projects from the site. We are requesting a time frame from 5/15/23 - 11/1/23 Monday thru Saturday. A drawing of an asphalt plant layout is attached, along with the proposed location of the asphalt plant in the quarry.
I have read and agree to the payment of consulting services, if needed: True

Contractors

Name	Contractor Type	Primary Contractor

Transactions

Date	Description	Source ID	Fee Number	Quantity	Unit of Measurement	Amount	Due at
02/07/2023	Conditional Use		12	.0000		300.00	Permit issue
02/14/2023	PUBLIC HEARING FEES	4.000360		.0000		300.00-	
Grand Totals:						.00	

Inspection Activity

Inspection Number	Inspection Type	Status	Appointment Date	Appointment Time

Conditions

Condition	Comment

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E) The proposed use of the site is to operate a temporary asphalt plant within a permitted non-metallic mine

F &G) The proposed application is pursuant to zoning code section: 17.056(9)(e) – Unclassified Uses

H) The existing property that the proposed temporary asphalt plant will sit on is a permitted non-metallic mine. Chloride will be sprayed on all haul roads within the site to eliminate dust from trucking and perfume is added to the asphalt cement to eliminate odor. There is a paved entrance to minimize dust onto County Rd N, but if dust would get carried to the road a broom will be used to sweep it clean.

I) Said property is zoned for mining, which will be done there along with the production of asphalt

J) The use will have no impacts to services by public agencies

K) The proposed benefits of the use to the public are cheaper asphalt prices to the tax payers of Marathon County, along with potential savings to the Town of Rib Mountain on asphalt paving projects.

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OFFICE USE – DO NOT PUBLISH IN PAPER

1ST NOTICE DATE: **Wednesday, February 22, 2023**
2ND NOTICE DATE: **Wednesday, March 1, 2023**

HEARING DATE: Wednesday, March 8, 2023

TOWN OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that public hearing(s) will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, March 8th, 2023,** at 5:00 P.M. to hear and consider the request of:

American Asphalt, applicant, requests Conditional Use approval for a Temporary Asphalt Plant at the property addressed 147037 County Road N, per Rib Mountain Municipal Code Section 17.056(9)(e) – Unclassified Uses

DATED this 20th day of February 2023.

Paul B. Kufahl, Building Inspector/Assistant Zoning Administrator

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MAIL_NAME1	MAIL_ADDR1	CITY	STATE	ZIP5
ALEX DODD & MSSR LLC	616 ELM STREET	WAUSAU	WI	54401
PAUL J & MARY M HACKEL	147440 COUNTY ROAD N	WAUSAU	WI	54401
GAFFNEY LAND LIMITED	225827 BAYVIEW DR	WAUSAU	WI	54401
CHELSEA BOUTELLE	110 KIKKERT CT	CAMBRIA	WI	53923
TOWN OF RIB MOUNTAIN	227800 SNOWBIRD AVE	WAUSAU	WI	54401
MATHY CONSTRUCTION CO	920 10TH AVE N	ONALASKA	WI	54650
KOCOUREK HOLDINGS LLC	152200 MORNING GLORY LN	WAUSAU	WI	54401
KOCOUREK HOLDINGS LLC	152200 MORNING GLORY LN	WAUSAU	WI	54401
KOCOUREK HOLDINGS LLC	152200 MORNING GLORY LN	WAUSAU	WI	54401
KOCOUREK HOLDINGS LLC	152200 MORNING GLORY LN	WAUSAU	WI	54401
GREAT SUN DESTINATIONS	118446 WOODFIELD DR	STRATFORD	WI	54484
QWEST COMMUNICATIONS	555 17TH ST	DENVER	CO	80202
KAREN L DODD	146520 COUNTY ROAD N	WAUSAU	WI	54401
KJK INCOME TRUST	135754 3RD ST	MARATHON	WI	54448

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TOWN OF RIB MOUNTAIN

ITEM: Docket #2023-005: Preapplication discussion and direction on potential Group Development/Drive-through restaurant use on Rib Mountain Drive in a Unified Development District.

ISSUES: DA Logistic Design and Architect, Inc. on behalf of the property owners is seeking feedback on a potential Group Development/Drive-through restaurant in what would be required to be rezoned to the Unified Development District (UDD) along Rib Mountain Drive. November 2022 there was feedback provided to the owners regarding the conceptual drawings proposed (minutes here) and can be summarized as:

1. Traffic relating to the ingress/egress into the property.
2. Work with the Superintendent on the safety measures that need to be addressed.
3. Making the site an attractive entry point onto Rib Mountain Drive.
4. Buffering of the property at appropriate areas to add appeal from Rib Mountain Drive.

The proposal is different compared to the November 2022 (here) preapplication meeting as the owners are in the process of acquiring the property at 152531 Menton Ln Wausau, Wi 54401. Additionally, Menton Lane west of Lilac Avenue would be vacated to assist in the site development. In a previous Town Board meeting, the Town Board has expressed interest in vacating the right-of-way to assist in developing the site.

The applicant would like additional feedback and direction prior to official submittal of application(s).

FISCAL IMPACT: None.

ACTION TO BE TAKEN:

1. None. Provide feedback only.

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Arial View

Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

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Proposed Development @ Rib Mountain Rd.

Wausau, WI | March 1st, 2023

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North View

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Proposed Development @ Rib Mountain Rd.

Wausau, WI | March 1st, 2023

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South View

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Proposed Development @ Rib Mountain Rd.

Wausau, WI | March 1st, 2023

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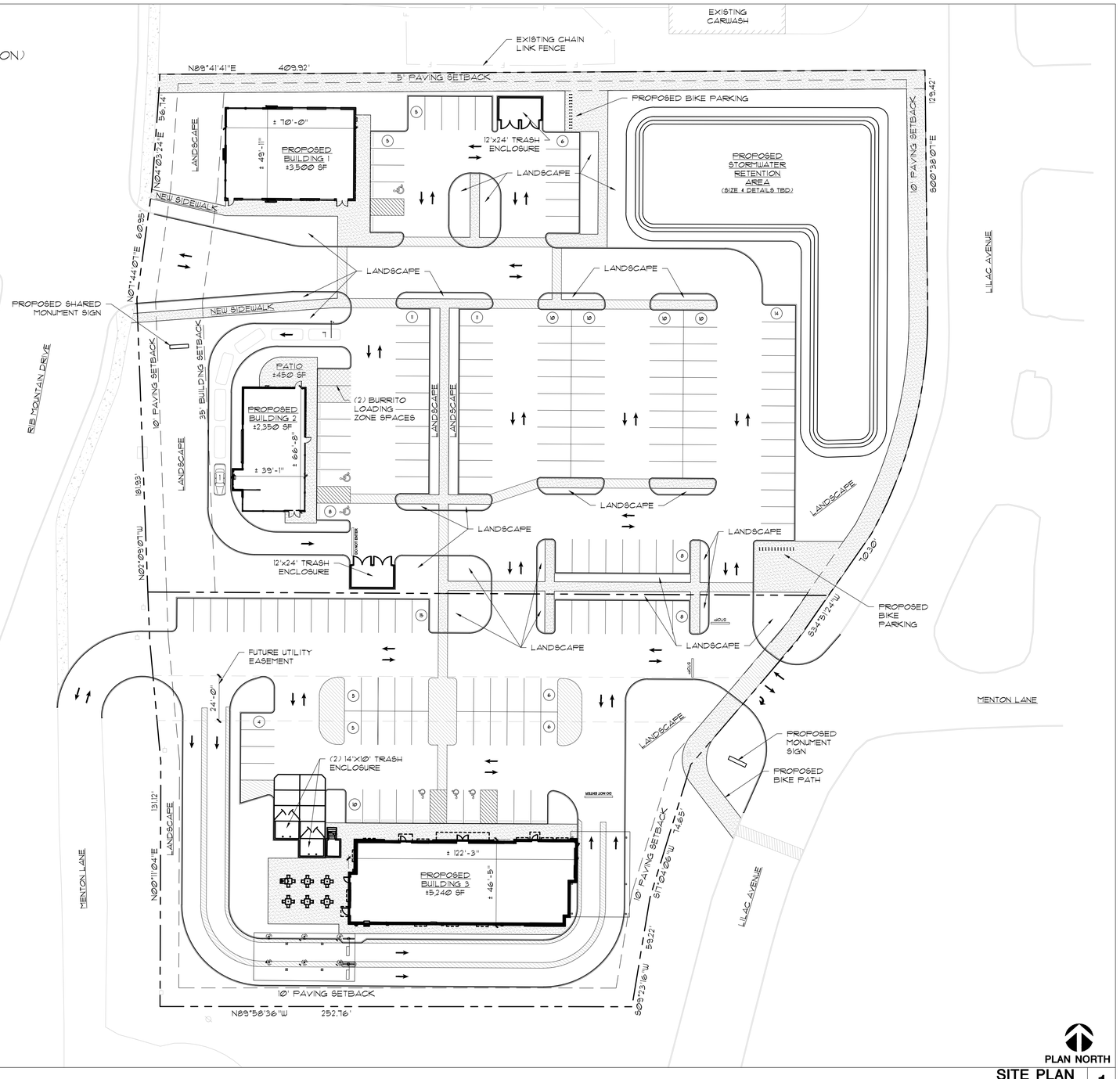
EXISTING LOT SIZE:
APPROX. 4.12 ACRES (±178,873 SF - REQUIRES CONFIRMATION)

PROPOSED BUILDING FOOTPRINT SIZE
± 3,500 SF BUILDING 1
± 2,350 SF BUILDING 2
± 5,240 SF BUILDING 3
± 11,090 TOTAL SF

PROPOSED ONSITE PARKING SPACES
PROVIDED PARKING SHOWN = 167 SPACES
15.0 SPACES PER 1,000 SF FLOOR AREA

NORTH SITE (BUILDINGS 1 & 2) = 108 SPACES
SOUTH SITE (BUILDING 3) = 59 SPACES



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SITE PLAN 1
1" = 30'

PLOT DATE: 2/27/2023

FILE NAME: C:\USERS\LDA\LOGIC DA DROPBOX\ANDY VELAZQUEZ_ACTIVE PROJECTS\20-089_RIBMT DEVELOPMENT\SHEETS\SHEETS_20-089_RIBMT DEVELOPMENT.DWG

logic design & architecture, inc.
LogicDA.com : 414.909.0080
Project Manager: TCY
Job Number: 20-089

Additional Info
LOKRE

Project Name
Proposed Outlots
2225421 Rib Mountain Drive
Wausau, WI 54401

Dates/Revisions
10.16.20 PRELIM. SITE PLAN
01.08.21 PRELIM. SITE PLAN
08.26.21 PRELIM. SITE PLAN
01.20.23 PRELIM. SITE PLAN
02.27.23 PRELIM. SITE PLAN

Drawing Title
CONCEPTUAL SITE PLAN

SP1.1-P

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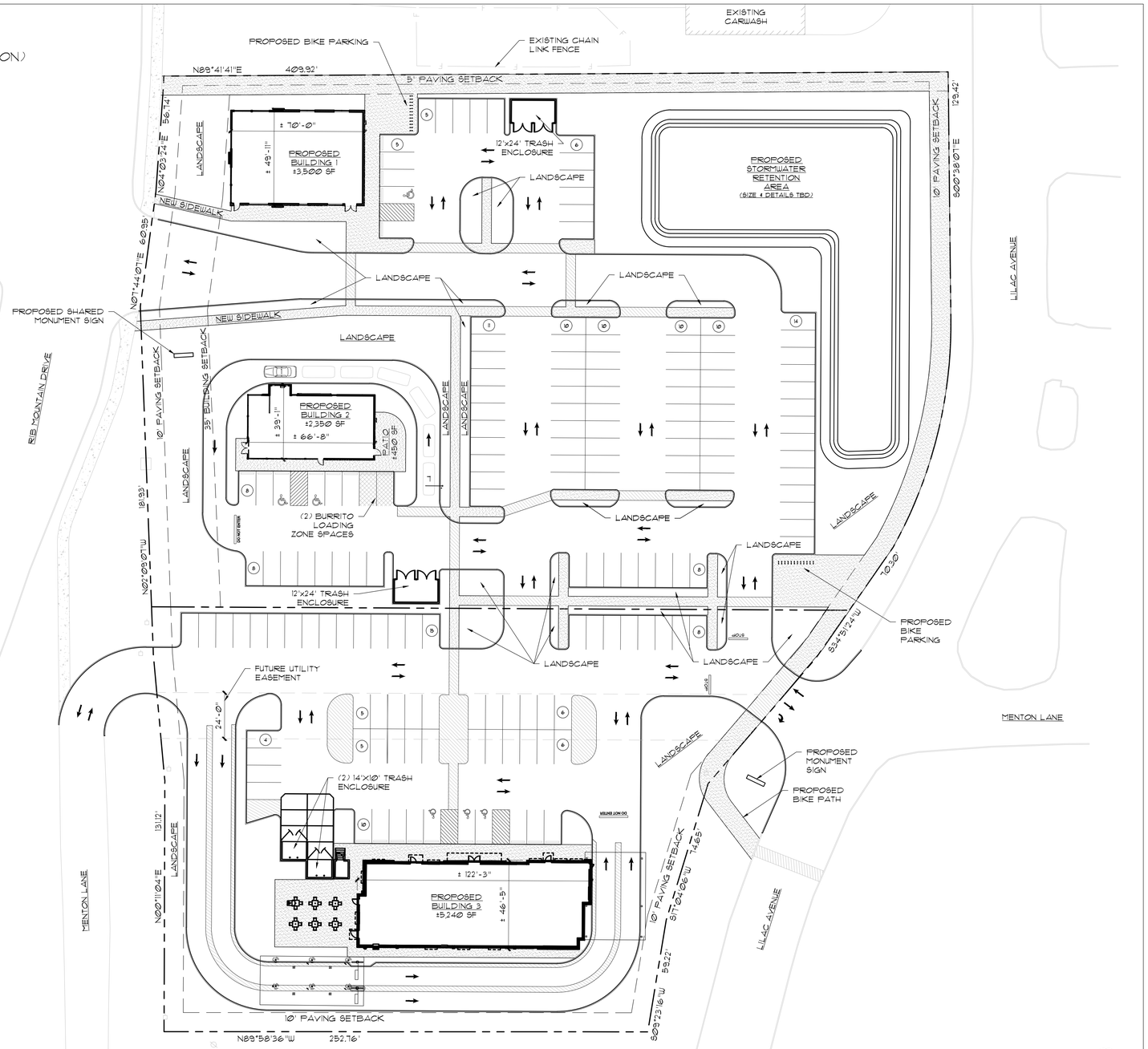
EXISTING LOT SIZE:
APPROX. 4.12 ACRES (±178,873 SF - REQUIRES CONFIRMATION)

PROPOSED BUILDING FOOTPRINT SIZE
± 3,500 SF BUILDING 1
± 2,350 SF BUILDING 2
± 5,240 SF BUILDING 3
± 11,090 TOTAL SF

PROPOSED ONSITE PARKING SPACES
PROVIDED PARKING SHOWN = 164 SPACES
14.8 SPACES PER 1,000 SF FLOOR AREA

NORTH SITE (BUILDINGS 1 & 2) = 105 SPACES
SOUTH SITE (BUILDING 3) = 59 SPACES



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SITE PLAN
1" = 30'
1

PLOT DATE: 2/27/2023

FILE NAME: C:\USERS\LDA7\LOGIC DA DROPBOX\ANDY VELAZQUEZ_ACTIVE PROJECTS\20-089_RIBMT DEVELOPMENT\SHEETS\SHEETS_20-089_RIBMT DEVELOPMENT.DWG

logic design & architecture, inc.
LogicDA.com : 414.909.0080
Project Manager: TCY
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Additional Info
LOKRE

Project Name
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2225421 Rib Mountain Drive
Wausau, WI 54401

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PRELIM. SITE PLAN
08.26.21
PRELIM. SITE PLAN
01.20.23
PRELIM. SITE PLAN
02.27.23
PRELIM. SITE PLAN

Drawing Title
CONCEPTUAL SITE PLAN

SP1.1-R

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TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, March 7, 2023
ITEM:	Docket #2023-003: Discussion and recommendation on Royal View Estates 1st Addition Final Plat located at the SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-28-07.
FROM:	Jared Grande, Community Development Director

APPLICANT & PROPERTY INFORMATION

APPLICANT:	William Shnowske, BPW Development, P.O. Box 8, Wausau, WI 54402
OWNER:	William Shnowske, BPW Development, P.O. Box 8, Wausau, WI 54402
PROPERTY ADDRESS:	located at the SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-28-07.
PIN:	068-2807-164-0996 & 068-2807-164-0997
ZONING:	MR-4 Mixed Residential / SR-2 Suburban Residential
ADJACENT ZONING:	**NORTH:** ER-1 **SOUTH:** ER-1 **EAST:** SR-2 **WEST:** RR
FUTURE LAND USE:	Suburban Neighborhood

BACKGROUND

This is the first addition onto Royal View Estates subdivision and near the latest subdivision Royal Vistas. The area proposed to be developed is located along County Road N. The property was rezoned to SR-3 and MR-4 to facilitate the 51-lot subdivision which includes two outlots; outlot 2 will serve stormwater purposes adjacent to outlot 1 in Royal View Estates. There is a developer's agreement that will be reviewed an approved with the Final Plat at the next Town Board meeting.

PREVIOUS ACTIONS:	None
STAFF COMMENTS:	See Determination Report (attached).
ATTACHMENTS:	Final Plat Determination Report, Proposed Final Subdivision Plat, Site/Construction Plans, and application

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends approval of the proposed 51-lot final subdivision plat and forwards the recommendation on to the Town Board for the March 21, 2023, meeting.

RECOMMEND APPROVAL WITH MODIFICATIONS: PLAN COMMISSION RECOMMENDS APPROVAL OF THE PROPOSED 51-LOT FINAL SUBDIVISION PLAT AND FORWARDS THE RECOMMENDATION ON TO THE TOWN BOARD FOR THE MARCH 21, 2023, MEETING, WITH MODIFICATIONS AS DISCUSSED.

RECOMMEND DENIAL: PLAN COMMISSION RECOMMENDS DENIAL OF THE PROPOSED 51-LOT FINAL SUBDIVISION PLAT AND FORWARDS THE RECOMMENDATION ON TO THE TOWN BOARD FOR THE MARCH 21, 2023 MEETING.

REQUESTED ACTION:	Plan Commission recommends approval of the proposed 51-lot final subdivision plat and forwards the recommendation on to the Town Board for the March 16, 2021 meeting.
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Town Board on 3/16/2021 [Staff]

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

FINAL PLAT DETERMINATION REPORT

FROM:	Jared Grande, Community Development Director		
DOCKET NO.	2023-003	**PC REVIEW DATE:**	March 8, 2023
APPLICANT:	Tom Radenz, REI Engineering, Inc., 4080 N. 20th Avenue, Wausau, WI 54401		
OWNER:	William Shnowske, BPW Development, LLC., 163371 State Highway 52, Wausau, WI 54401		
LOCATION:	SW 1/4 and NW 1/4 of the SE 1/4, SEC 16-28-07		
DESCRIPTION:	51-Lot Subdivision with public road, water, sewer and stormwater facilities.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Subdivision and Platting, Section 18.06 Procedure for Approval, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

CURRENT ZONING:	**SR-2 and MR-4**
DEFINITION: 17.035(2)(H)	Description and Purpose. This district is intended to permit development which is solely of a rural community character. The land use standards for this district permit very low density single-family residential development at a density of one dwelling unit for every 35 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development which requires even a minimum of urban services does not occur until such services are available. As such, the Rural Agricultural (RA-35ac) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time. Rationale: This district is used to provide for the protection of low density agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Agricultural (RA-35ac) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Agricultural (RA-35ac) District designation, the rural community character of that area would still be maintained.
FUTURE LAND USE:	**Suburban Neighborhood**
FLU DESCRIPTION:	Small lot, higher-density residential development, home occupation, small-scale institutional and recreational uses served by public water and sewer facilities. This area is within the 2040 sewer service boundary.
TYPICAL IMPLEMENTED ZONING DISTRICT(S):	▪ SR-3 Suburban Residential ▪ SR-4 Suburban Residential ▪ MR-4 Mixed Residential ▪ UR-8 Urban Residential
DENSITY:	Maximum of 8 dwelling units per acre or as permitted by the designated zoning district.

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Development Policies:

1. New development is expected to connect to public sewer and water.
2. Encourage a mix of development projects that fosters the low property maintenance lifestyle
3. New higher-density development shall be conscious of established neighborhoods and should be encouraged along and near the major transit corridors.
4. Design and layout of new construction shall be mindful and enhancing of existing neighborhood or near-by neighborhoods. New subdivisions shall establish a neighborhood design plan.
5. Pursue infill development opportunities where feasible.
6. Promote the interconnection of the road and trail networks within and among neighborhoods. Higher-density development shall provide an off-street connection to the existing trail network when within proximity of such trail.

Background Information

This is the first addition onto Royal View Estates subdivision and near the latest subdivision Royal Vistas. The area proposed to be developed is located along County Road N. The property was rezoned to SR-3 and MR-4 to facilitate the 51-lot subdivision which includes two outlots; outlot 2 will serve stormwater purposes adjacent to outlot 1 in Royal View Estates. There is a developer's agreement that will be reviewed an approved with the Final Plat at the next Town Board meeting.

Review of Density Standards and Bulk Regulations

Parent Lot Specifications		Sanitary Service Area:	Yes
Lot Area	79.89 Acres		

Lot Standards: MR-4/SR-2	Requirements	Proposed No. of Lots: 51	Status
Minimum Lot Area:	10,000/20,000 Sq. Ft.	10,413 Sq. Ft. to 20,000 Sq. Ft.	Meets Requirements.
Minimum Lot Width:	50/100 Ft.	67 Ft. / 289.83 Ft.	Meets Requirements.
Min. Landscape Surface Rat.	0.30/0.65	> 0.30 / > 0.65	Meets Requirements.
Max. Floor Area Ratio:	0.20/.150	< 0.20 / <0.150	Meets Requirements.

Required Improvements

Improvement	Proposed	Status	Comments
Sanitary Sewer	Public/Private	Meets Requirements	Private laterals
Water	Public/Private	Meets Requirements	Private Laterals
Storm Sewer	Private	Meets Requirements	Private/Internal System
Streets (Finished Grade/Paving)	Private	Meets Requirements	Public Street
Monuments	Iron Pipe/Rebar	Meets Requirements	
Street Lighting	None	N/A	None shown
Street and Traffic Control	None	N/A	No stop needed

Design Standards

Conformance to Applicable Rules and Regulations

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Requirement	Status	Comments
The provisions of Ch. 236, Wis. Stats.	Meets Requirements	
Chapter 17 of this General Code and all other applicable ordinances of the appropriate jurisdictions.	Meets Requirements	
Any officially adopted plans or maps of the Town or any portion thereof.	Meets Requirements	
The rules of the State Board of Health relating to lot size and lot elevation if the subdivision is not served by a public sewer and provision for such service has not been made.	Meets Requirements	
The rules of the State Highway Commission relating to safety of access and the preservation of the public interest and investment in the streets if the subdivision or any lot contained therein abuts a State trunk highway or connecting street.	Meets Requirements	

Streets and Alleys

Requirement	Status	Comments
Arrangement:		
All streets shall be properly integrated with any existing and proposed system of thoroughfares and dedicated rights-of-way.	Meets Requirements	
All thoroughfares shall be properly related to special traffic generators, such as industries, business districts, schools, churches and shopping centers; to population densities; and to the pattern of existing and proposed land uses.	Meets Requirements	
Minor streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, permit efficient drainage and sewer systems and to require the minimum amount of streets necessary to provide convenient and safe access to property.	Meets Requirements	
The rigid rectangular gridiron street pattern need not necessarily be adhered to and the use of curvilinear streets, cul-de-sacs or U-shaped streets shall be encouraged where such use will result in a more desirable layout.	Meets Requirements	
Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Town planning agency, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.	Meets Requirements	
In business and industrial developments, the streets and other access ways shall be planned in connection with the	Not Applicable	

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grouping of buildings; location of rail facilities; the provision of alleys, truck loading and maneuvering areas; walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

Access to Major Streets:

The number of residential and non-residential streets and access points entering a major street shall be kept to a minimum. Where a subdivision or individual parcel borders on or contains an existing or proposed major street the Town planning agency shall require and access to such street to be limited by utilizing one or more of the following means:

1. Spacing of driveways to avoid crowding access point near street intersections and to have adequate distance between driveways, including sharing of driveways by adjacent land uses so that the total number of driveways is minimized.
2. Spacing of intersecting streets to avoid creating such minor street intersections near intersections of major streets, and to minimize the total number of street intersections.
3. Control of lateral access (turning movements) along intersecting drives or streets to prevent improper traffic flow that may impact upon the major street, such as formation of traffic queues on or backing into the major street.
4. A parallel street (called a reverse frontage road) supplying frontage for lots backing onto the major street, such lots if used for residential purposes to be provided with a screen planting contained in a nonaccess reservation along the major street property line.
5. A series of U-shaped streets or short cul-de-sacs entered from and designed generally at right angles to such a reverse frontage road, with the rear lines of their terminal lots backing onto the major street and containing nonaccess reservations as in 4. preceding.
6. A marginal access street, called a frontage road or service drive, separated from the major street by a planting or grass strip and having access to the major street at suitable points, and with adequate lateral access design as in 3. preceding.

Meets Requirements

The private street in this case is determined to be a reverse frontage road; therefore, standard 4 shall apply.

Landscaping/screening shall be installed at the rear the lots along County Road N.

Width of Streets:

Right-of-way and paving widths of all streets shall be as indicated:

Street Type	Paving	ROW
Minor Street	28 – 32 Ft	60 Ft
Marginal Access Street	28 – 32 Ft	60 Ft

Meets requirements.

The width of the private "ROW" or outlot is 60 feet, which would meet the

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Collector Street	40 Ft	80 Ft		requirement of a minor street.
Major Arterial	48 Ft	100 Ft		

Street Grades: The grade of major streets shall not exceed 6% unless necessitated by exceptional topography and approved by the Town planning agency. The grade of all other streets shall not exceed 10%. The minimum grade of all streets shall be .3% Pedestrian ways or crosswalks shall not exceed 12% unless steps of an approved design are to be constructed.	Meets Requirements	4.44% grade is proposed.
Vertical Curves: All changes in street grade shall be connected by vertical curves of a minimum length in feet equivalent to 15 times the algebraic difference in the percent of grade for major arterials and ½ of this minimum length for all other streets. No vertical curve less than 50' in length is required.	Meets Requirements	
Horizontal Curves: The minimum sight distance with clear visibility measured along the centerline shall be provided as follows:	Not Applicable	

Street Type	Sight Distance
Major Arterial	500 Ft
Collector Street	300 Ft
Minor Street	150 Ft

Tangents: A tangent of at least 100' in length shall be introduced between reverse curves on major arterials and collector streets.	Not Applicable	
Cul-de-Sacs or Dead-End Streets: 1. The use of cul-de-sacs in street layouts shall be limited to portions of developments which due to unusual shape, size, location, or topography may better be served by cul-de-sacs than by continuous streets. A layout making unrestricted use of cul-de-sacs or courts will not be acceptable. 2. A cul-de-sac shall not be longer than 500' measured on its centerline unless, by reason of topography or other circumstances beyond the control of the developer the Town planning agency, upon the recommendation of the Town Engineer, finds a greater length to be justifiable. 3. The diameter of a cul-de-sac turn around, measured as the outside right-of-way, shall not be less than 100'.	Meets Requirements	Length is 360 feet. Width of turn-around is 109 feet.
Half Streets:	Not Applicable	

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Street systems in new subdivisions shall be laid out so as to eliminate or avoid half streets. Where a half street is adjacent to a new subdivision the other half of the street shall be dedicated by the subdivider. Where a new subdivision abuts an existing street of inadequate right-of-way width, additional right-of-way width may be required to be dedicated by the subdivider to meet the requirements of this section.	
Street Intersections: 1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of 2 new streets at an angle of less than 70° shall not be acceptable. Not more than 2 streets shall intersect at any one point unless specifically approved by the Town planning agency. 2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerlines offsets of less than 125' shall not be permitted. Where streets intersect major streets, their alignment shall be continuous. 3. Where the grade of any street at the approach of an intersection exceeds 7%, a leveling area shall be provided having not greater than 4% grade a distance of 50' measured from the nearest right-of-way line of the intersecting street. 4. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation, including trees, in connection with the grading of the public right-of-way to the extent deemed necessary to provide adequate sight distance.	Meets Requirements
Alleys: 1. Alleys shall be provided in all business, commercial and industrial districts, except that the Town planning agency may waive this requirement where other definite and suitable provision is made for service access, such as off-street loading and parking, consistent with and adequate for the uses proposed and in accordance with the provisions of Ch. 17 of this General Code. 2. The width of alleys shall be not less than 24'. 3. Dead-end alleys are prohibited, except under very unusual circumstances, and crooked and "T" alleys shall be discouraged. Where dead-end alleys are unavoidable, they shall be provided with adequate turn-around facilities at the dead end. 4. Alleys shall not be approved in residential areas.	Not Applicable

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Easements

Requirement	Status	Comments
Easements across lots or centered on rear or side lot lines shall be provided for utilities where required by the Town planning agency, such easements to be at least 10' wide.	Not Applicable	
Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse and of such width or construction or both as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.	Not Applicable	

Blocks

Requirement	Status	Comments
Residential Blocks: 1. Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads or waterways. 2. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 1,800' nor be less than 400' in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than 1,000' in length. 3. Pedestrian crosswalks not less than 10' wide may be required by the Town planning agency through the center of blocks more than 900' long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.	Not Applicable	
Non-residential Blocks: Blocks designed for business, commercial or industrial uses shall be of such length and width as may be determined suitable by the Town planning agency for the prospective use.	Not Applicable	

Lots

Requirement	Status	Comments
In general, the size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Lot	Meets Requirements	

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dimensions shall conform to the requirements of Ch. 17 of this General Code.		
All plats shall indicate building setback lines or yards equivalent to those required in Ch. 17 of this General Code.	Meets Requirements	
Residential lots to be served by private or individual sewerage disposal facilities shall comply with the rules of the State Board of Health.	Meets Requirements	
Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type and use and development contemplated as established in Ch. 17 of this General Code.	Not Applicable	
Corner lots for residential use shall have extra width to permit full building setback as required in Ch. 17 of this General Code.	Meets Requirements	
Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Town planning agency.	Meets Requirements	The lots technically have street frontage at the rear of the lots; however, they are served by a private street.
Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.	Meets Requirements	
Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.	Meets Requirements	
In case a tract is subdivided into parcels containing one or more acres, such parcels shall be arranged to allow the re-subdivision of any parcels into smaller lots in accordance with the provisions of this chapter.	Meets Requirements	
Lot lines shall follow Town boundary lines, whenever practicable, rather than cross them.	Meets Requirements	
Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.	Meets Requirements	Given the unique situation with the restriction of access on CTH N, this layout is acceptable.

DRAWING REQUIREMENTS

REQUIREMENT	YES	NO	N/A	COMMENTS
Date, scale, and north point.	X			
The proposed subdivision name which must be same as that specified in the application.	X			

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Name and address of the owner, subdivider and the surveyor preparing the plat.	X
Location of the subdivision by government lot, quarter section, section, township, range and county.	X
A vicinity sketch or small-scale drawing of the section or government subdivision of the section in which the subdivision lies with the location of the subdivision indicated thereon.	X
The exact length and bearing of the exterior boundaries of the subdivision. Dimensions shall be expressed in feet and decimals of a foot.	X
Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.	X
Zoning on and adjacent to the subdivision.	X
Location, width and names of all existing and platted streets, alleys and other public ways and easements, railroad and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges and other pertinent data as determined by the Town planning agency.	X
The water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to the Town datum plane.	X
If the subdivision borders a lake, river or stream, the distances and bearings of a meander line established not less than 20' back from the ordinary high watermark of such waterway.	X
Layout, width and grades of all new streets and rights-of-way, including alleys, highways, easements for sewers and water mains and other public utilities.	X
Existing sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sanitary and storm sewers are to be indicated in a general way upon the preliminary plat.	X
Approximate dimensions and areas of lots.	X
Proposed building setback lines.	X
Approximate radii of all curves and length of tangents and central angles on all streets.	X
Approximate location and area of all property proposed to be dedicated or reserved for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation.	X
Contours at vertical intervals of not more than 5' or at more frequent intervals if required by the Town planning agency for land of unusual topography.	X
Street profile plans for all existing and proposed streets containing information specified by the Town planning agency.	X

STAFF COMMENTS

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Staff is in favor of this proposed subdivision. There are items that should be addressed:

1) Developer's Agreement shall be approved concurrently with the Final Plat at the appropriate Town Board Meeting.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends approval of the proposed 51-lot final subdivision plat and forwards the recommendation on to the Town Board for the March 21, 2023, meeting.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends approval of the proposed 51-lot final subdivision plat and forwards the recommendation on to the Town Board for the March 21, 2023, meeting, with modifications as discussed.

RECOMMEND DENIAL: Plan Commission recommends denial of the proposed 51-lot final subdivision plat and forwards the recommendation on to the Town Board for the March 21, 2023 meeting.

ROYAL VIEW ESTATES 1ST ADDITION

A SUBDIVISION PLAT OF ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

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 A PARCEL OF LAND BEING ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°12'27" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 24.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N" AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'27" WEST, COINCIDENT WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 2554.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°44'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 1319.76 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°11'22" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 2568.25 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE NORTH 88°51'18" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 728.09 FEET; THENCE SOUTH 89°23'30" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 591.09 FEET TO SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,372,544 SQUARE FEET, 77.423 ACRES, MORE OR LESS.

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

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

DATED THIS 28TH DAY OF FEBRUARY, 2023

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852

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

FEBRUARY 28TH, 2023

MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

RESOLVED THAT THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION, IS HEREBY APPROVED BY THE MARATHON COUNTY ENVIRONMENT RESOURCES COMMITTEE.

DATE APPROVED _____ APPROVED BY_____

DATE SIGNED _____ SIGNED BY _____

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

I, CONNIE BEYERSDORF, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

_____, 20____
AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION.

DATED THIS_____DAY OF_____, 20____

_____
CONNIE BEYERSDORF, TREASURER, MARATHON COUNTY

TOWN OF RIB MOUNTAIN APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION IN THE TOWN OF RIB MOUNTAIN, BPW DEVELOPMENT, LLC., OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DATE _____ APPROVED_____
TOWN CHAIRMAN

DATE _____ SIGNED _____
TOWN CHAIRMAN

CERTIFICATE OF TOWN OF RIB MOUNTAIN TREASURER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

I, DEBBIE HEEG, BEING THE DULY ELECTED, QUALIFIED AND ACTING DEPUTY TREASURER OF THE TOWN OF RIB MOUNTAIN, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 20____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VIEW ESTATES 1ST ADDITION.

DATED THIS_____DAY OF_____, 20____

_____
DEBBIE HEEG, DEPUTY TREASURER

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BPW DEVELOPMENT LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.
BPW DEVELOPMENT LLC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY, AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, THE SAID BPW DEVELOPMENT LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS PRESIDENT, AND COUNTERSIGNED BY

_____, ITS SECRETARY,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS

_____, 20____.
IN THE PRESENCE OF:

CORPORATE NAME _____

_____
BILL SHNOWSKE, PRESIDENT

COUNTERSIGNED:

_____
KAY SHNOWSKE, SECRETARY

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20____. BILL SHNOWSKE, PRESIDENT, AND KAY SHNOWSKE, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____NOTARY PUBLIC._____, WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

I, NICOLET NATIONAL BANK, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BPW DEVELOPMENT LLC, OWNER.

WITNESS THE HAND AND SEAL OF_____, MORTGAGEE,

THIS_____DAY OF_____, 20____.

IN THE PRESENCE OF:

_____
MORTGAGEE

_____

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20____.

THE ABOVE NAMED BPW DEVELOPMENT, LLC., TRUSTEE,

OF THE ABOVE NAMED REPRESENTATIVE TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH TRUSTEE OF SAID BPW DEVELOPMENT, LLC., AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID BPW DEVELOPMENT, LLC., BY ITS AUTHORITY.

_____
NOTARY PUBLIC STATE OF

MY COMMISSION EXPIRES_____

CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

RESOLVED, THAT THIS PLAT OF ROYAL VIEW ESTATES 1ST ADDITION IS WITHIN THE EXTRATERRITORIAL AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED BY THE COMMON COUNCIL.

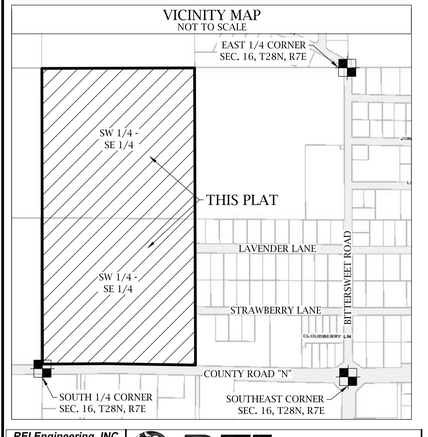
DATE_____APPROVED_____

DATE_____SIGNED_____

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°00'28" EAST.
2. THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
3. FIELD WORK WAS COMPLETED ON 5-18-20____.
4. WETLANDS SHOWN WERE DELINEATED BY STAR ENVIRONMENTAL IN JUNE 2021.
5. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
   THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
6. ALL LOTS WITHIN THIS PLAT SHALL BE FOR SINGLE FAMILY ONLY, UNLESS APPROVED BY THE TOWN OF RIB MOUNTAIN.
7. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

VICINITY MAP
NOT TO SCALE



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

Register of Deeds
Marathon County, Wis.

Received for Record this_____

day of _____ A.D. 20____

at _____ o'clock_____ M. in Plat

Cabinet No.____ on page_____

REGISTRAR

LEGEND	
○	1 1/4IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
◉	#10X18" REBAR WEIGHING 4.303 LBS./LIN. FT. SET (UNLESS NOTED)
●	1-1/4 IN. O.D. IRON PIPE FOUND
(126.00')	RECORDED BEARING/LENGTH
126.00'	MEASURED BEARING/LENGTH

SHEET 1 OF 1
REI PROJECT #7071G

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9296 FAX: 715.675.6860
EMAIL: MAIL@REIENGINEERING.COM
REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

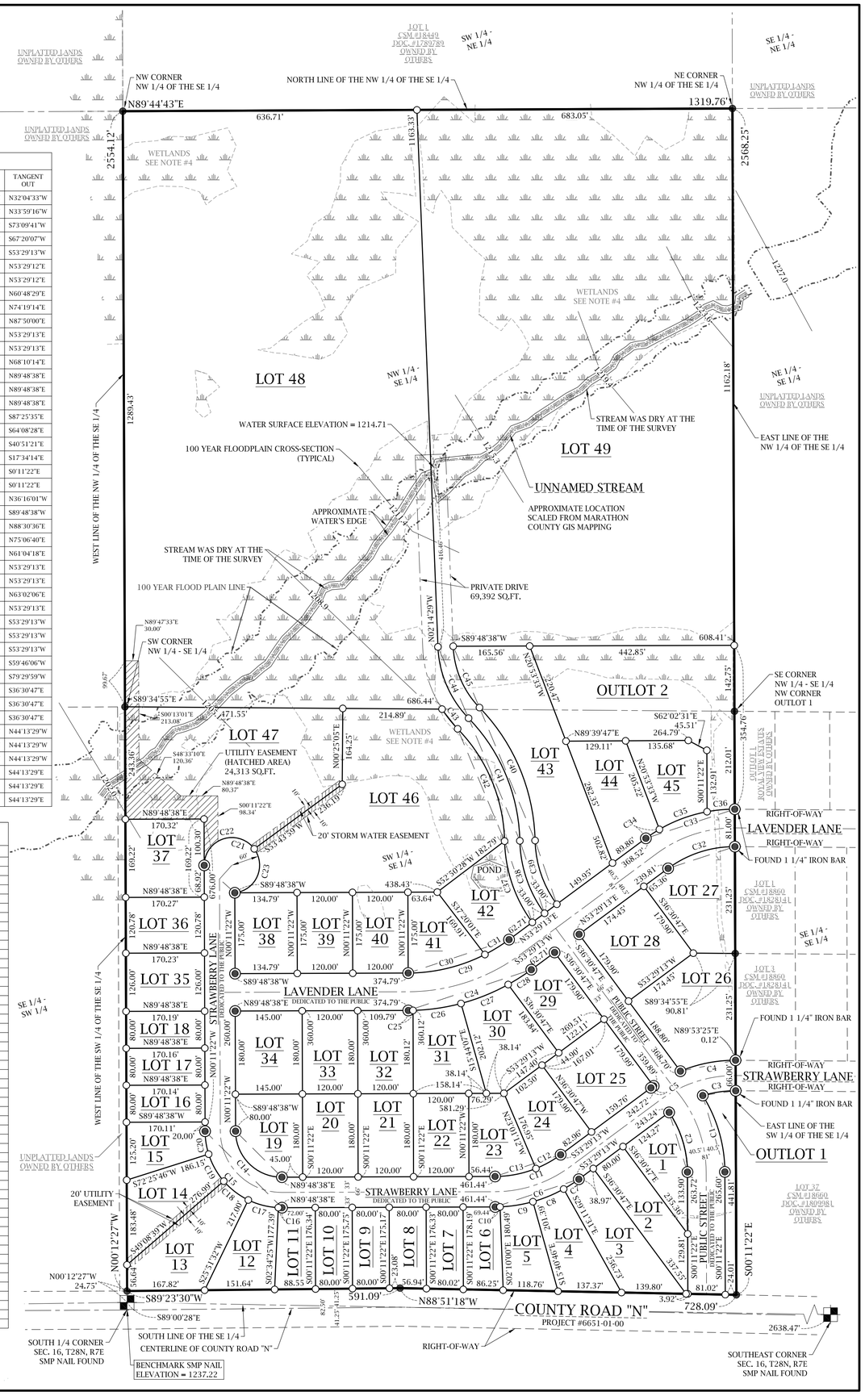
Curve Table

CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	OUTLOT 1	313.50'	N16°07'57"W	172.23'	31°53'11"	174.47'	N00°11'22"W	N32°04'33"W
C2	LOT 1	232.50'	N17°05'19"W	135.17'	33°47'54"	137.15'	N00°11'22"W	N33°59'16"W
C3	OUTLOT 1	240.00'	S81°47'23"W	72.01'	17°15'24"	72.29'	N89°34'55"W	S73°09'41"W
C4	LOT 26	306.00'	S78°48'00"W	121.64'	22°55'46"	122.46'	N89°44'07"W	S67°20'07"W
C5	LOT 25	306.00'	S54°09'54"W	7.24'	1°21'22"	7.24'	S54°50'35"W	S53°29'13"W
C6	LOTS 3-6	306.00'	N71°38'55"E	190.76'	36°19'26"	194.00'	N89°48'38"E	N53°29'12"E
C7	LOT 3	306.00'	N57°08'51"E	39.07'	7°19'17"	39.10'	N60°48'29"E	N53°29'12"E
C8	LOT 4	306.00'	N67°33'52"E	72.00'	13°30'45"	72.17'	N74°19'14"E	N60°48'29"E
C9	LOT 5	306.00'	N81°04'37"E	72.00'	13°30'46"	72.17'	N87°50'00"E	N74°19'14"E
C10	LOT 6	306.00'	N88°49'19"E	10.56'	1°58'38"	10.56'	N89°48'38"E	N87°50'00"E
C11	LOTS 23-24	240.00'	N71°38'59"E	149.62'	36°19'32"	152.16'	N89°48'45"E	N53°29'13"E
C12	LOT 24	240.00'	N60°49'43"E	61.34'	14°41'01"	61.51'	N68°10'14"E	N53°29'13"E
C13	LOT 23	240.00'	N78°59'26"E	90.11'	21°38'24"	90.65'	N89°48'38"E	N68°10'14"E
C14	LOT 19	100.00'	S45°11'22"E	141.42'	90°00'00"	157.08'	S00°11'22"E	N89°48'38"E
C15	LOTS 11-15	166.00'	S45°11'22"E	234.76'	90°00'00"	260.75'	S00°11'22"E	N89°48'38"E
C16	LOT 11	166.00'	S88°48'29"E	8.00'	2°45'47"	8.01'	S87°25'35"E	N89°48'38"E
C17	LOT 12	166.00'	S75°47'02"E	67.00'	23°17'07"	67.46'	S64°08'28"E	S87°25'35"E
C18	LOT 13	166.00'	S52°29'54"E	67.00'	23°17'07"	67.46'	S40°51'21"E	S64°08'28"E
C19	LOT 14	166.00'	S29°12'47"E	67.00'	23°17'07"	67.46'	S17°34'14"E	S40°51'21"E
C20	LOT 15	166.00'	S08°52'48"E	50.16'	17°22'52"	50.36'	S00°11'22"E	S17°34'14"E
C21	LOTS 46-47	60.00'	N48°03'32"W	88.99'	264°15'39"	276.73'	N84°04'17"E	S0°11'22"E
C22	LOT 47	60.00'	S71°46'18"W	114.10'	143°55'21"	150.71'	N36°16'02"W	S0°11'22"E
C23	LOT 46	60.00'	N23°54'08"E	104.10'	120°20'18"	126.02'	N84°04'17"E	N36°16'01"W
C24	LOTS 29-32	450.00'	S71°38'55"W	280.53'	36°19'25"	285.29'	S53°29'13"W	S89°48'38"W
C25	LOT 32	450.00'	N89°09'37"E	10.21'	1°18'02"	10.21'	N89°48'38"E	N88°30'36"E
C26	LOT 31	450.00'	N81°48'38"E	105.00'	13°23'56"	105.24'	N88°30'36"E	N75°06'40"E
C27	LOT 30	450.00'	N68°05'29"E	109.99'	14°02'22"	110.27'	N75°06'40"E	N61°04'18"E
C28	LOT 29	450.00'	N57°16'45"E	59.53'	7°35'05"	59.57'	N61°04'18"E	N53°29'13"E
C29	LOTS 41-42	369.00'	N71°38'55"E	230.04'	36°19'25"	233.93'	N89°48'38"E	N53°29'13"E
C30	LOT 41	369.00'	N76°25'22"E	170.88'	26°46'32"	172.44'	N89°48'38"E	N63°02'06"E
C31	LOT 42	369.00'	N58°15'39"E	61.42'	9°32'53"	61.49'	N63°02'06"E	N53°29'13"E
C32	LOT 27	240.00'	S71°57'09"W	152.03'	36°55'52"	154.70'	N89°34'55"W	S53°29'13"W
C33	LOT 44-45 & OUTLOT 2	321.00'	S71°52'33"W	202.53'	36°46'40"	206.05'	N89°44'07"W	S53°29'13"W
C34	LOT 44	321.00'	S56°37'39"W	35.17'	6°16'53"	35.19'	S59°46'06"W	S53°29'13"W
C35	LOT 45	321.00'	S69°38'03"W	110.00'	19°43'53"	110.55'	S79°29'59"W	S59°46'06"W
C36	OUTLOT 2	321.00'	S84°52'56"W	60.22'	10°45'54"	60.31'	N89°44'07"W	S79°29'59"W
C37	LOTS 42 & 48	306.00'	S18°50'10"E	185.83'	35°21'15"	188.82'	S01°09'32"E	S36°30'47"E
C38	LOTS 48 & 49	273.00'	S18°50'10"E	165.79'	35°21'15"	168.45'	S01°09'32"E	S36°30'47"E
C39	LOTS 43 & 49	240.00'	S18°50'10"E	145.75'	35°21'15"	148.09'	S01°09'32"E	S36°30'47"E
C40	LOTS 43 & 49	425.00'	N22°41'31"W	311.98'	43°03'57"	319.45'	N01°09'32"W	N44°13'29"W
C41	LOTS 48 & 49	392.00'	N22°41'31"W	287.76'	43°03'57"	294.64'	N01°09'32"W	N44°13'29"W
C42	LOTS 46 & 48	359.00'	N22°41'31"W	263.53'	43°03'57"	269.84'	N01°09'32"W	N44°13'29"W
C43	LOTS 46 & 48	267.50'	S38°23'47"E	54.33'	11°39'24"	54.42'	S32°34'05"E	S44°13'29"E
C44	LOTS 48 & 49	234.50'	S23°13'59"E	168.01'	41°59'00"	171.83'	S02°14'29"E	S44°13'29"E
C45	LOTS 43 & 49	201.50'	S23°13'59"E	144.37'	41°59'00"	147.65'	S02°14'29"E	S44°13'29"E

PARCEL AREA TABLE

PARCEL	SQ. FT.	ACRES
LOT 1	18,163	0.417
LOT 2	23,171	0.532
LOT 3	28,581	0.656
LOT 4	22,316	0.512
LOT 5	17,797	0.409
LOT 6	14,891	0.342
LOT 7	14,181	0.326
LOT 8	14,040	0.322
LOT 9	14,037	0.322
LOT 10	14,084	0.323
LOT 11	14,888	0.342
LOT 12	20,395	0.468
LOT 13	32,689	0.750
LOT 14	25,235	0.579
LOT 15	16,901	0.388
LOT 16	13,610	0.312
LOT 17	13,612	0.312
LOT 18	13,614	0.313
LOT 19	23,954	0.550
LOT 20	21,600	0.496
LOT 21	21,600	0.496
LOT 22	21,600	0.496
LOT 23	20,000	0.459
LOT 24	22,158	0.509
LOT 25	30,045	0.690
LOT 26	41,402	0.950
LOT 27	32,183	0.739
LOT 28	31,383	0.720
LOT 29	22,044	0.460
LOT 30	28,844	0.662
LOT 31	24,546	0.563
LOT 32	21,600	0.496
LOT 33	21,600	0.496
LOT 34	26,100	0.599
LOT 35	21,446	0.492
LOT 36	20,562	0.472
LOT 37	28,818	0.662
LOT 38	23,588	0.542
LOT 39	21,000	0.482
LOT 40	21,000	0.482
LOT 41	20,000	0.459
LOT 42	25,057	0.576
LOT 43	76,236	1.750
LOT 44	29,373	0.674
LOT 45	24,085	0.553
LOT 46	149,428	3.430
LOT 47	117,922	2.707
LOT 48	871,679	20.011
LOT 49	790,042	18.137
OUTLOT 1	13,372	0.307
OUTLOT 2	92,617	2.126

1" = 150'
0 150



Back to agenda

CONSTRUCTION PLANS FOR:
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN

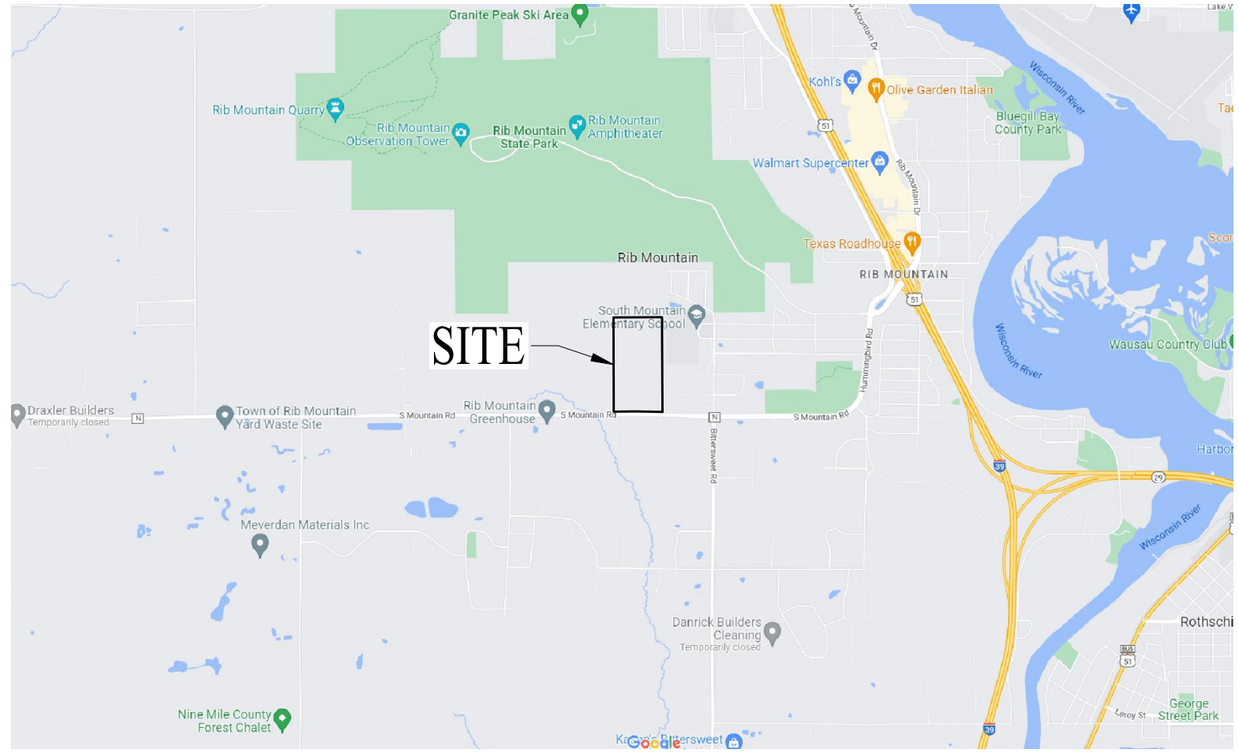
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C050	TYPICAL SECTION
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C201	STORMWATER POND DETAIL
SHEET C300	UTILITY PLAN
SHEET C501-C508	PLAN & PROFILE
SHEET C601-C634	CROSS SECTIONS
SHEET C810-C811	EROSION CONTROL DETAILS
SHEET C820	UTILITY DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 54

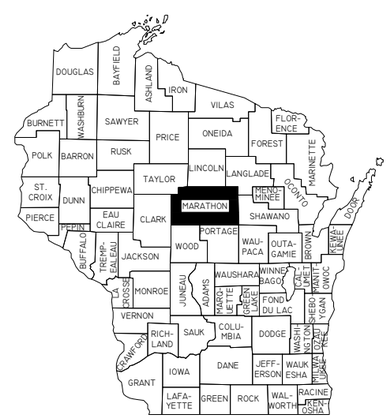
LIST OF STANDARD ABBREVIATIONS

&	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	REINFORCED 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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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
- SOIL BORING
- EXISTING AIR CONDITIONING UNIT
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- EXISTING CABLE TV
- EXISTING FIBER OPTIC CABLE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FORCE MAIN
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATER LATERAL
- PROPOSED WATER MAIN
- PROPOSED PUMP STATION
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- 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

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

TOWN OF RIB MOUNTAIN
151609 GOOSE LANE
RIB MOUNTAIN, WISCONSIN 54401
(715) 848-5123
ATTN: MR. SCOTT TURNER

RIB MOUNTAIN SANITARY DISTRICT
224505 LILAC AVENUE
WAUSAU, WISCONSIN 54401
(715) 359-6177

MARATHON COUNTY
210 RIVER DRIVE
WAUSAU, WISCONSIN 54403
(715) 261-6040

OWNER:
BPW DEVELOPMENT, LLC

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

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

APPROVING AUTHORITIES:
TOWN OF RIB MOUNTAIN
WDNR
MARATHON COUNTY

REI Engineering, INC.
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REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

N

DATE	REVISION	BY	CHKD
02/16/23	C200, C201, C601-C634	NAP	MEM
01/05/23	C200, ADDED C201, C810, C811	NAP	GSW

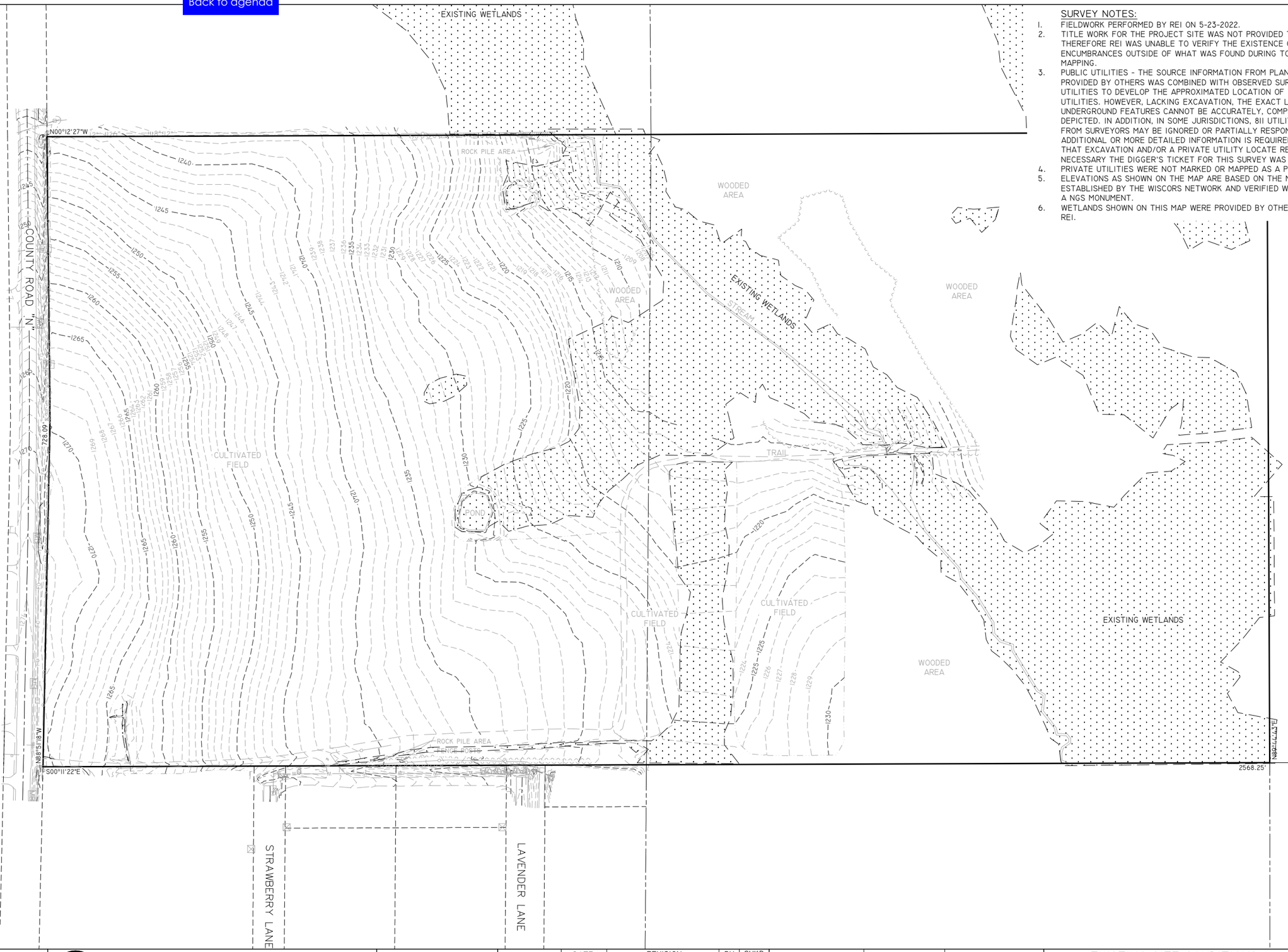
SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: NAP

TITLE SHEET
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C001

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C001-TITLE.DWG LAYOUT: C001
PLOTTED FEB 16, 2023 - 12:04PM PLOTTED BY: TODDW

Back to agenda



SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 5-23-2022.
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 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 THE DIGGER'S TICKET FOR THIS SURVEY WAS #20221915983.
4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK AND VERIFIED WITH AN OBSERVATION ON A NGS MONUMENT.
6. WETLANDS SHOWN ON THIS MAP WERE PROVIDED BY OTHERS AND NOT SURVEYED BY REI.

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REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 100 200

DATE	REVISION	BY	CHKD

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

EXISTING SITE CONDITIONS

ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C010

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C010-EXISTING.DWG LAYOUT: C010
PLOTTED: FEB 16, 2023 - 12:05PM PLOTTED BY: TODDW

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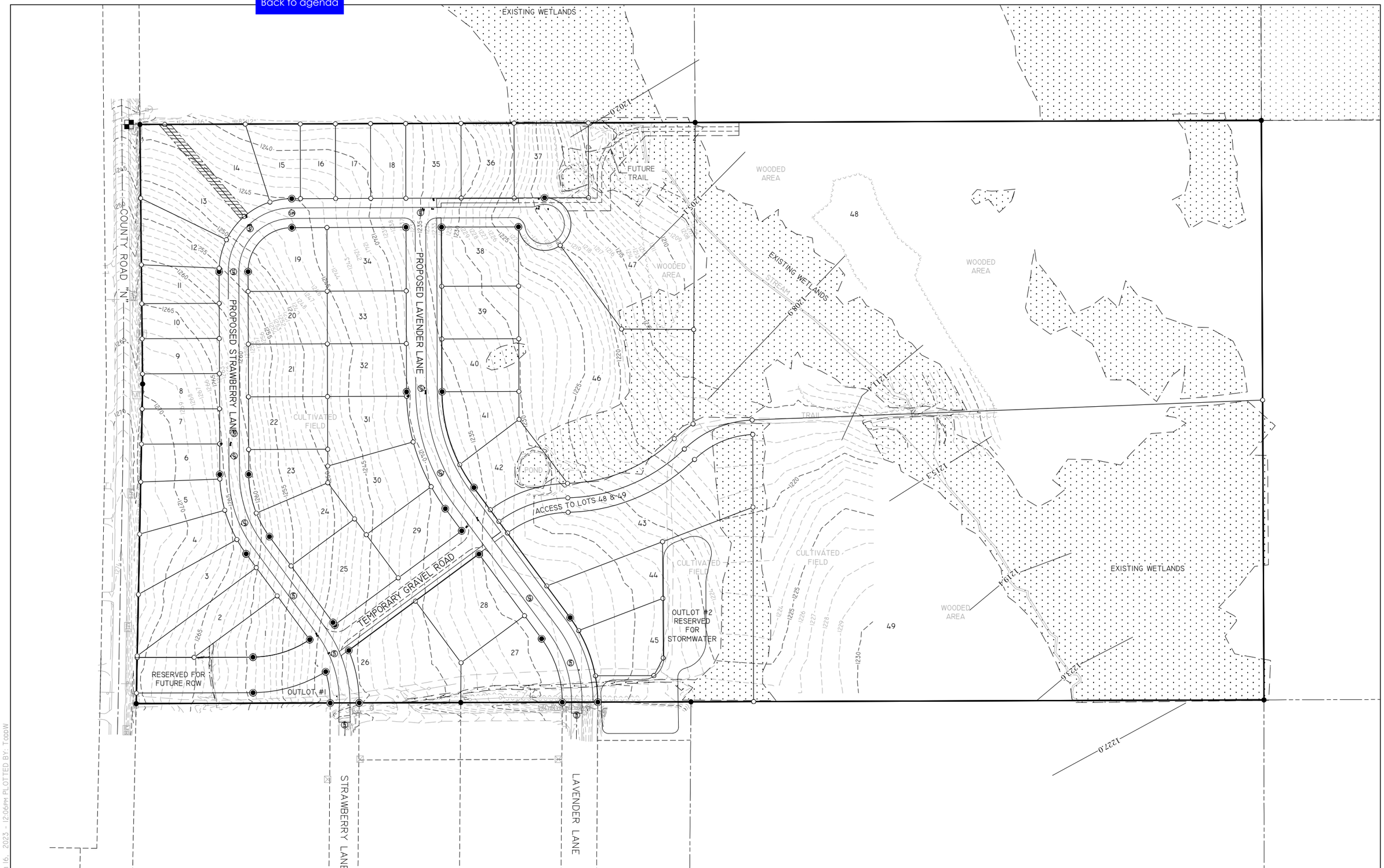

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PLOTTED: FEB 16, 2023 - 12:06PM PLOTTED BY: TGBW

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 100 200

DATE	REVISION	BY	CHKD

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: NAP

OVERLAY SITE PLAN

ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C020

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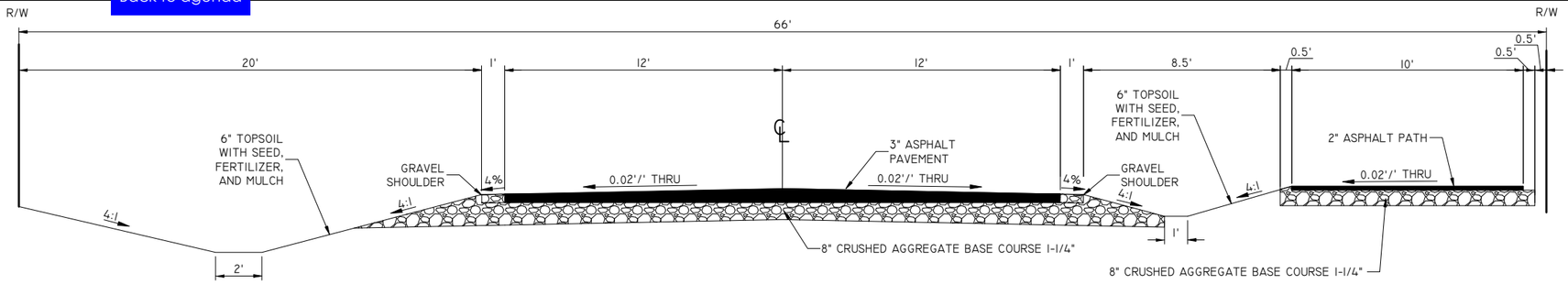
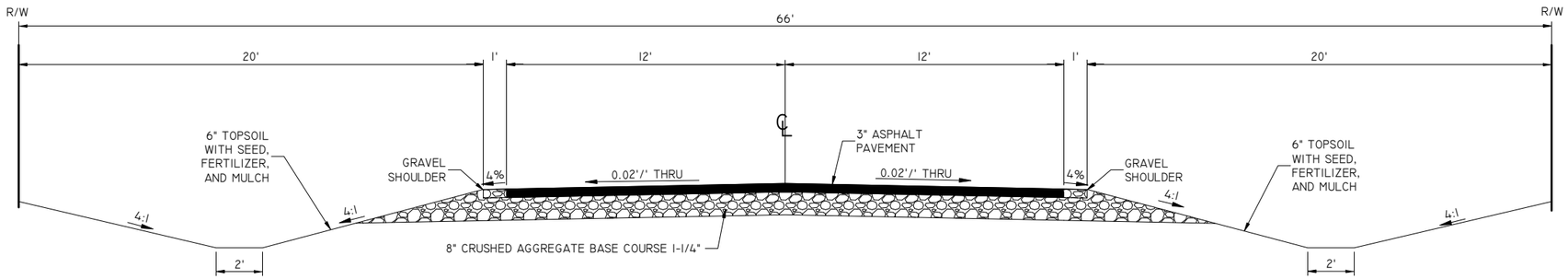
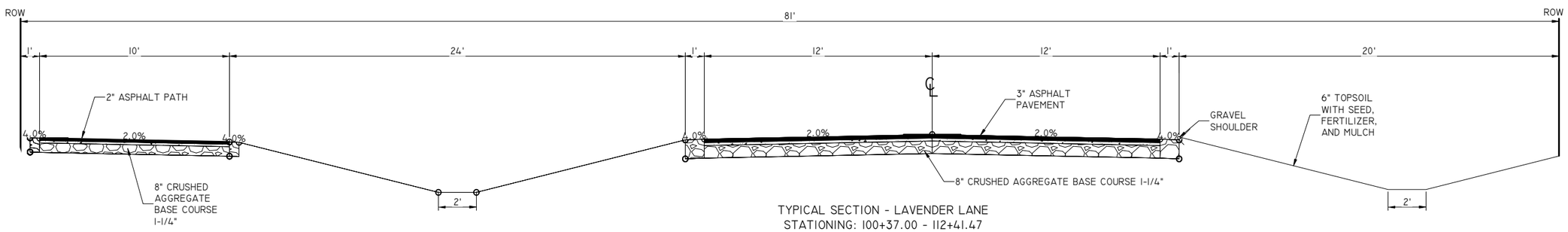


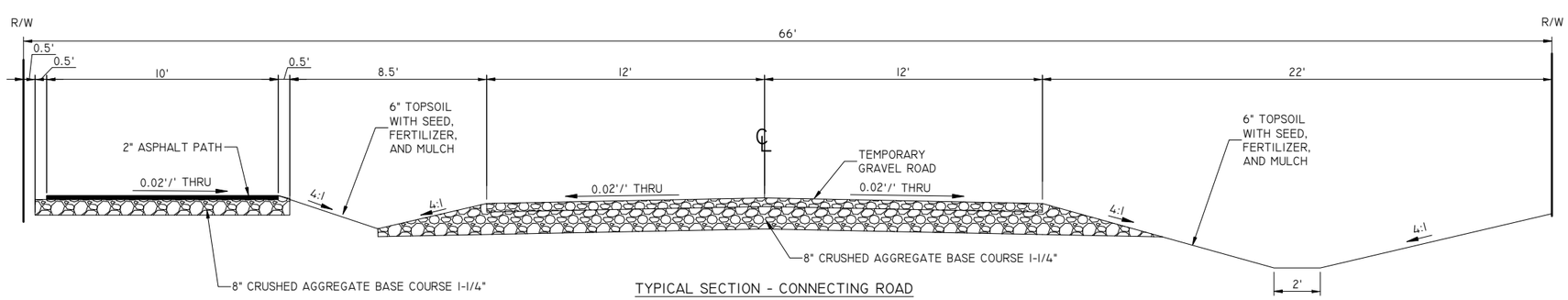
TYPICAL SECTION - STRAWBERRY LANE
STATIONING: 200+76.25 - 202+52.67



TYPICAL SECTION - STRAWBERRY LANE
STATIONING: 202+52.67 - 218+88.17



TYPICAL SECTION - LAVENDER LANE
STATIONING: 100+37.00 - 112+41.47



TYPICAL SECTION - CONNECTING ROAD
STATIONING: 300+47.00 - 303+78.80

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C050-TS.DWG LAYOUT: C050
PLOTTED: Feb 16, 2023 - 12:07PM PLOTTED BY: TodaW

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 3 6

DATE	REVISION	BY	CHKD

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

TS - IRIS/STRAWBERRY/CONNECTING RD
ROYAL VIEW ESTATES IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C050

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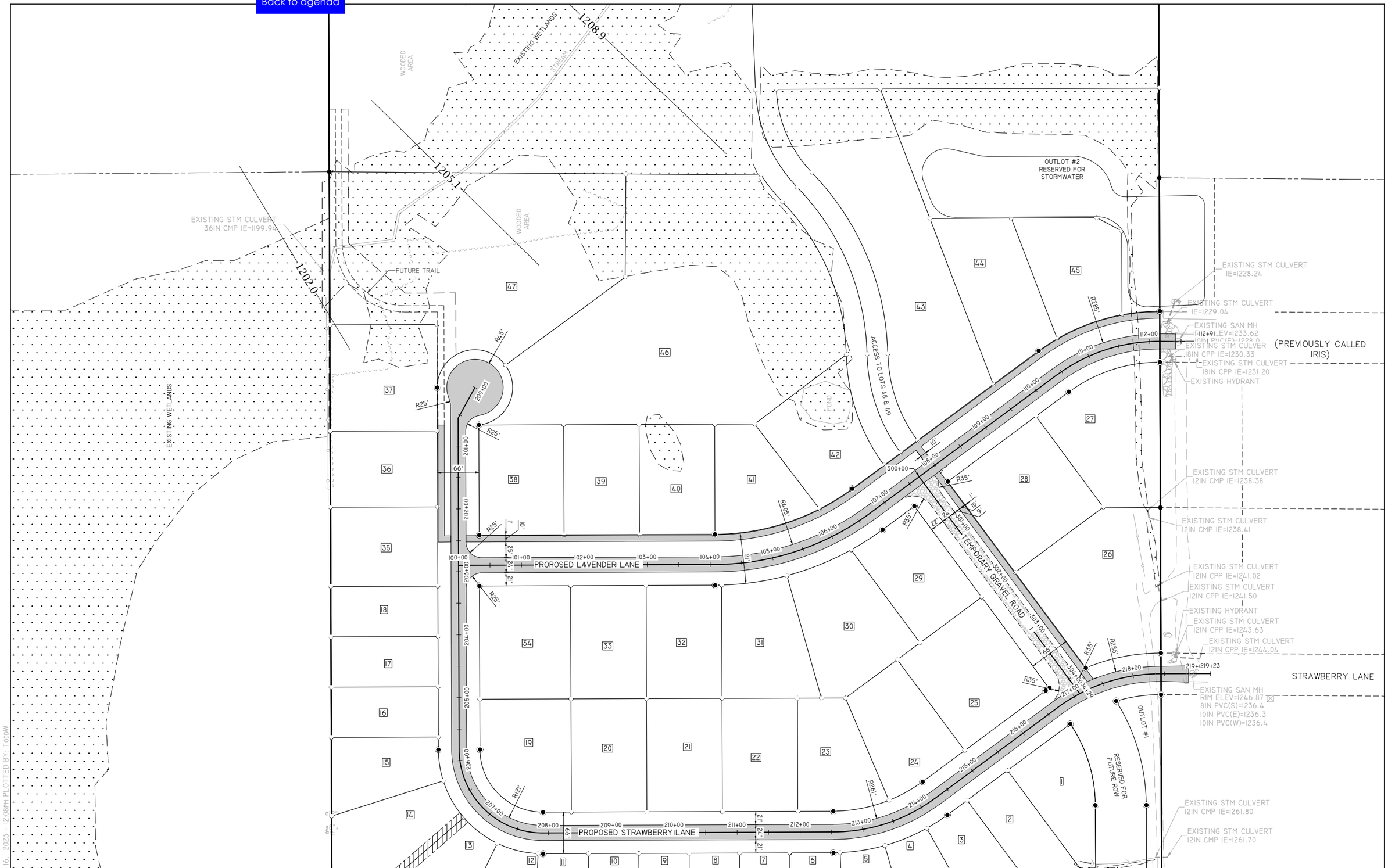

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PLOTTED: Feb 16, 2023 - 12:08PM PLOTTED BY: TodpW

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REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 70 140

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DATE	REVISION	BY	CHKD

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

SITE PLAN

ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI

REI No. 7071G

SHEET C100

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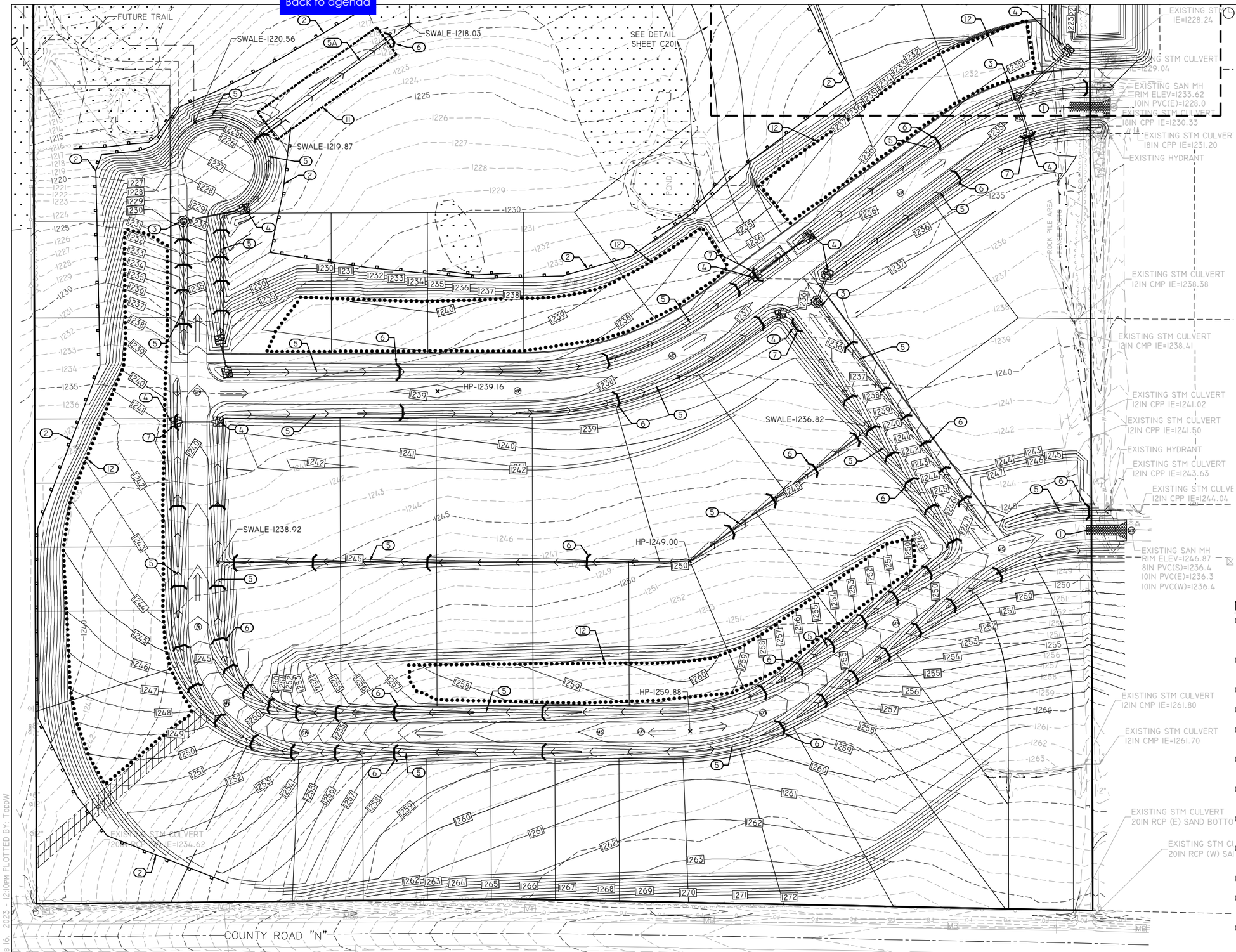

KEYED NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C810.
2. INSTALL SILT FENCE. PROVIDE DOUBLE ROW WHEN ADJACENT TO WETLANDS. SEE DETAIL B/C810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/C810.
4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL D/C810.
5. CONSTRUCT VEGETATED DRAINAGE SWALE. SEE DETAIL E/C810.

5A. CONSTRUCT 6-FT WIDE VEGETATED DRAINAGE SWALE. SEE DETAIL H/C810.

6. INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF DROP (TYPICAL). SEE DETAIL F/C810.
7. INSTALL CULVERT PROTECTION. SEE DETAIL G/C810.
8. WET DETENTION POND. USE AS SEDIMENT BASIN DURING CONSTRUCTION. SEE DETAIL C/C811.
   TOP = 1230.50
   BOTTOM = 1219.00
   (2)10'-WIDE WEIRS = 1228.50
9. CONSTRUCT 10-FOOT WIDE OVERFLOW WEIR. SEE DETAIL 1/C810.

10A. REMOVE & SALVAGE EXISTING OUTLET STRUCTURE AND PIPE.

10B. INSTALL SALVAGED STANDPIPE OUTLET STRUCTURE. SEE DETAIL B/C811.

11. CONSTRUCT TEMPORARY SEDIMENT TRAP. SEE DETAIL A/C811.
12. POTENTIAL LOCATIONS FOR STOCKPILES.
13. EROSION MAT. SEE DETAIL D/C811.

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SUBGRADE CORRECTION (IF APPLICABLE)
- ROUGH GRADING
- CONSTRUCT TEMPORARY SEDIMENT TRAP AND BASIN
- INSTALL DITCH CHECKS IN SWALES
- SITE UTILITY INSTALLATION
- INSTALL INLET AND CULVERT PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- REMOVE TEMPORARY SEDIMENT TRAP.
- REMOVE EXCESS SEDIMENT FROM SEDIMENT BASIN. RESTORE TO WET DETENTION POND.
- 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) IN AREAS WHERE THE PARKING LOT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN ASPHALT 1" ABOVE GRASS.

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

(J) WETLAND DELINEATION COMPLETED BY STAR ENVIRONMENTAL IN JUNE 2021

(K) CONTRACTOR SHALL REMOVE EXCESS CONSTRUCTION SEDIMENT FROM THE WET DETENTION POND PRIOR TO FINAL RESTORATION.

(L) WISDOT CLASS 2 URBAN, TYPE B EMAT WITH BIO-DEGRADABLE NETTING SHALL BE USED FOR APPLICATIONS ADJACENT TO WETLANDS.

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 60 120

DATE	REVISION	BY	CHKD
2/16/23	REVISED GRADING	NAP	MEM
01/05/23	WDNR COMMENTS	NAP	GSW

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

GRADING & EROSION CONTROL PLAN

ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C200

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C200-GRADING-EC.DWG LAYOUT: C200
PLOTTED FEB 6, 2023 - 2:10PM PLOTTED BY: TODDW

Back to agenda

KEYED NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C810.
2. INSTALL SILT FENCE. PROVIDE DOUBLE ROW WHEN ADJACENT TO WETLANDS. SEE DETAIL B/C810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/C810.
4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL D/C810.
5. CONSTRUCT VEGETATED DRAINAGE SWALE. SEE DETAIL E/C810.

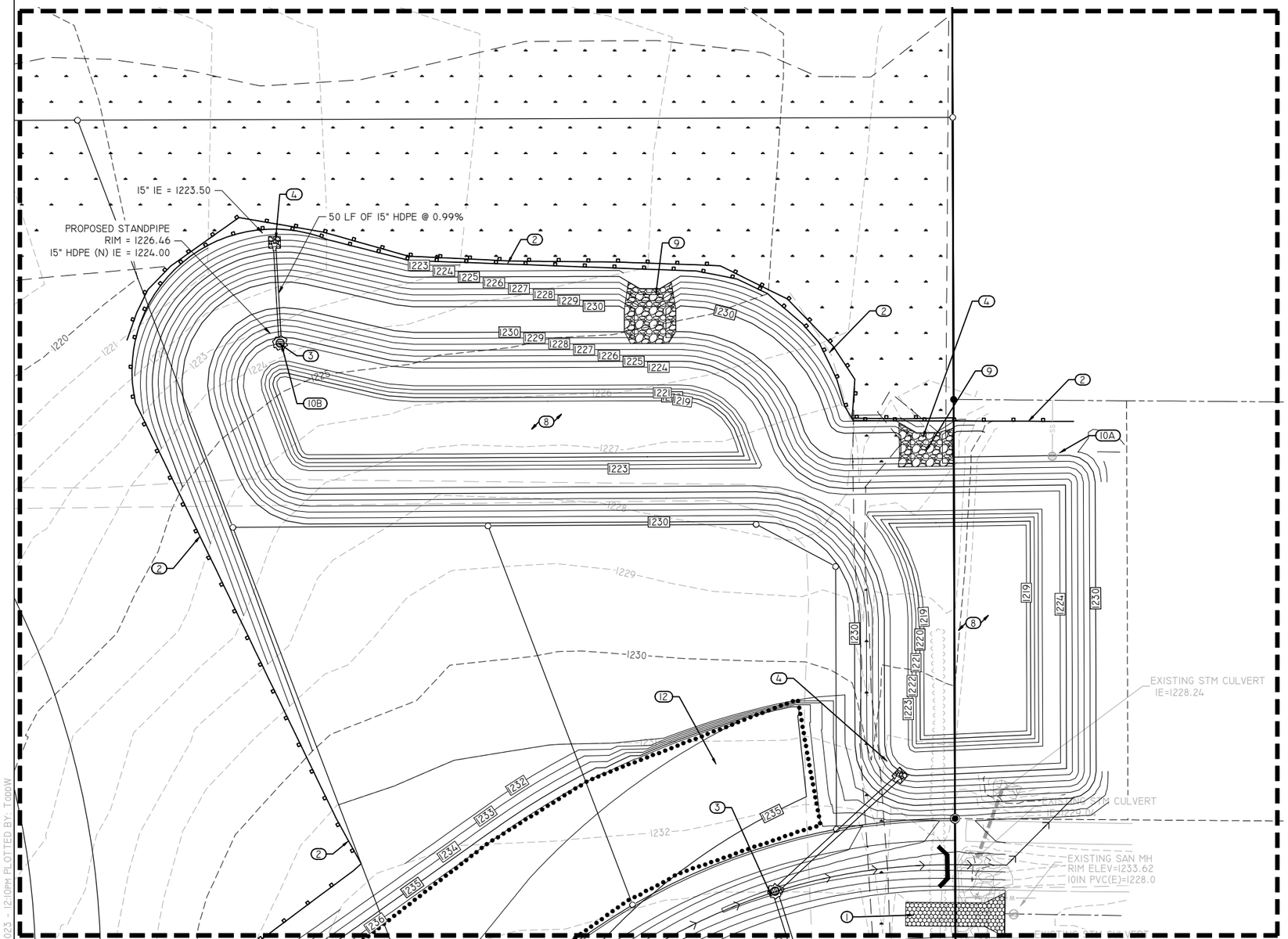
5A. CONSTRUCT 6-FT WIDE VEGETATED DRAINAGE SWALE. SEE DETAIL H/C810.

6. INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF DROP (TYPICAL). SEE DETAIL F/C810.
7. INSTALL CULVERT PROTECTION. SEE DETAIL G/C810.
8. WET DETENTION POND. USE AS SEDIMENT BASIN DURING CONSTRUCTION. SEE DETAIL C/C811.
   TOP = 1230.50
   BOTTOM = 1219.00
   (2)10'-WIDE WEIRS = 1228.50
9. CONSTRUCT 10-FOOT WIDE OVERFLOW WEIR. SEE DETAIL I/C810.

10A. REMOVE & SALVAGE EXISTING OUTLET STRUCTURE AND PIPE.

10B. INSTALL SALVAGED STANDPIPE OUTLET STRUCTURE. SEE DETAIL B/C811.

11. CONSTRUCT TEMPORARY SEDIMENT TRAP. SEE DETAIL A/C811.
12. POTENTIAL LOCATIONS FOR STOCKPILES.
13. EROSION MAT. SEE DETAIL D/C811.



POND DETAIL

EROSION CONTROL NOTES

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (REV. FEBRUARY 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH REI ENGINEERING, INC. TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, TYPE B, EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I, TYPE B, EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL-APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: HTTP://DNR.WI.GOV/BOTW/

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	REVISION	BY	CHKD
2/16/23	REVISED GRADING	NAP	MEM
01/05/23	WDNR COMMENTS	NAP	GSW

SURVEYED BY: AJB | DESIGNED BY: MEM | SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR | CIVIL CHKD BY: JJB | CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR | CIVIL APVD BY: MEM | DRAWN BY: LAZ

STORMWATER POND DETAIL
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C201

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C200-GRADING-EC.DWG LAYOUT: C201
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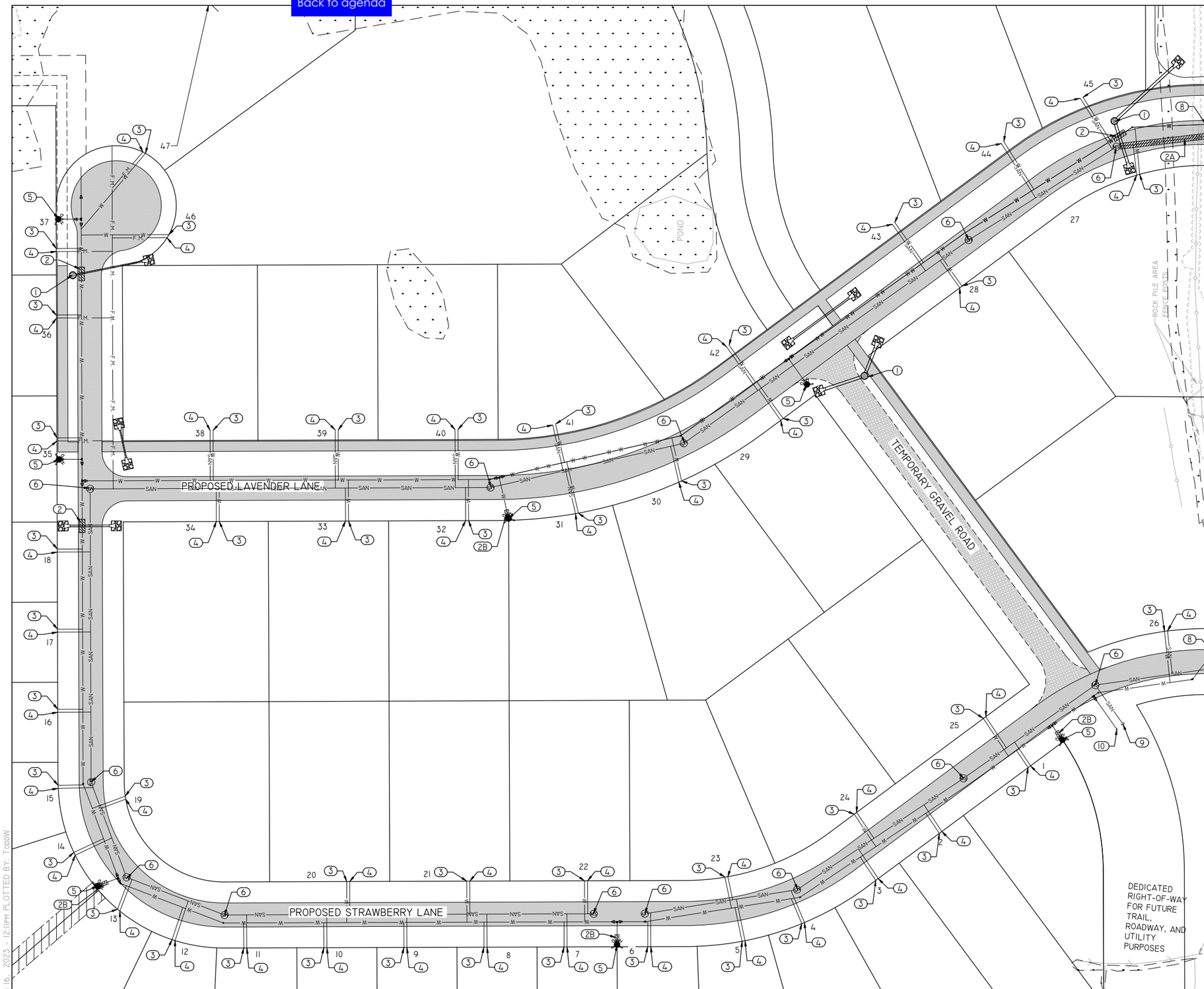

KEYED NOTES

1. INSTALL STORM AREA DRAIN. SEE DETAIL A/C820.
2. INSTALL INSULATION OVER WATER PIPE AT CROSSING. SEE DETAIL B/C820.

2A. INSTALL INSULATION OVER SANITARY MAIN. SEE DETAIL B/C820.

2B. INSTALL INSULATION OVER WATER PIPE AT DITCH BOTTOM (4'X8'). SEE DETAIL B/C820.

3. INSTALL 1.5" POLYETHYLENE WATER SERVICE LATERAL WITH CURB STOP / SHUT-OFF. SEE DETAIL C/C820.
4. INSTALL 4" PVC SANITARY SERVICE LATERAL @ 1.00% MINIMUM.
5. PROPOSED HYDRANT. SEE DETAIL E/C820.
6. PROPOSED SANITARY MANHOLE. SEE DETAIL F/C820.
7. CORE AND CONNECT TO EXISTING MANHOLE.
8. CONNECT TO EXISTING WATERMAIN.
9. PROPOSED STUB.
10. PROPOSED CAP.

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 THE REQUIRED HORIZONTAL AND VERTICAL PIPE SEPARATION BETWEEN SEWER AND WATER PIPES. SEE DETAIL G/C820. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER, HORIZONTAL CLEARANCES ARE MEASURED FROM PIPE CENTER.

(E) SEE DETAIL H/C820 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.

(K) INSULATE ALL WATER SERVICES WITHIN RIGHT-OF-WAY.

(L) ALL SERVICES AND HYDRANTS MUST MEET DNR CODE FOR PRESSURE REQUIREMENTS.

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 50 100

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DATE	REVISION	BY	CHKD

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: NAP

UTILITY PLAN

ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C300

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C300-UTILITIES.DWG LAYOUT: C300
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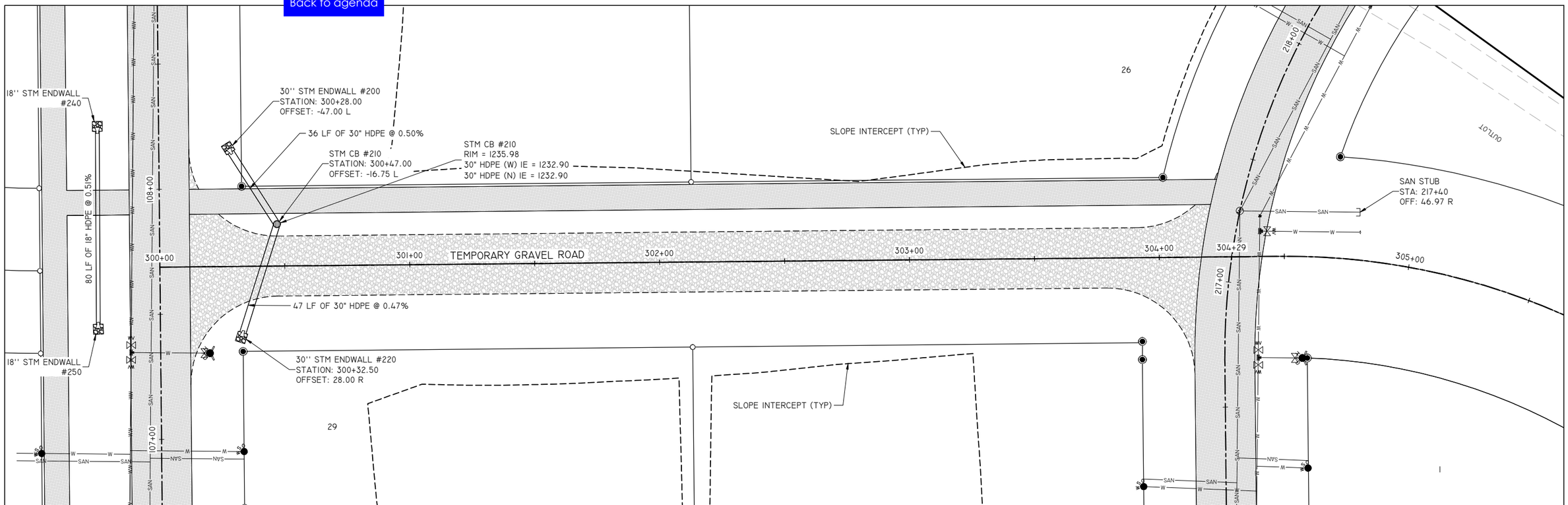

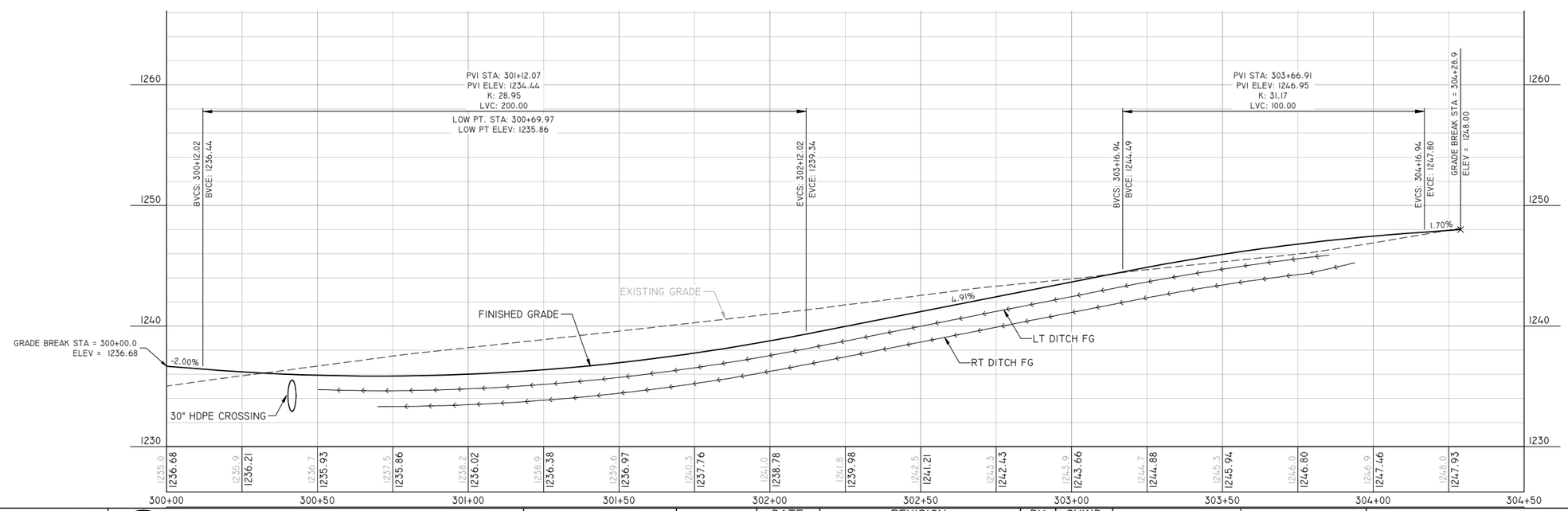

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

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SURVEYED BY: XXX | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 05/12/22

PLAN AND PROFILE - CONNECTING ROAD

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C501

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C500-PP.DWG LAYOUT: C501
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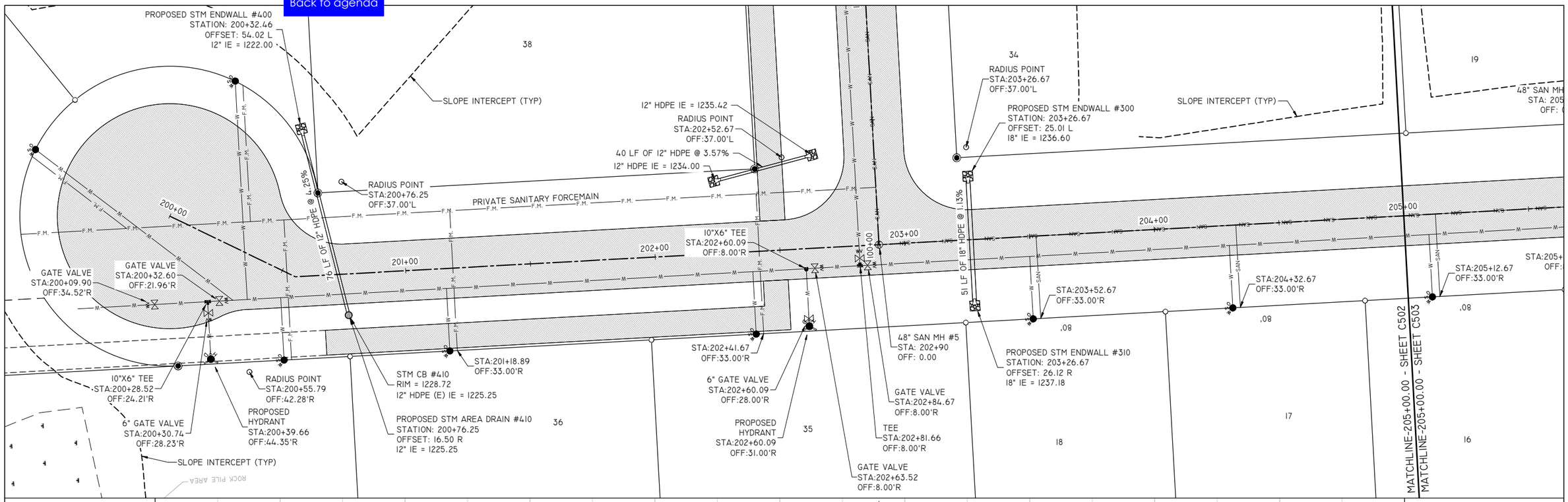

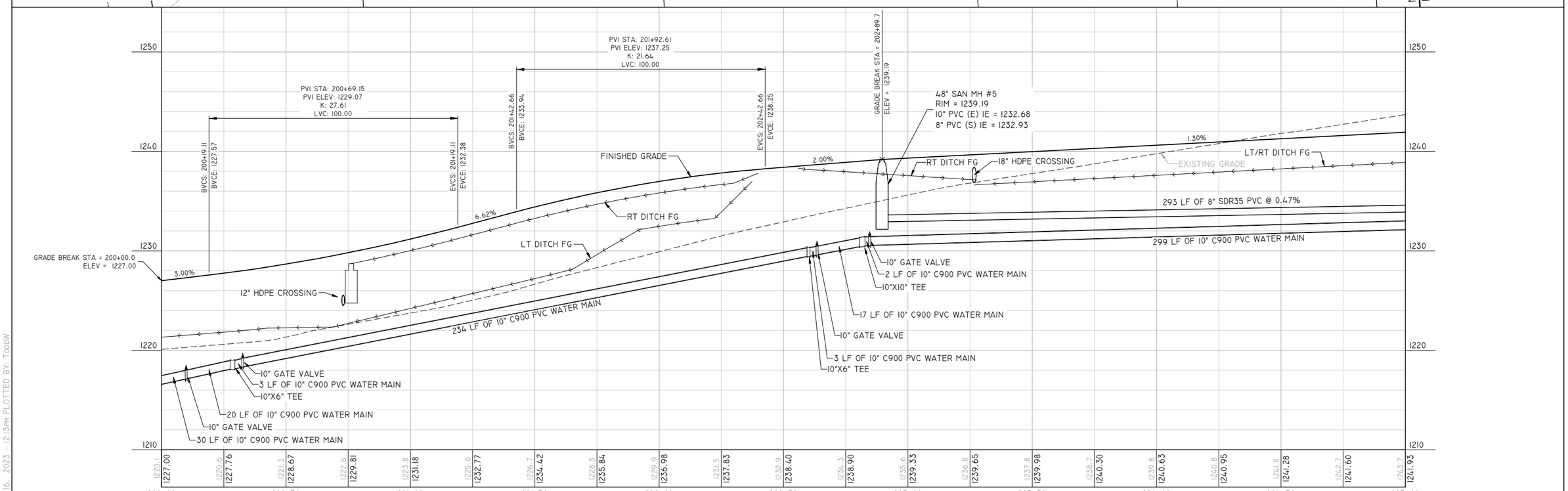

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PLAN AND PROFILE - STRAWBERRY LANE

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C502

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C500-PP.DWG LAYOUT: C502
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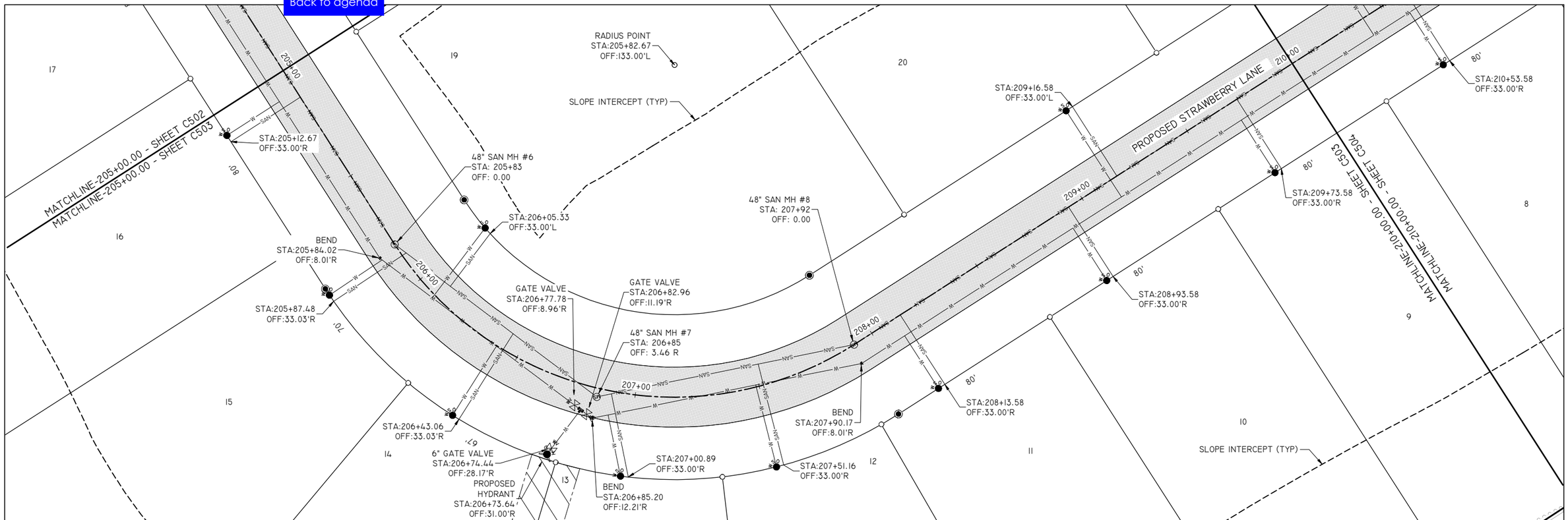

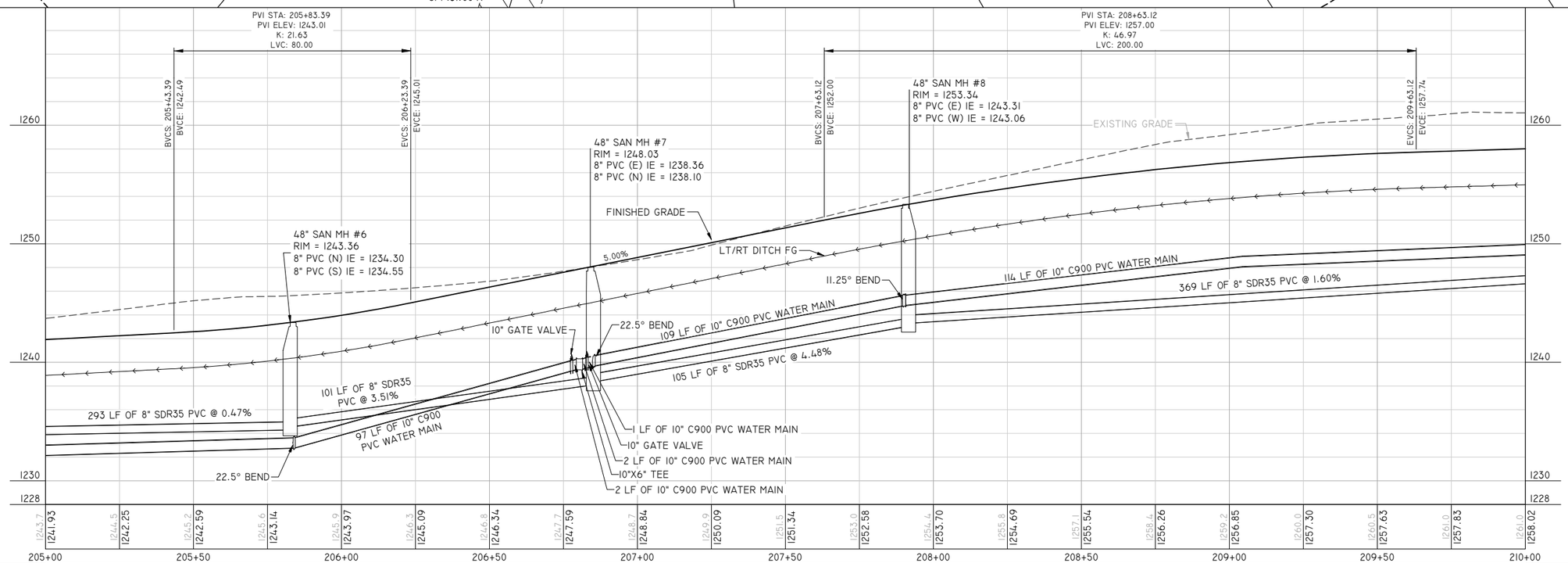

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PLAN AND PROFILE - STRAWBERRY LANE

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C503

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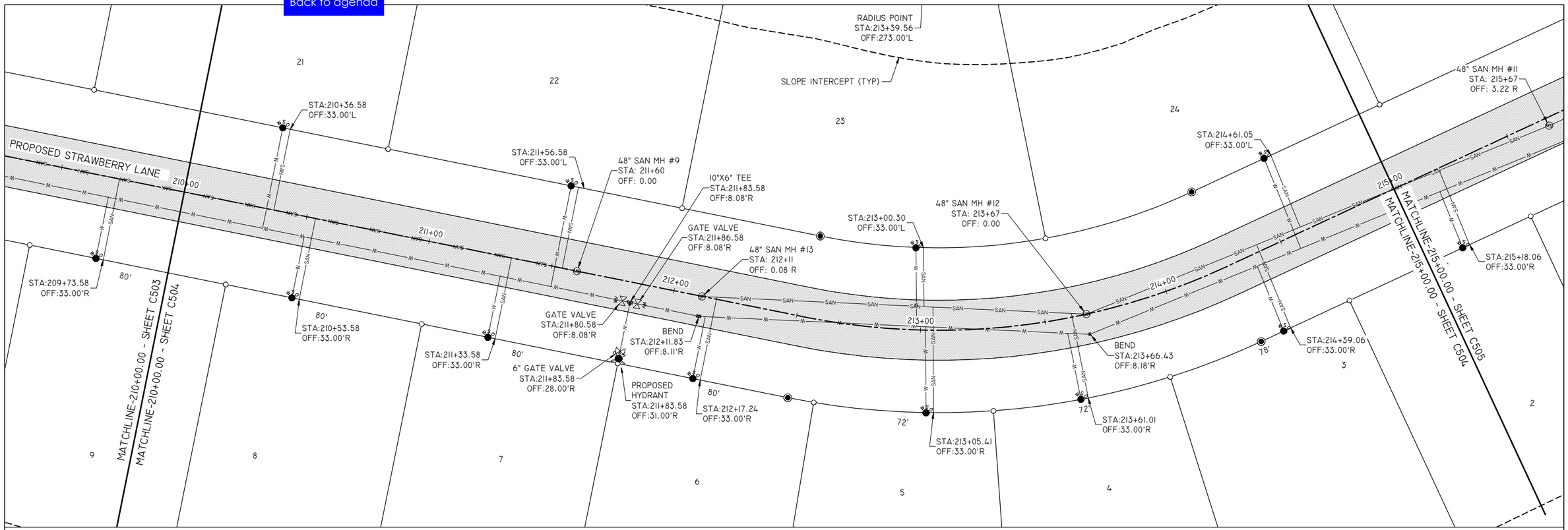

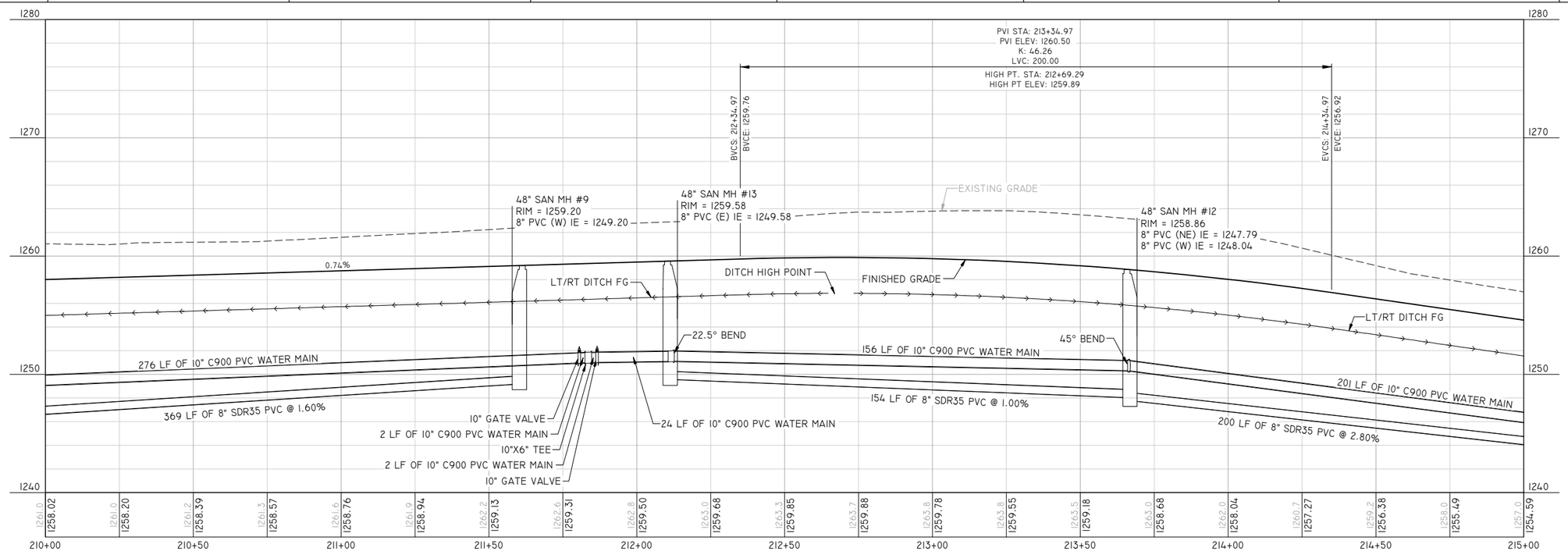

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PLAN AND PROFILE - STRAWBERRY LANE

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C504

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C500-PP.DWG LAYOUT: C504
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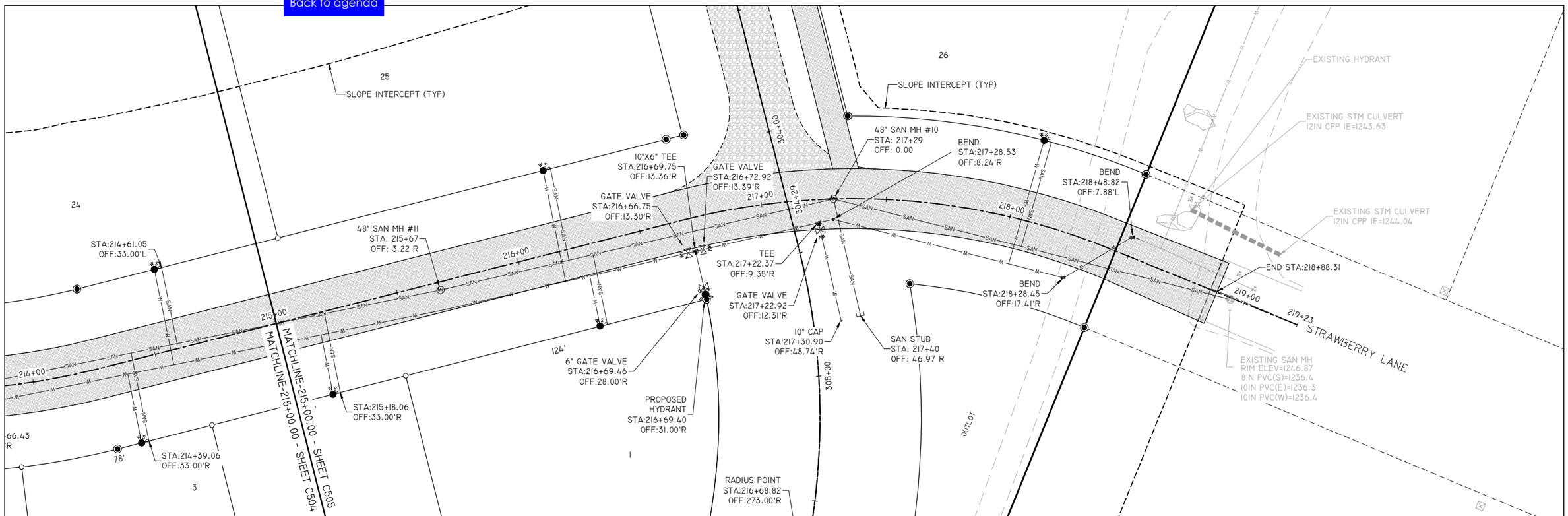

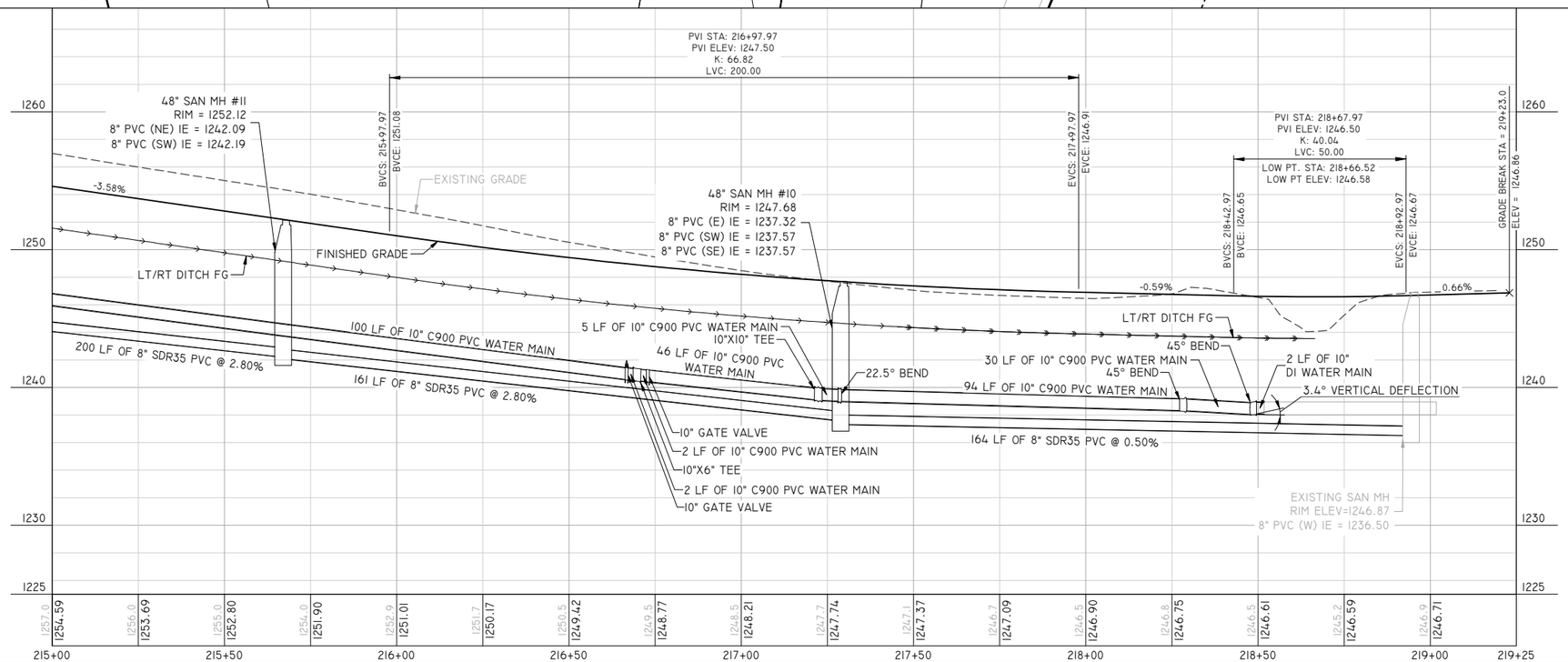

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DRAWN BY: NAP	DATE: 05/12/22

PLAN AND PROFILE - STRAWBERRY LANE

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
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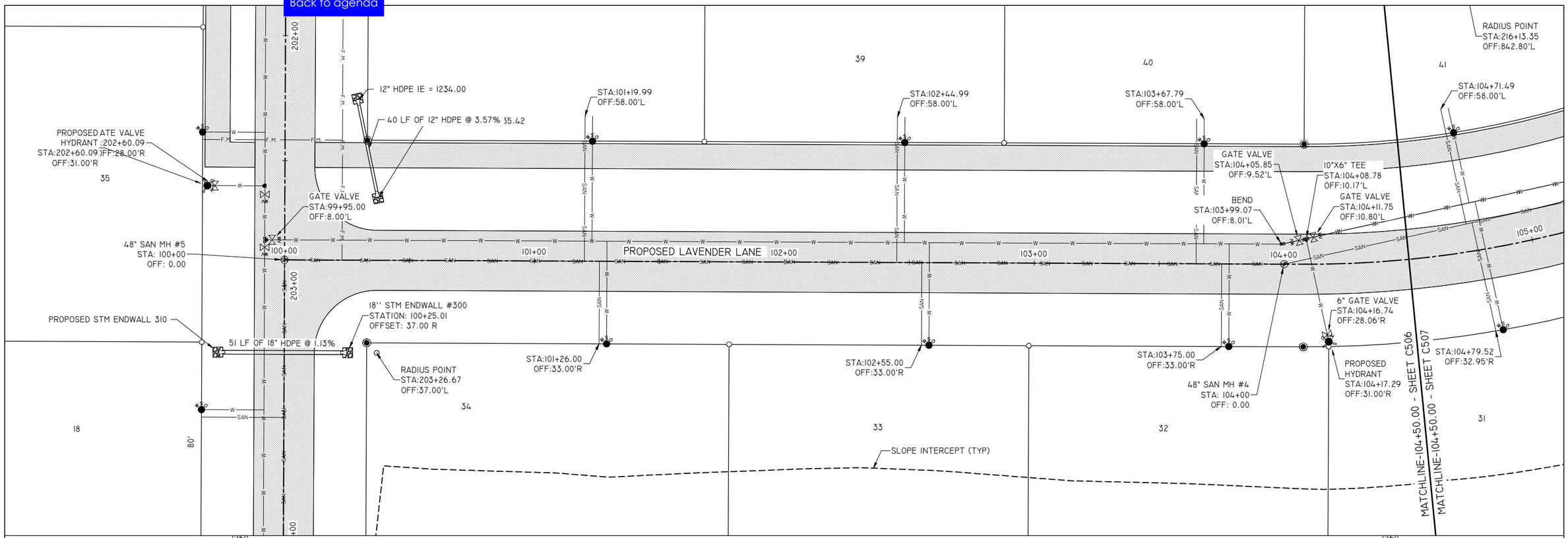

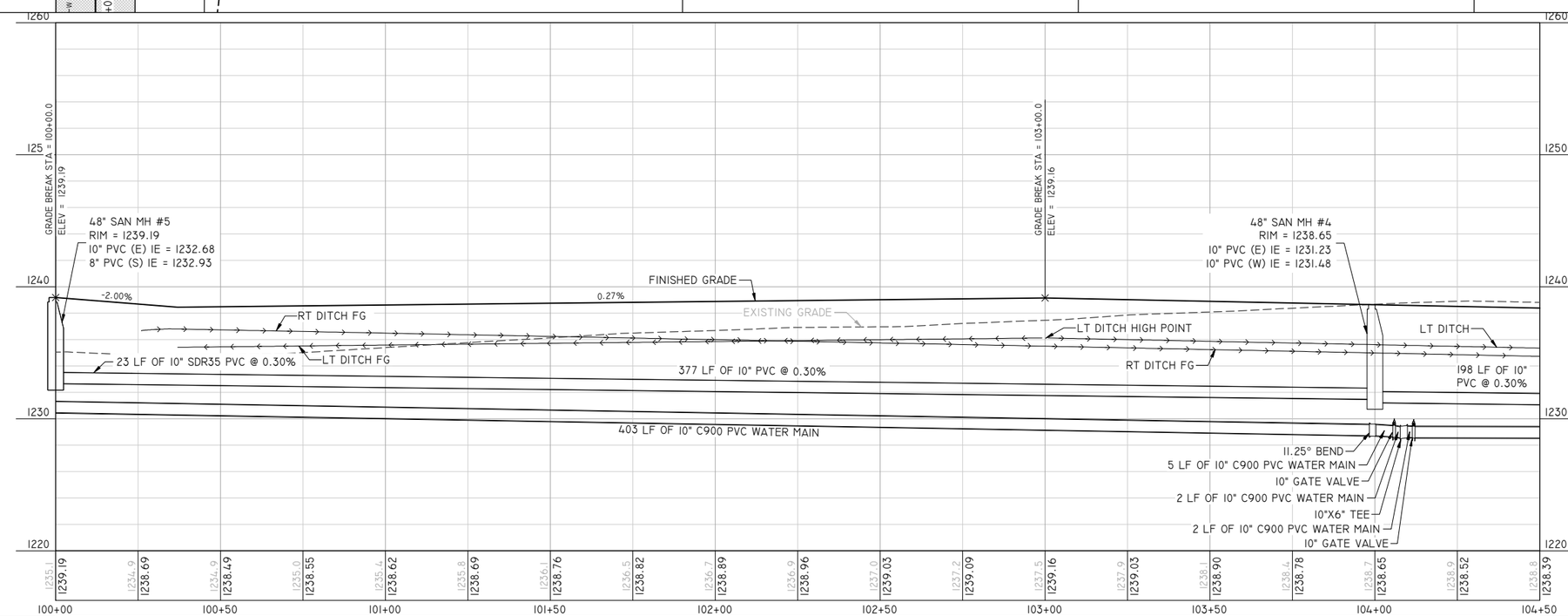

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: XXX | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 05/12/22

PLAN AND PROFILE - LAVENDER LANE

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C506

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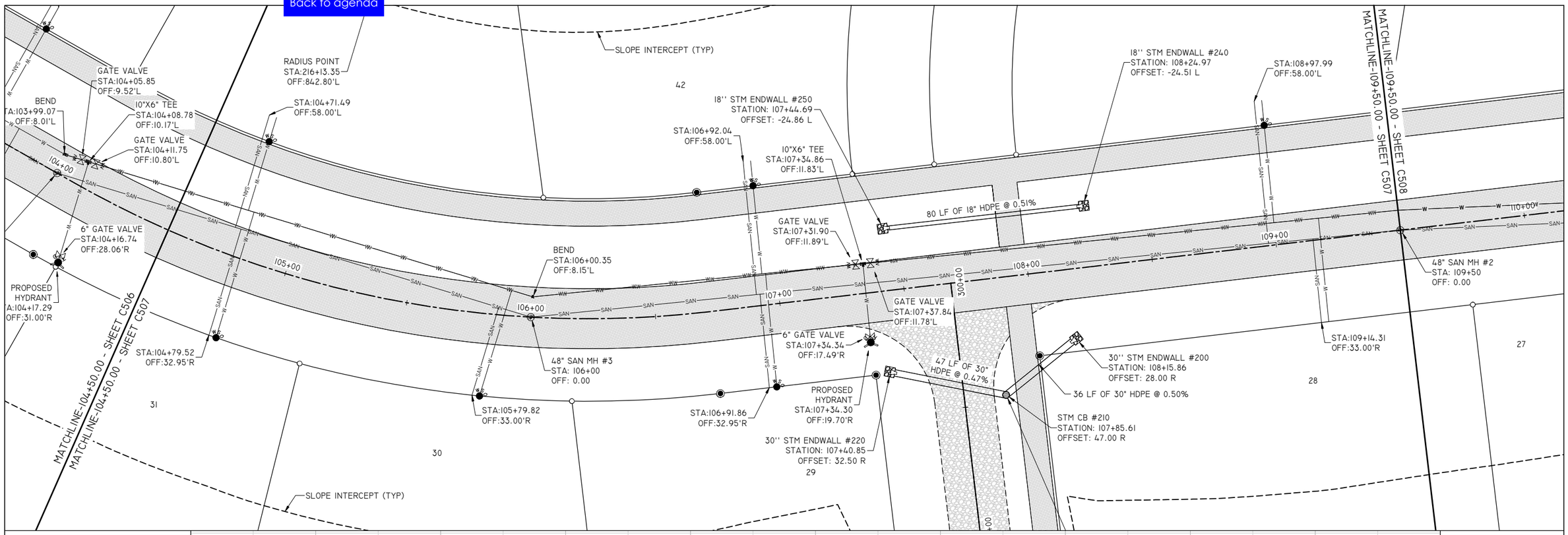

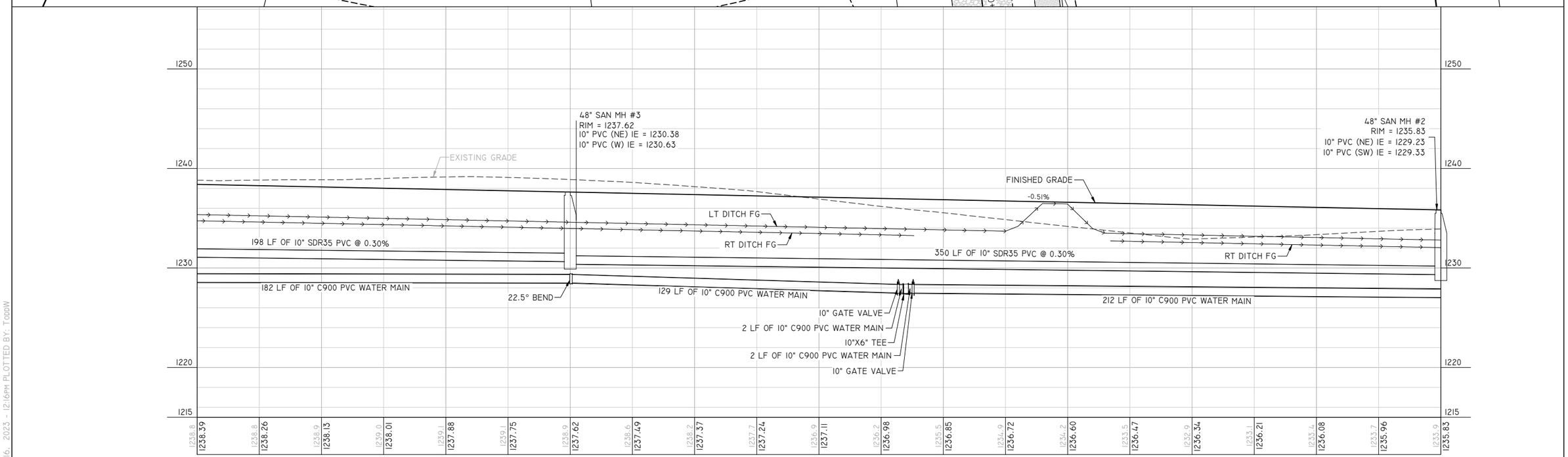

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

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SURVEYED BY: XXX | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 05/12/22

PLAN AND PROFILE - LAVENDER LANE

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C507

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C500-PP.DWG LAYOUT: C507
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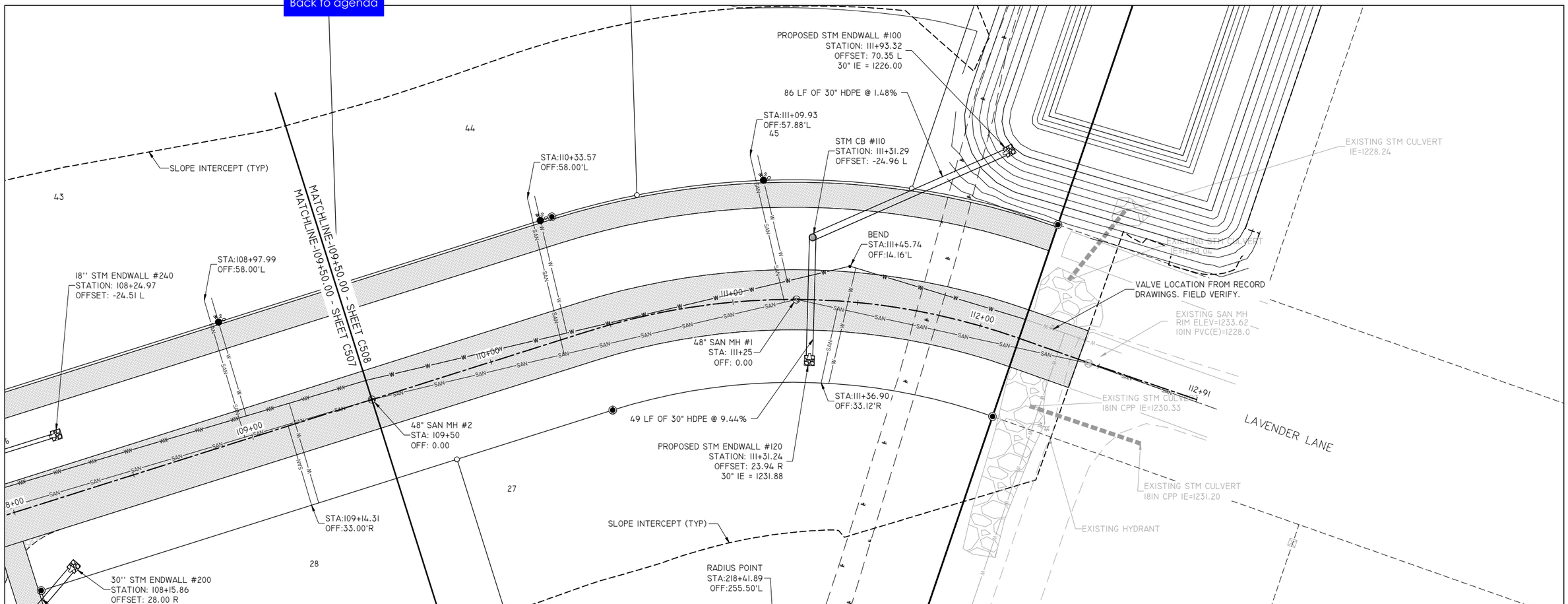

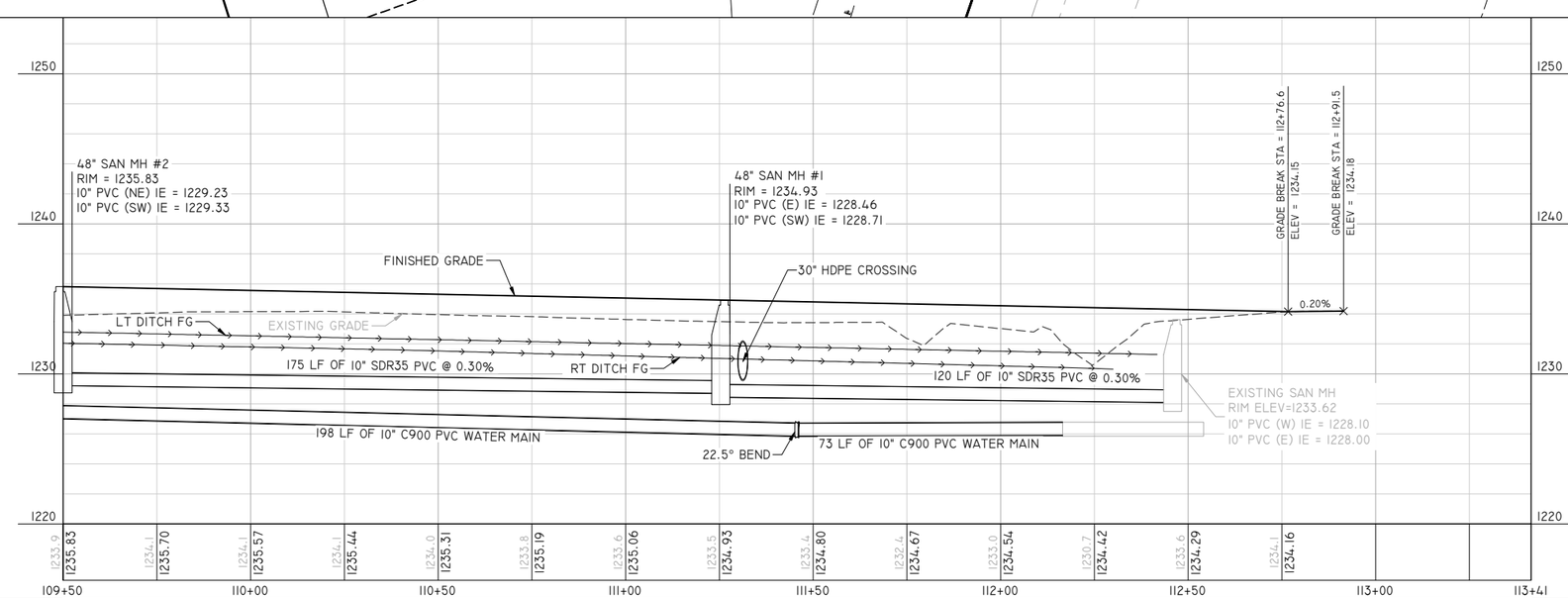

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: XXX | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 05/12/22

PLAN AND PROFILE - LAVENDER LANE

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C508

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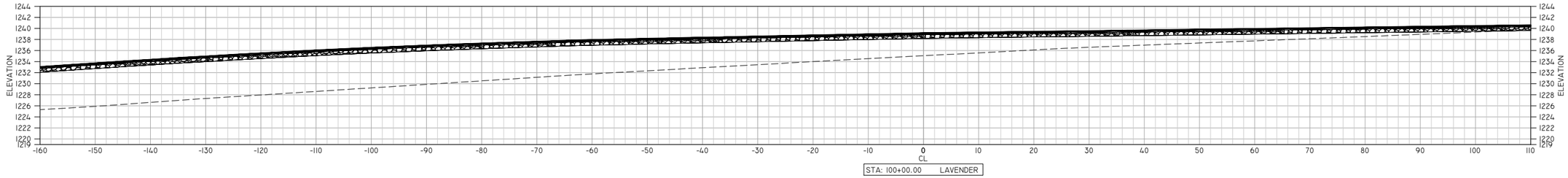

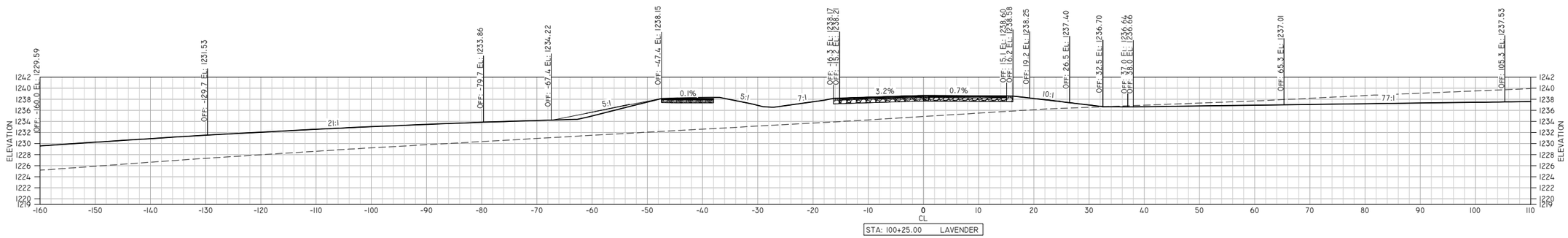

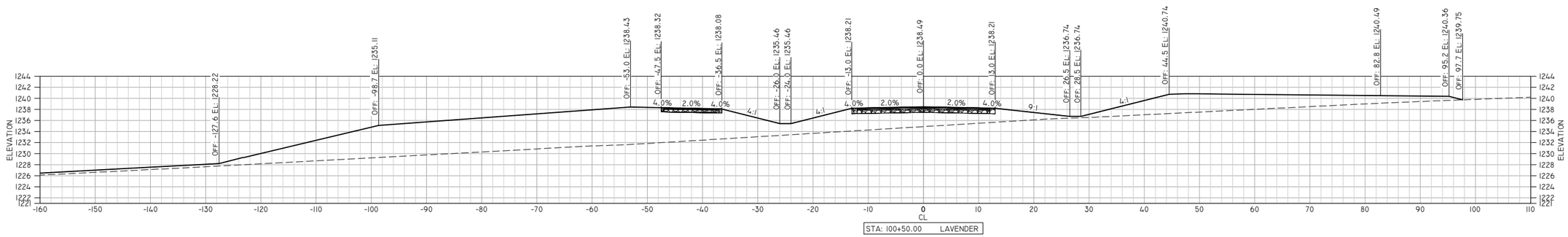

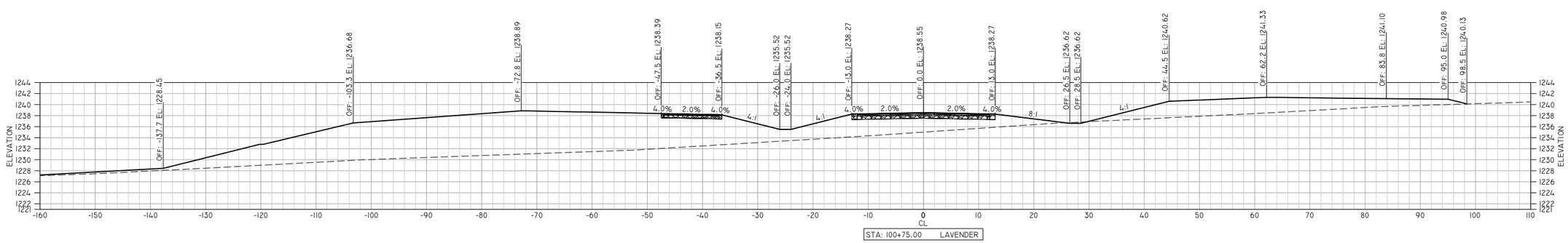

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: AJB | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C601

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C601
PLOTTED: FEB 16, 2023 - 12:19PM PLOTTED BY: TODDW

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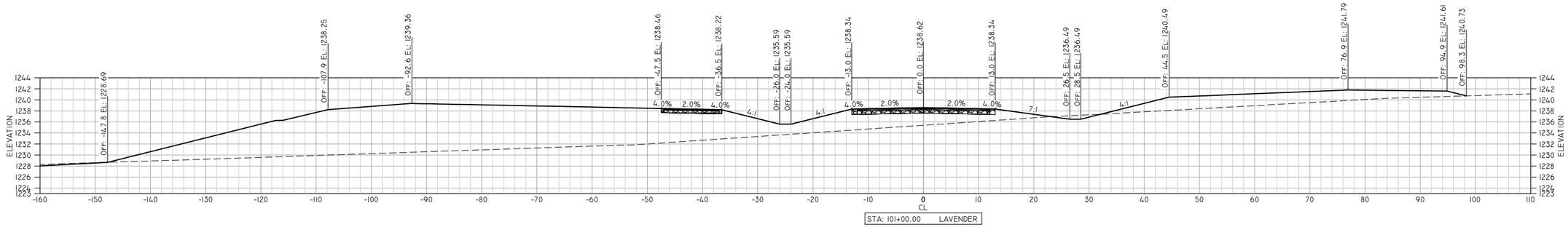

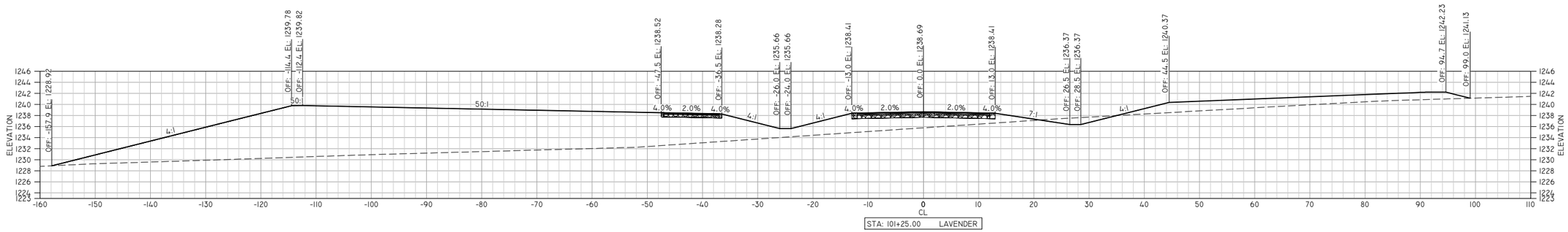

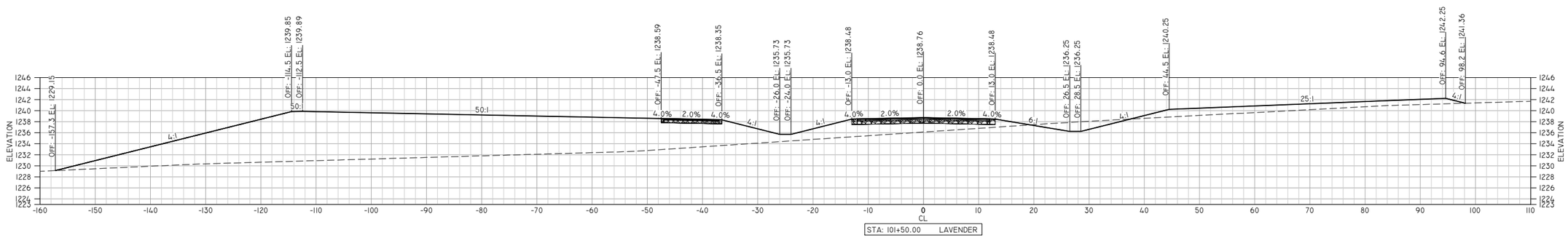

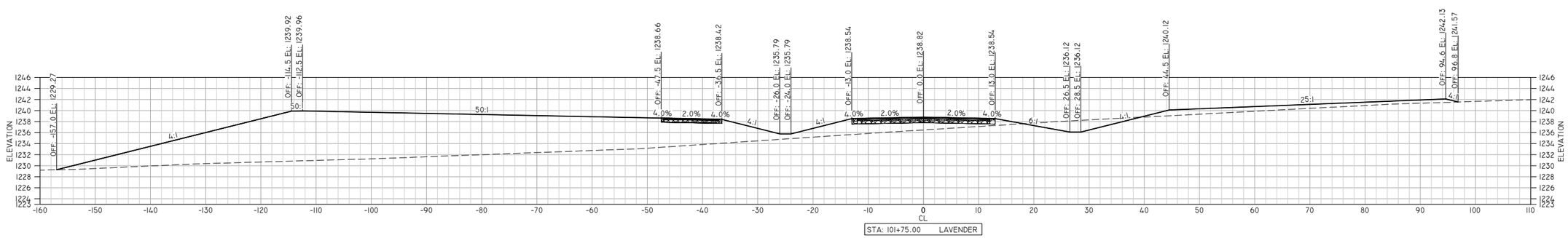

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C602

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C602
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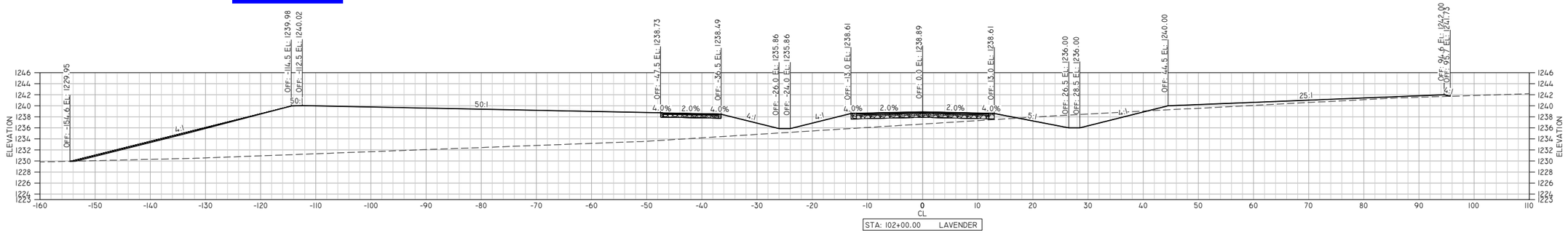

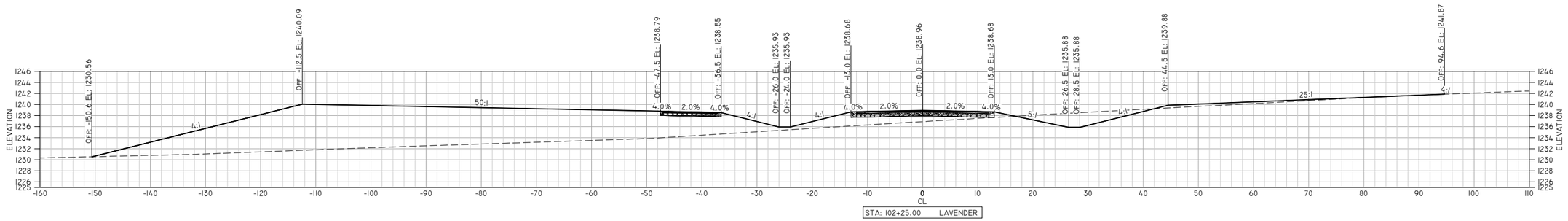

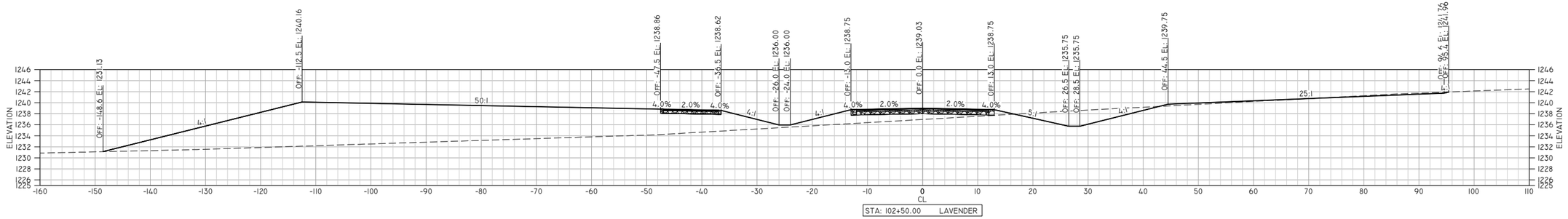

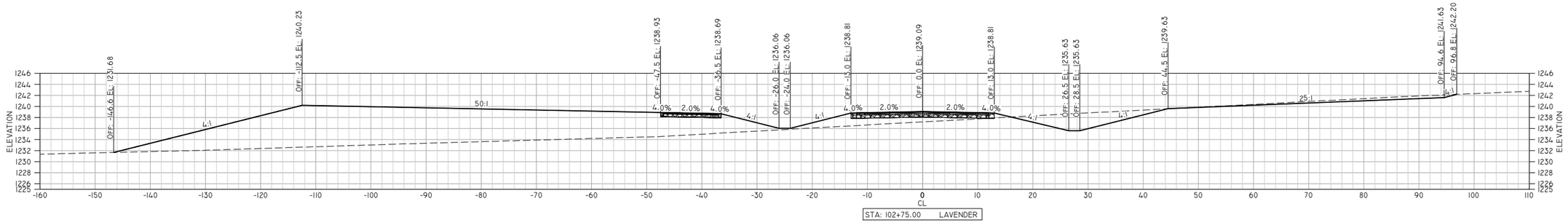

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C603

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C603
PLOTTED: FEB 16, 2023 - 12:20PM PLOTTED BY: TODDW

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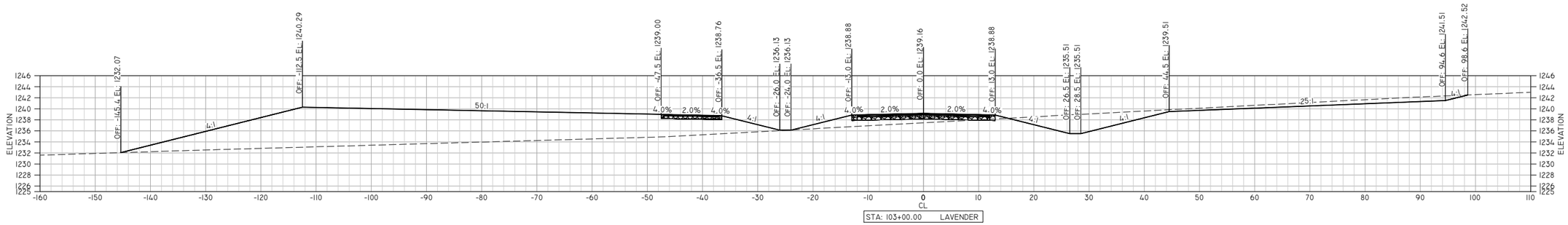

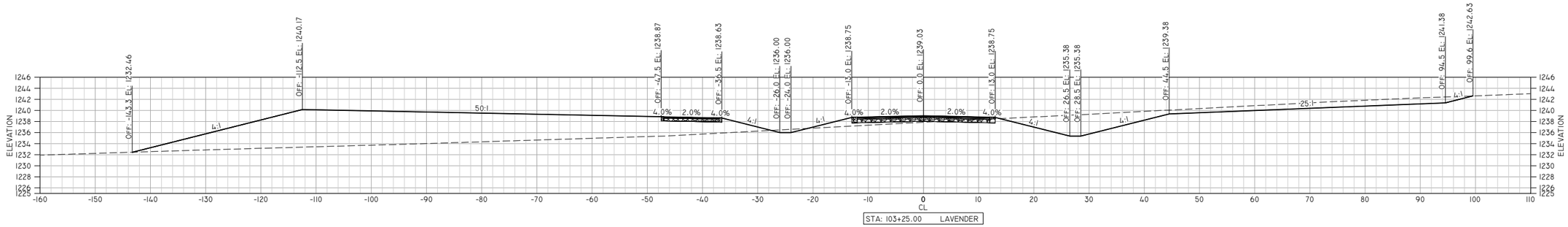

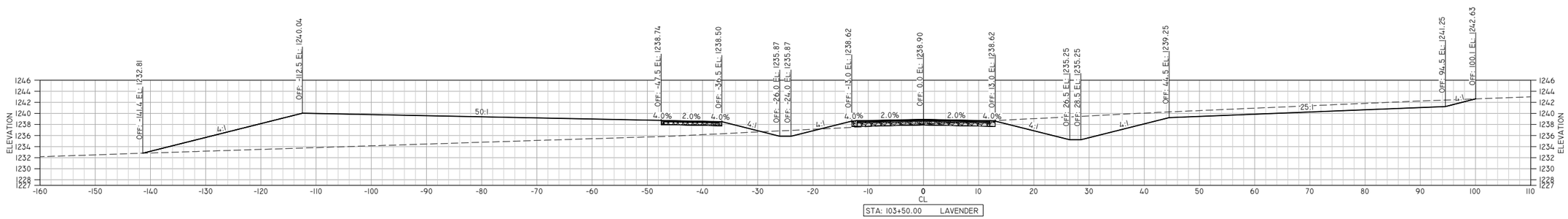

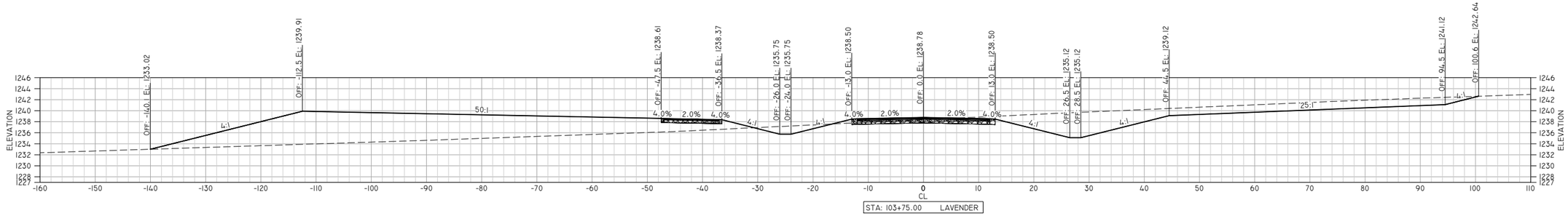

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C604

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C604
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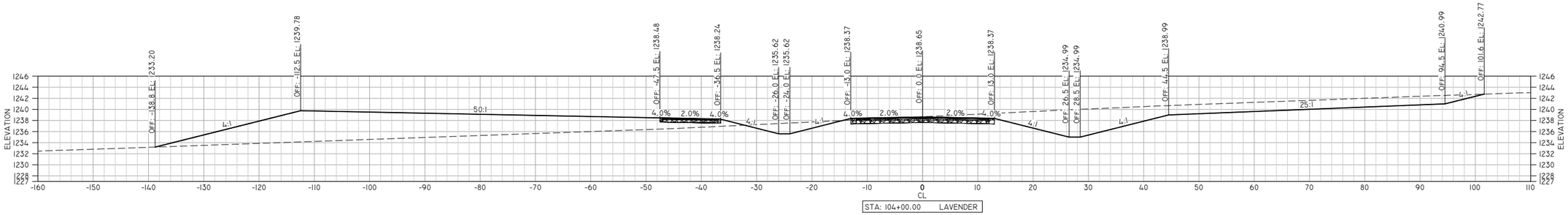

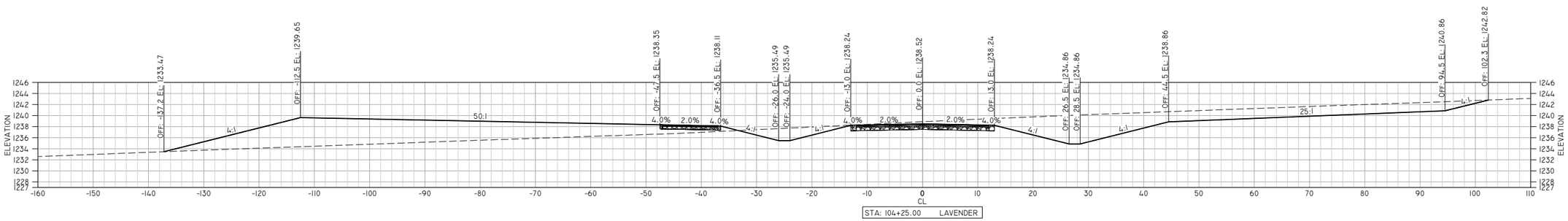

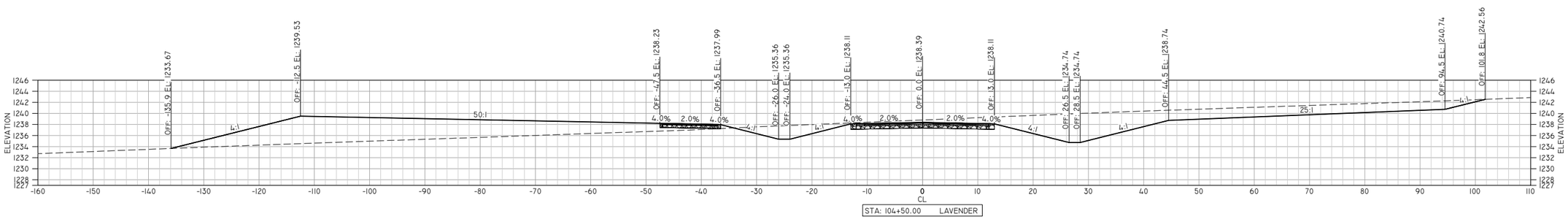

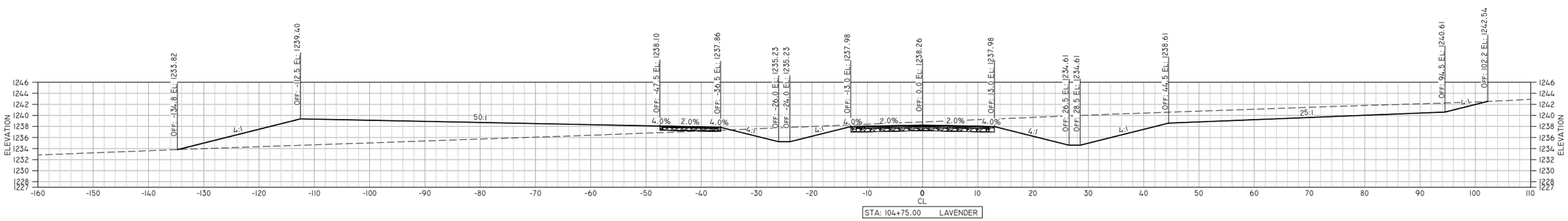

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C605

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C605
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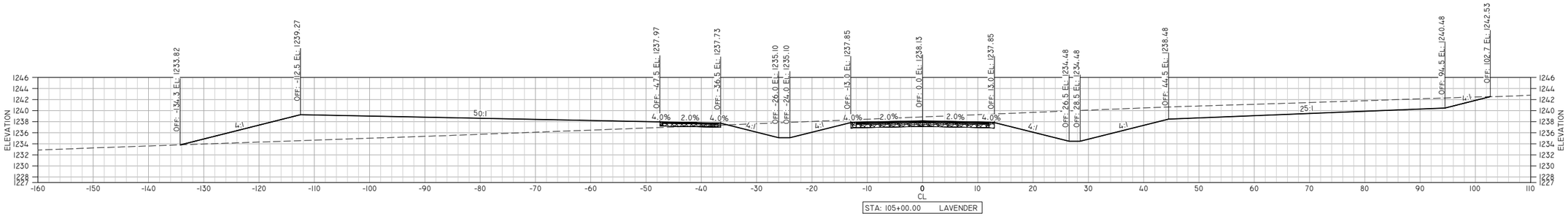

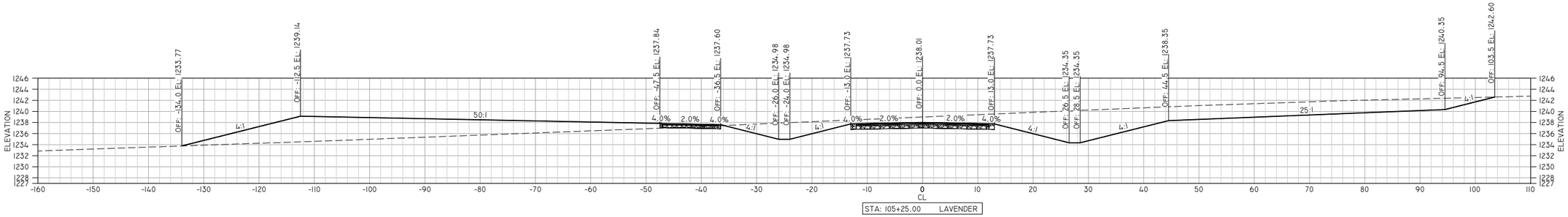

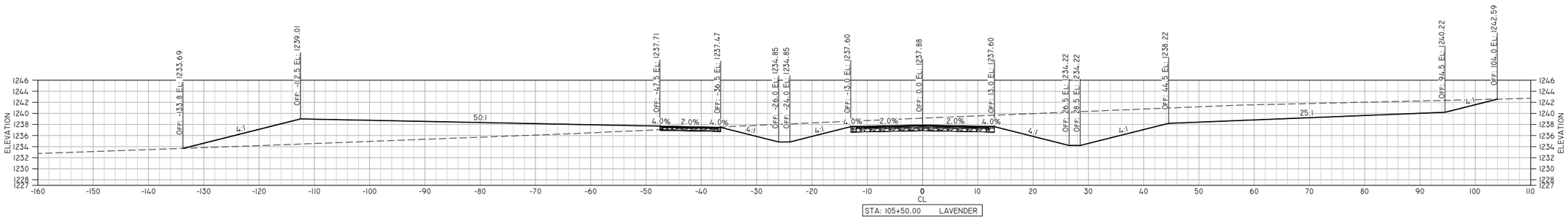

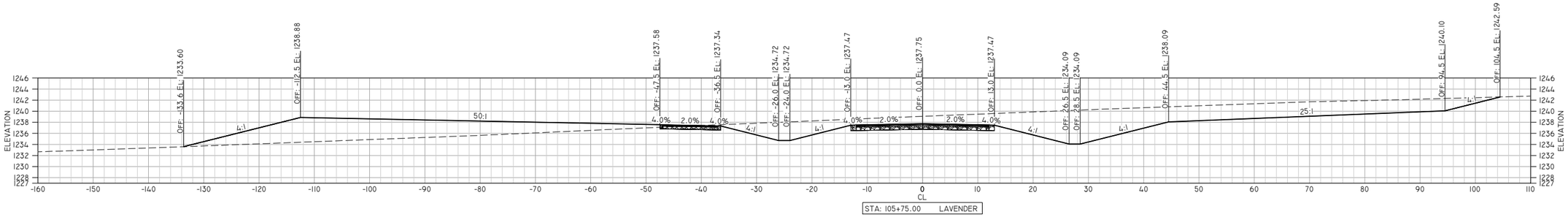

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C606

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C606
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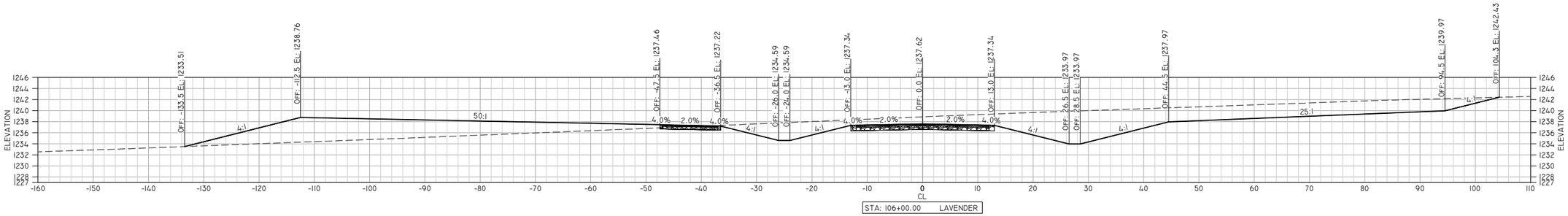

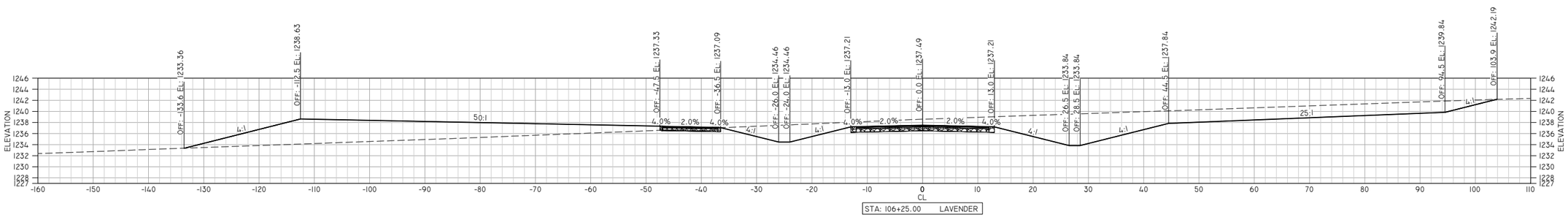

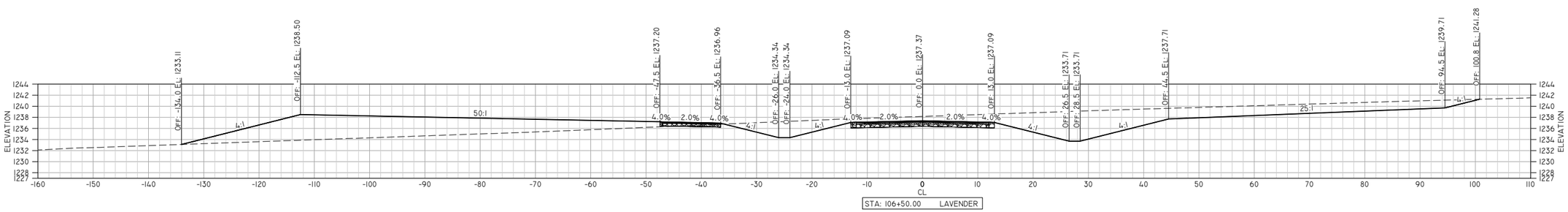

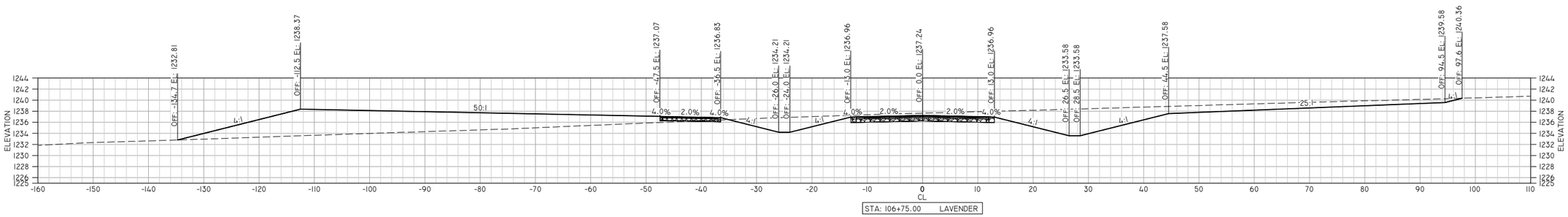

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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CROSS SECTIONS
ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C607

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C607
PLOTTED: Feb 16, 2023 - 12:22PM PLOTTED BY: TODDW

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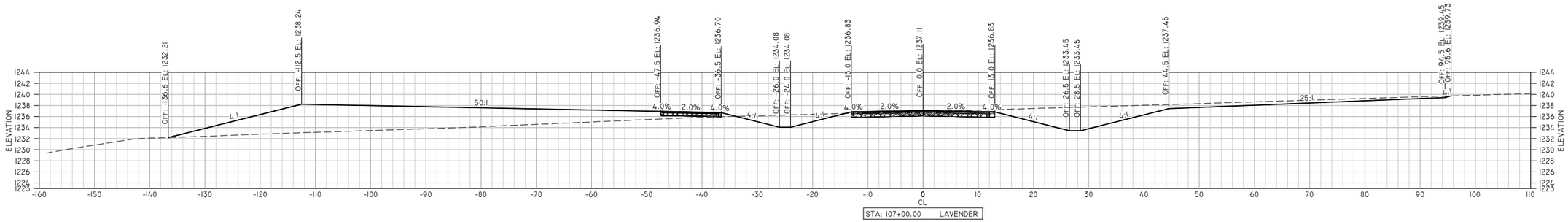

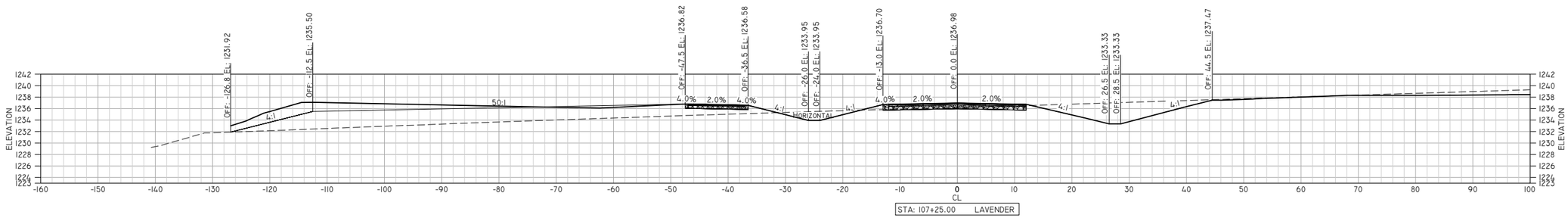

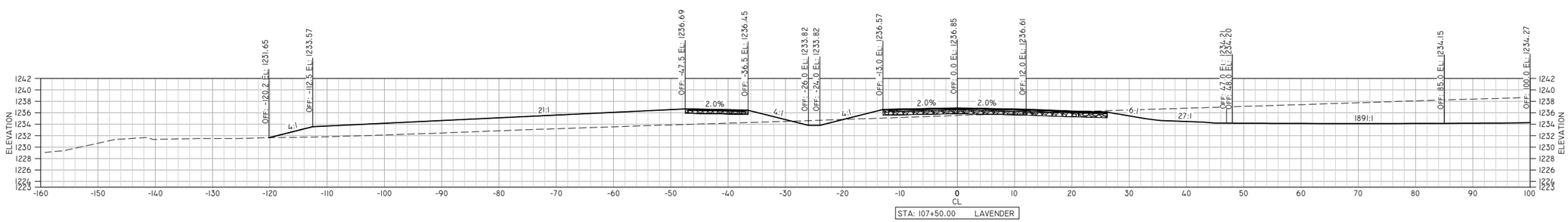

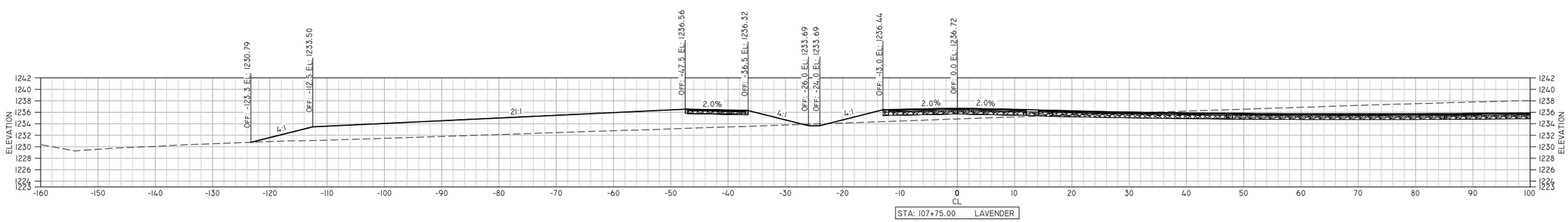

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CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C608

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C608
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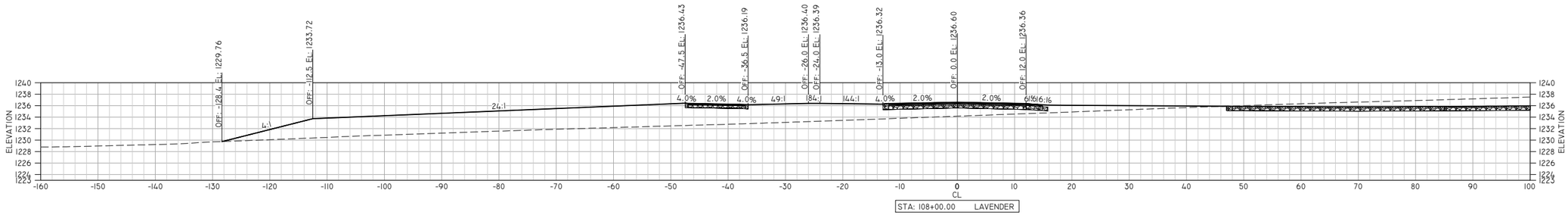

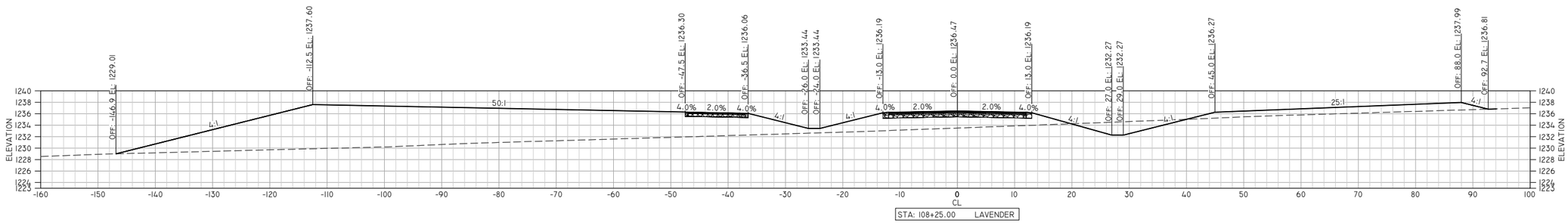

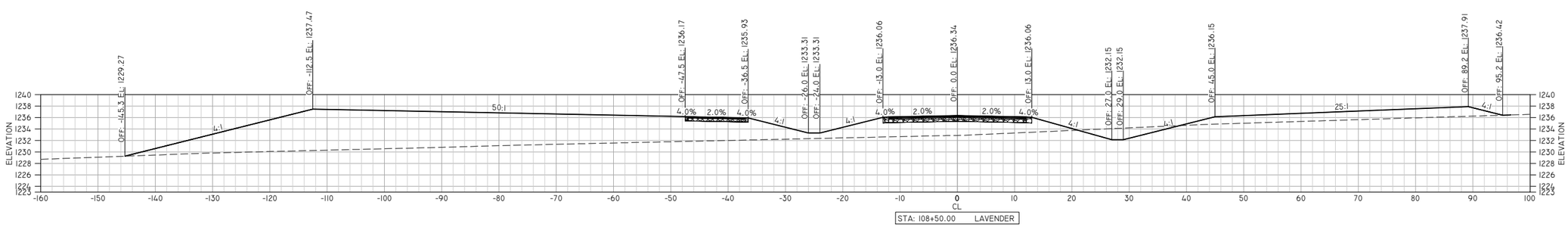

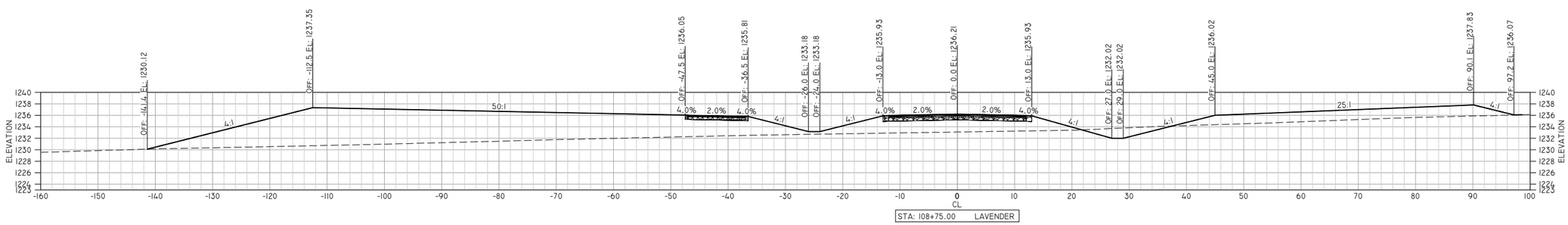

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
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MARATHON COUNTY, WI

REI No. 7071G
SHEET C609

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C609
PLOTTED: FEB 16, 2023 - 12:23PM PLOTTED BY: TODDW

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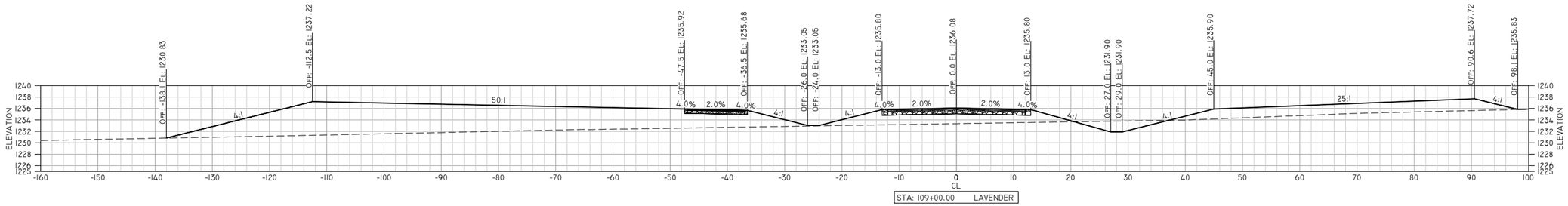

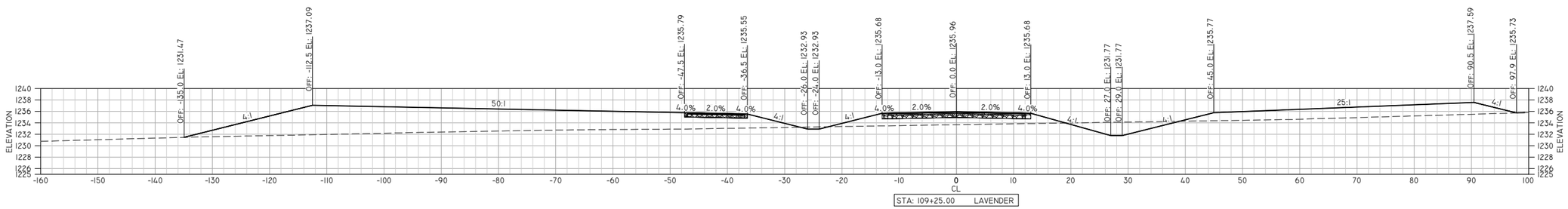

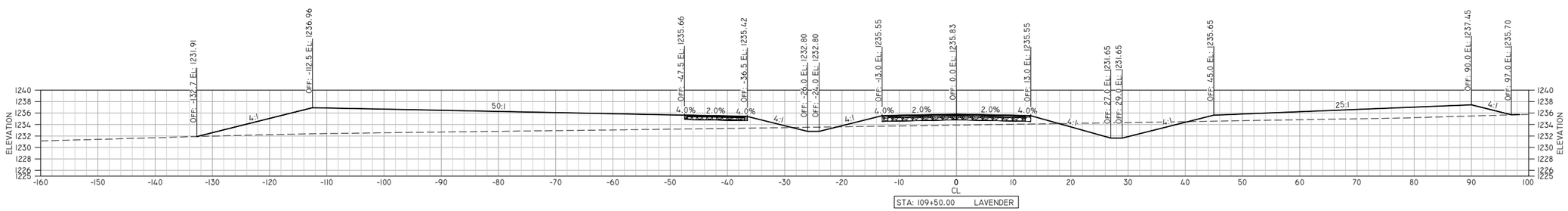

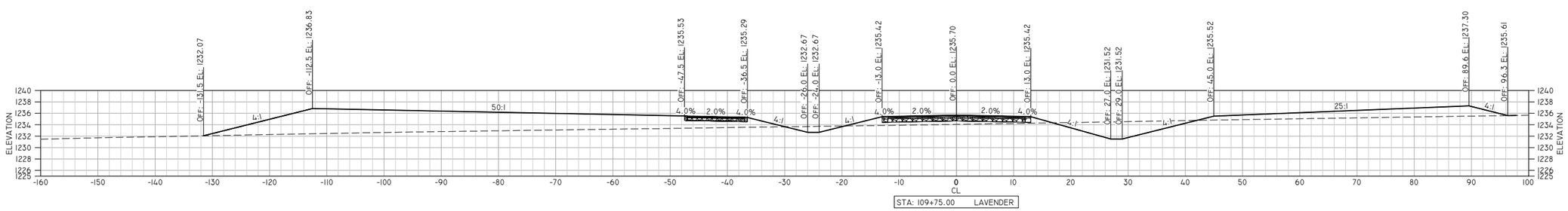

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: AJB | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C610

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C610
PLOTTED: FEB 16, 2023 - 12:23PM PLOTTED BY: TODDW

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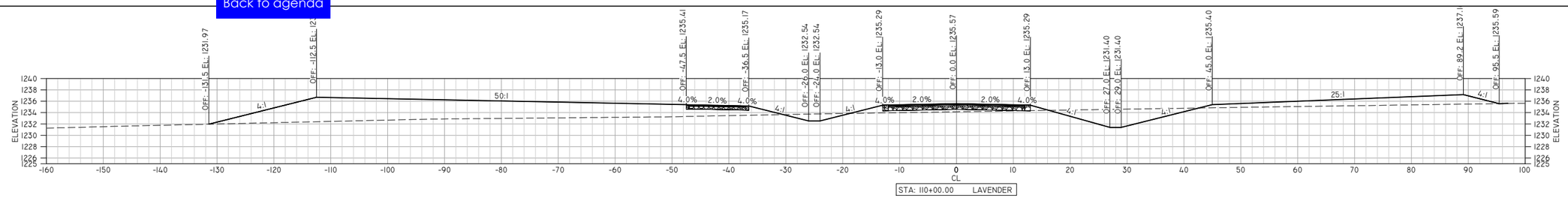

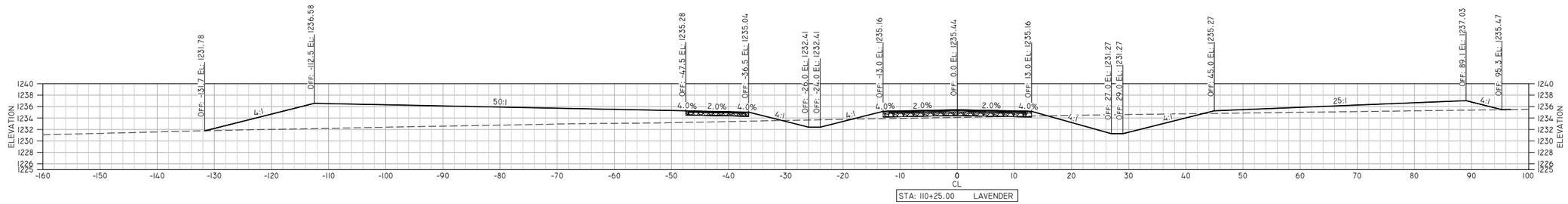

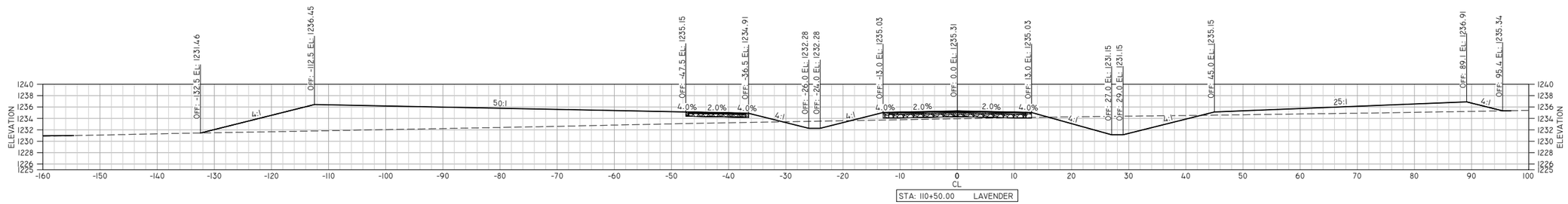

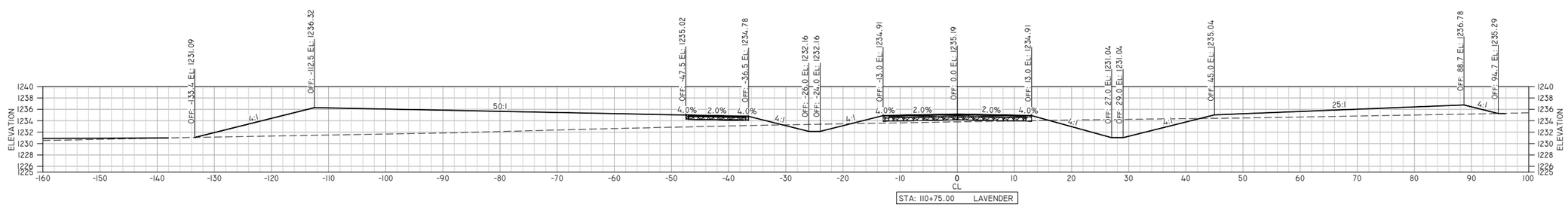

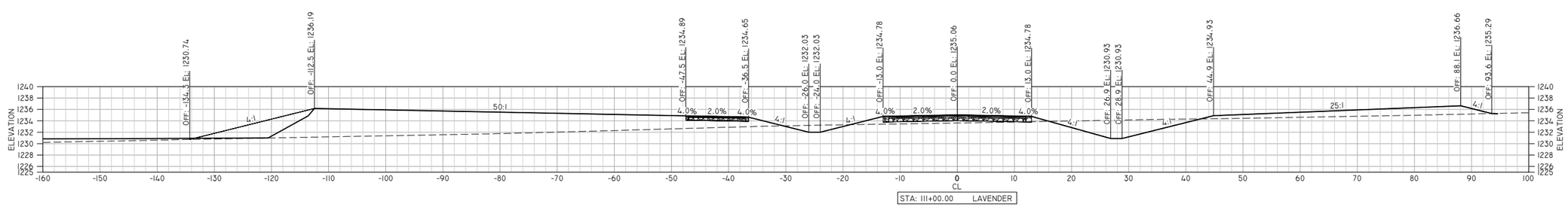

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: AJB | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C611

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - IST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C611
PLOTTED: FEB 16, 2023 - 12:23PM PLOTTED BY: TODDW

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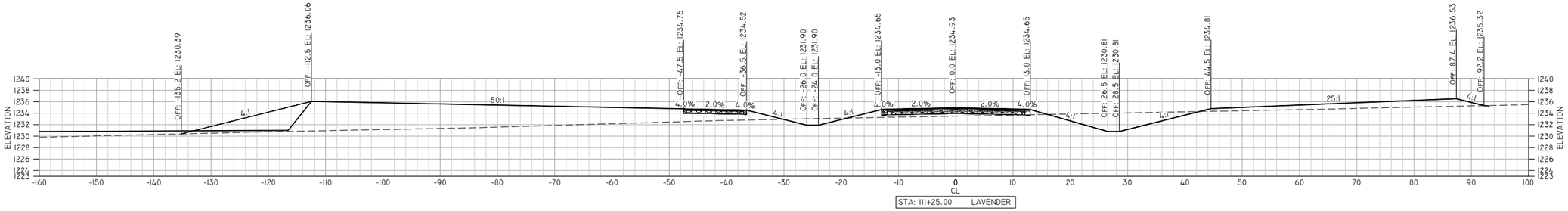

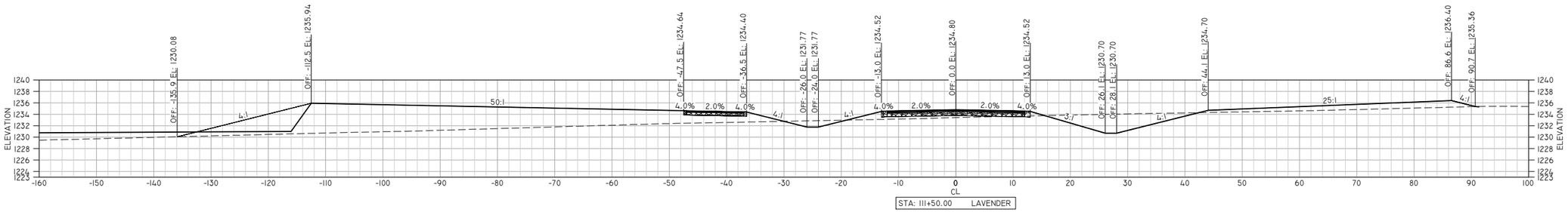

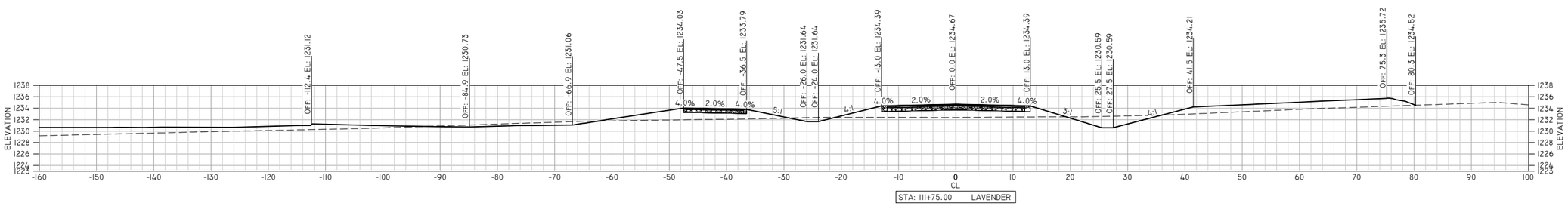

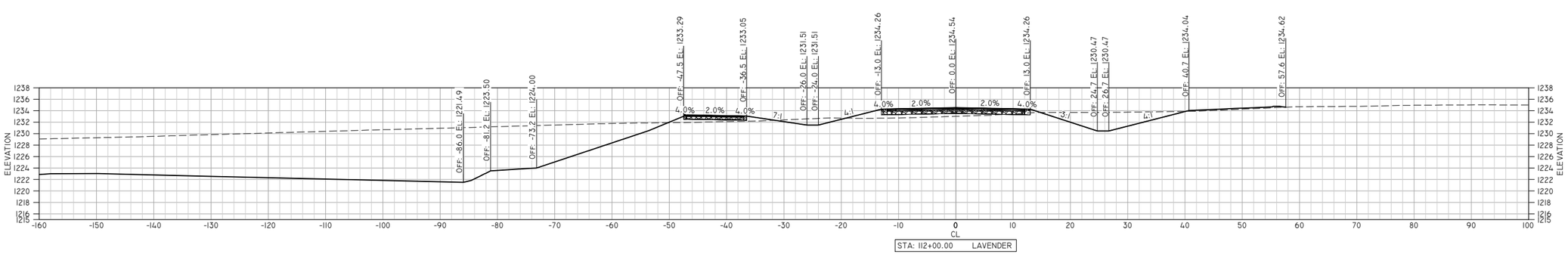

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

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DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C612

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C612
PLOTTED: FEB 16, 2023 - 12:24PM PLOTTED BY: TODDW

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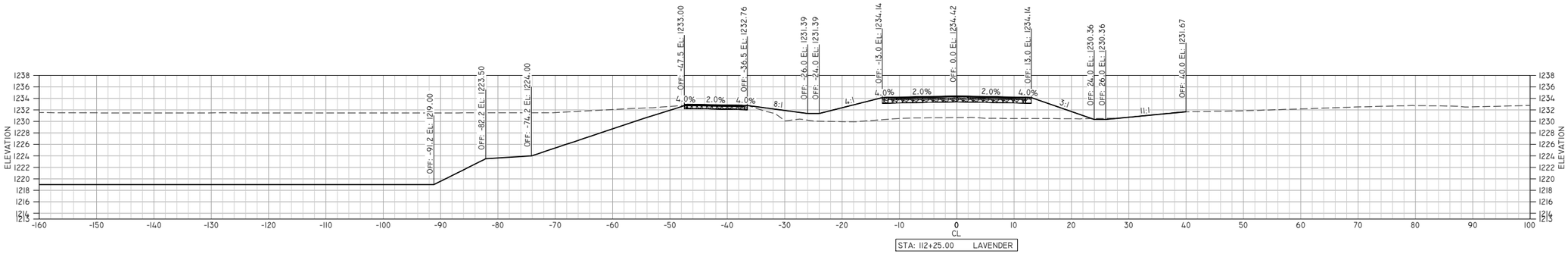

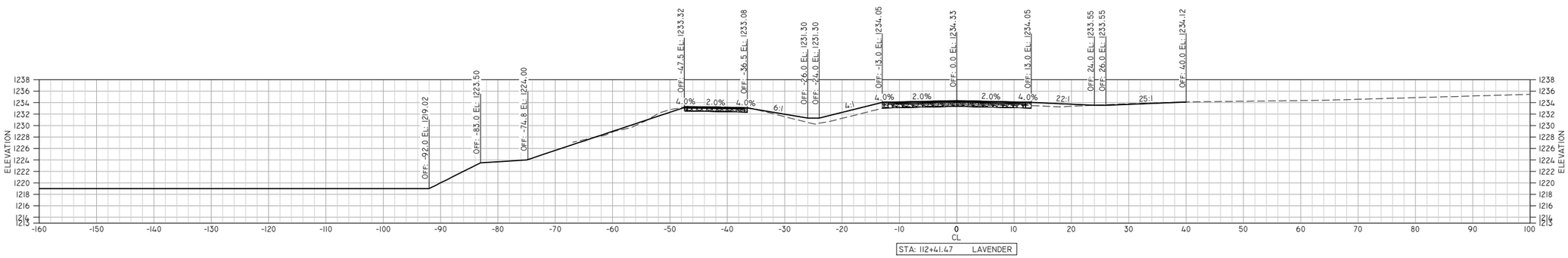

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

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CROSS SECTIONS
ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C613

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: C613
PLOTTED: FEB 16, 2023 - 12:24PM PLOTTED BY: TODDW

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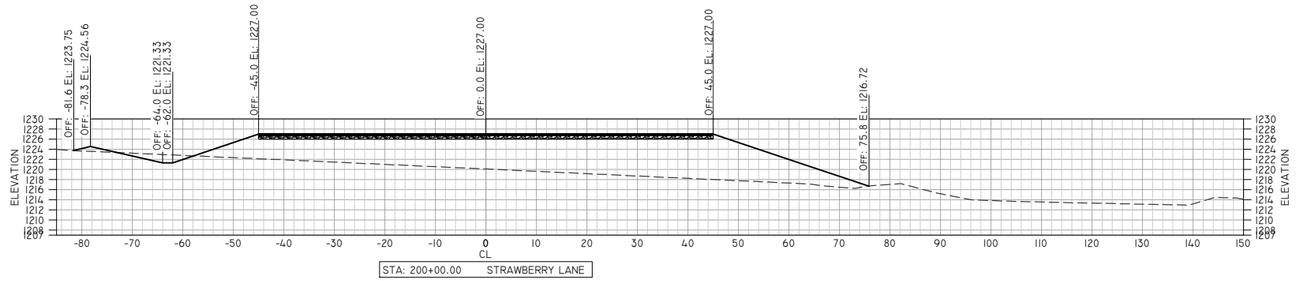

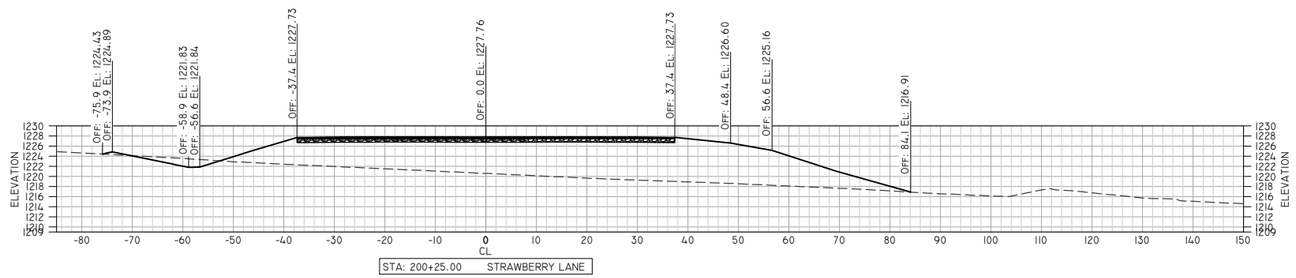

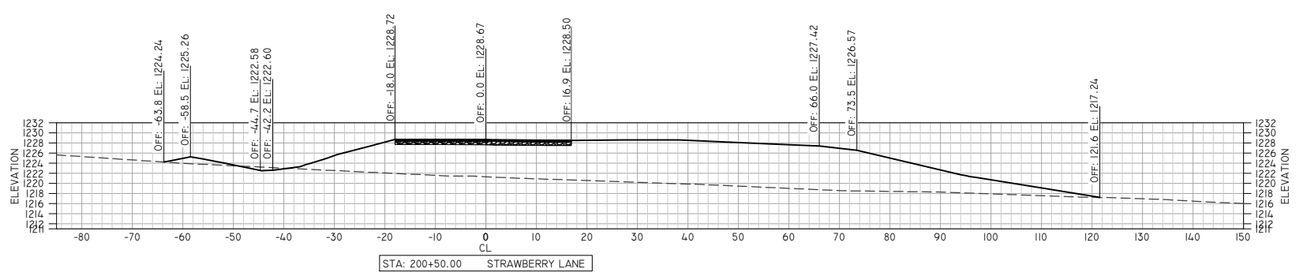

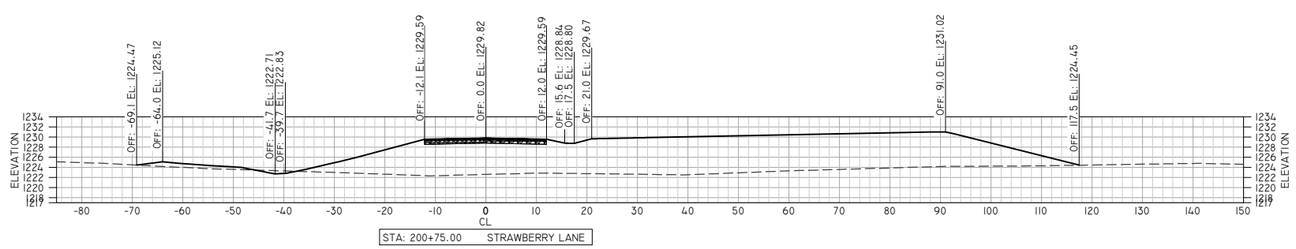

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 6|4

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 6|4
PLOTTED: FEB 16, 2023 - 12:23PM PLOTTED BY: TODDW

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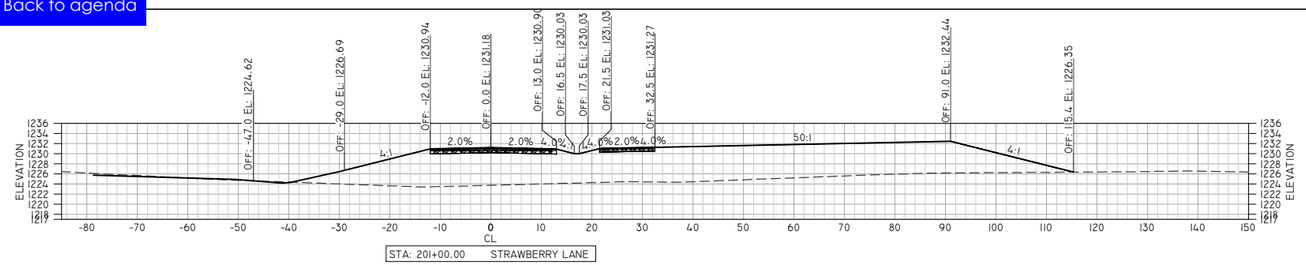

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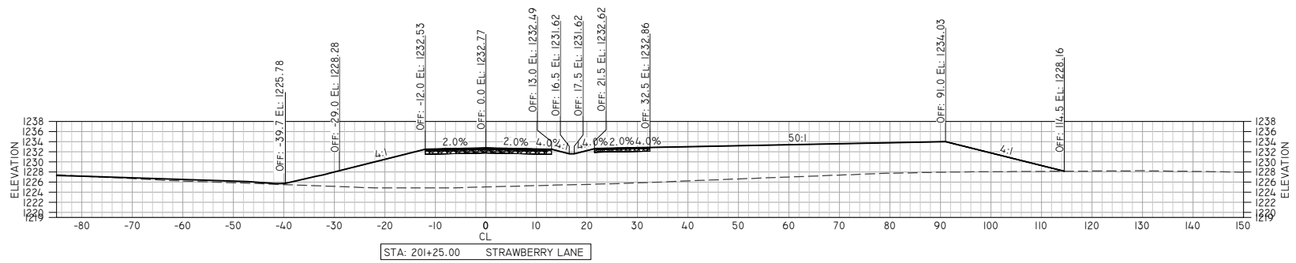

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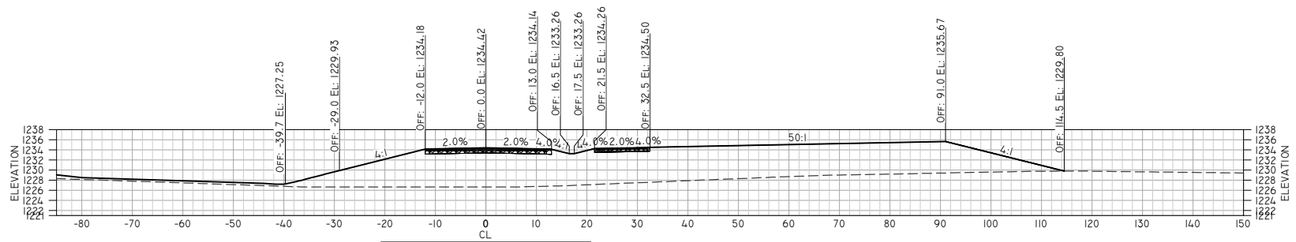

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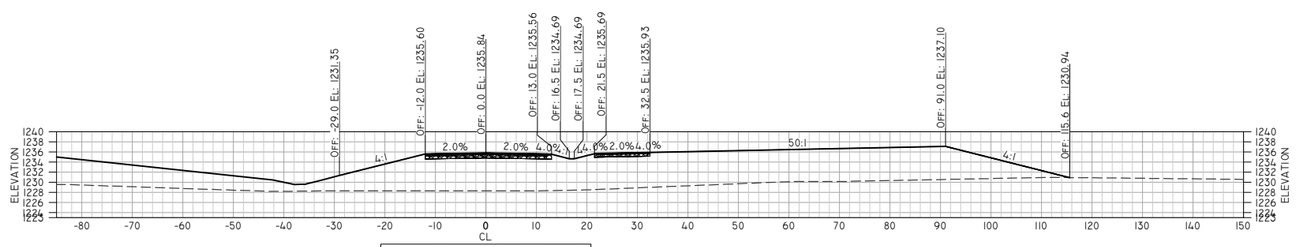

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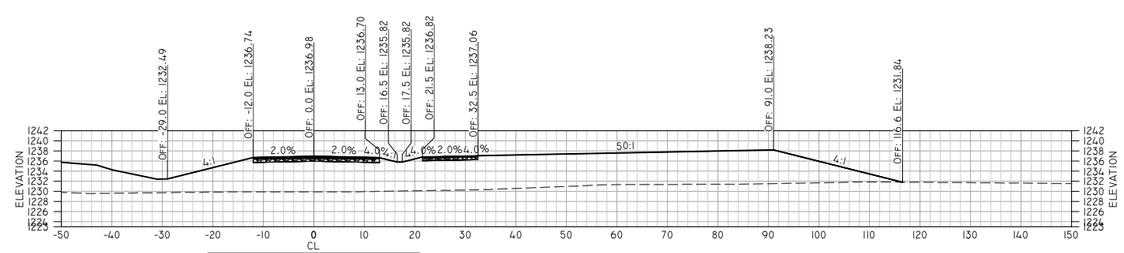

STA: 202+00.00 STRAWBERRY LANE

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
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DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 615

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 615
PLOTTED: FEB 16, 2023 - 12:25PM PLOTTED BY: TODDW

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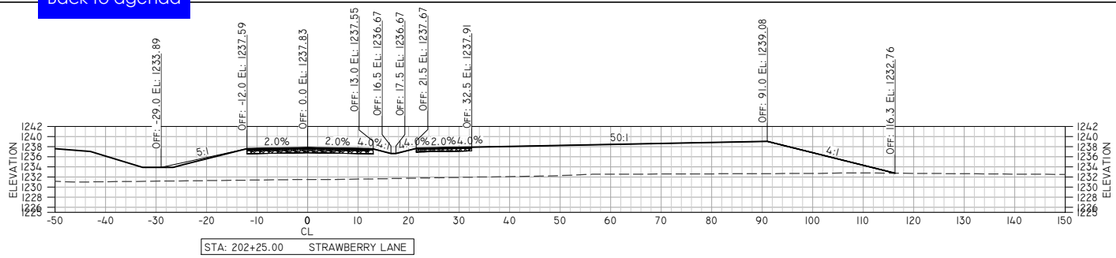

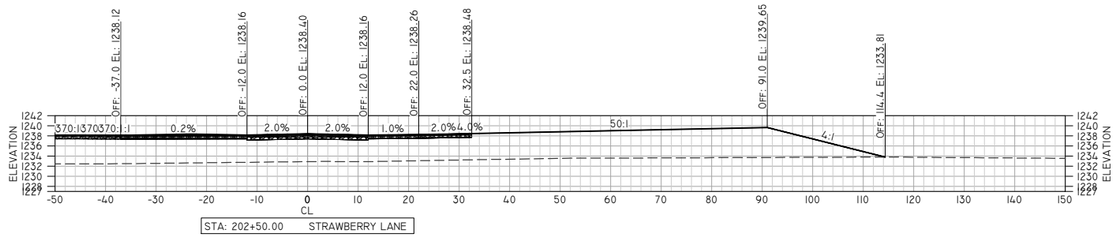

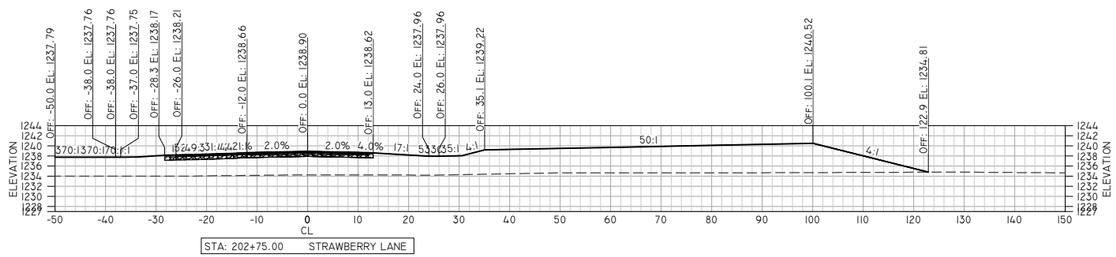

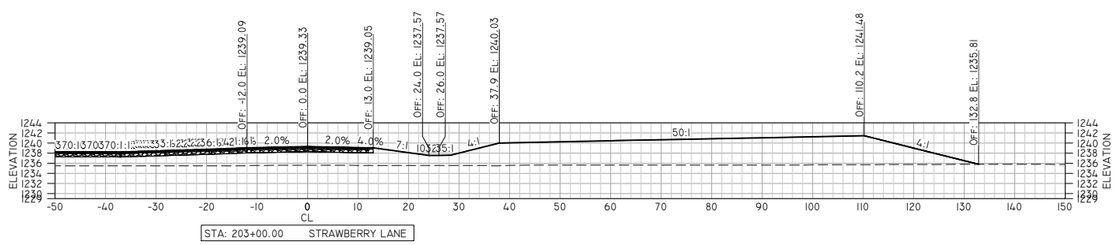

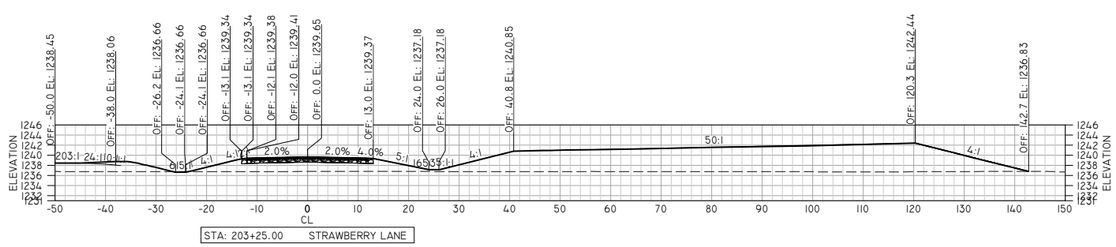

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: AJB | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 616

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - IST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 616
PLOTTED: FEB 16, 2023 - 12:26PM PLOTTED BY: TGDOW

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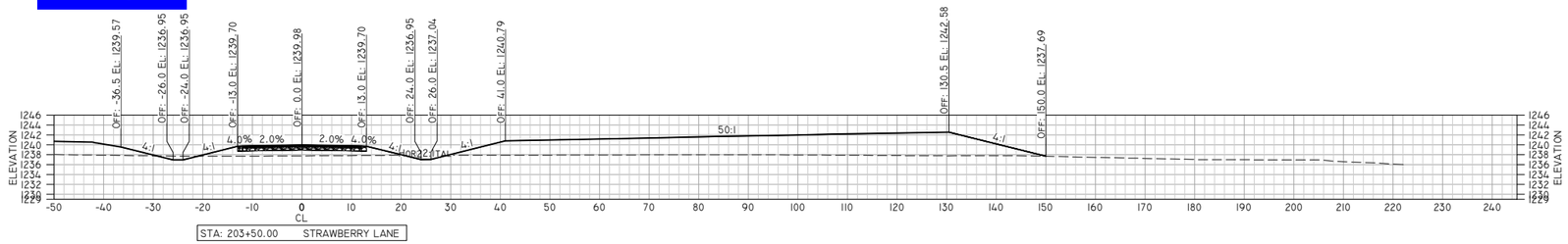

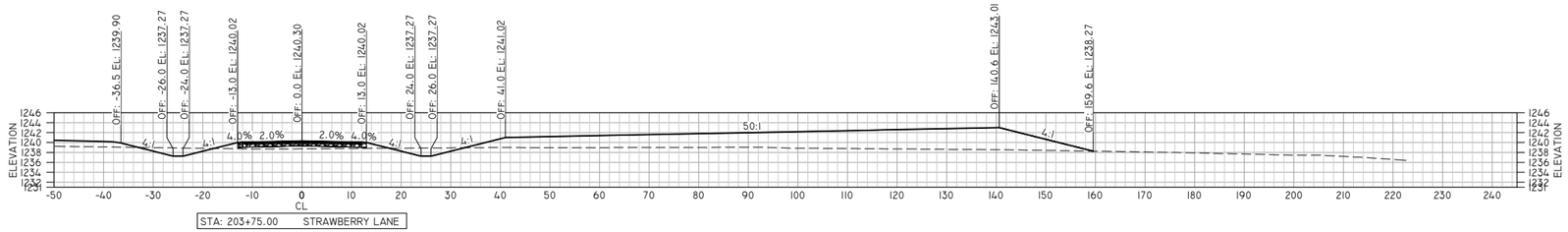

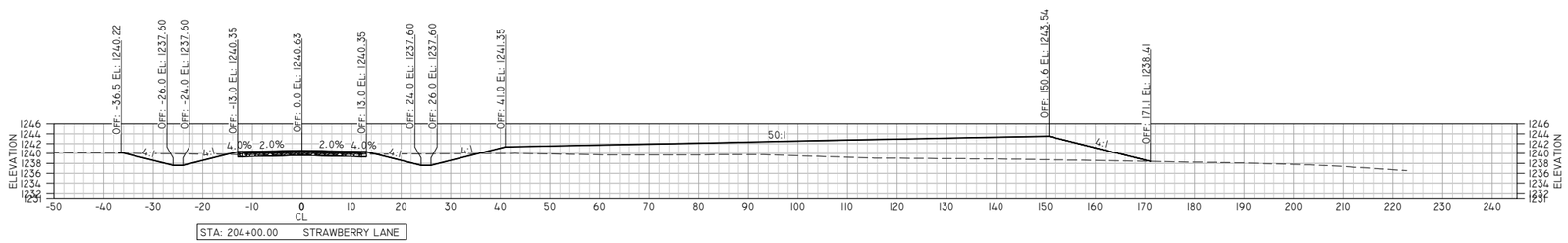

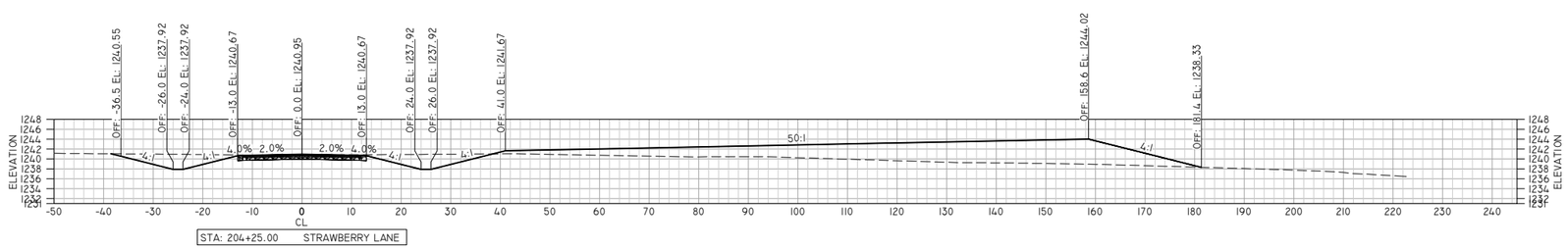

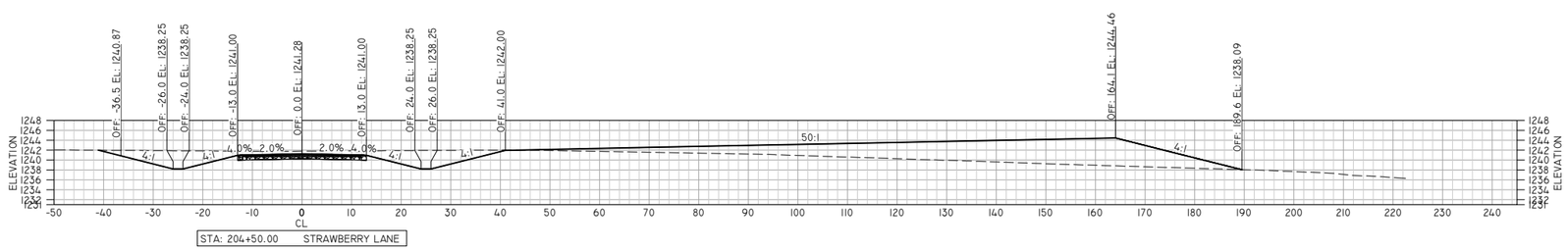

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SCALE 0 15 30

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02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
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DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 617

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 617
PLOTTED: FEB 16, 2023 - 12:26PM PLOTTED BY: TGDW

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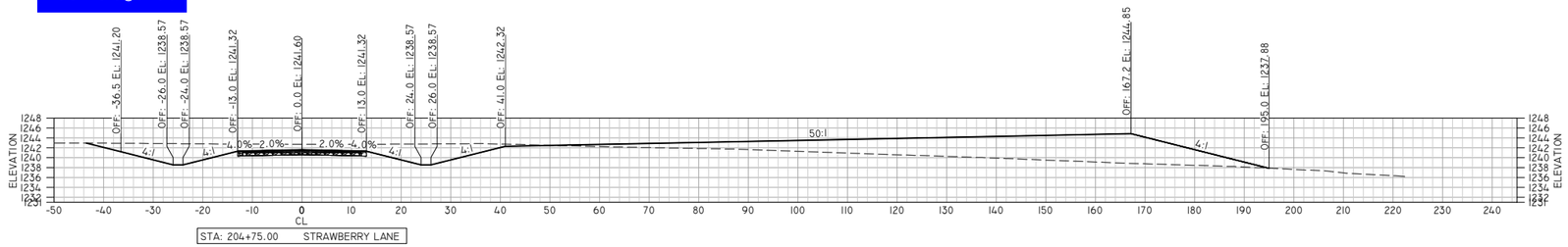

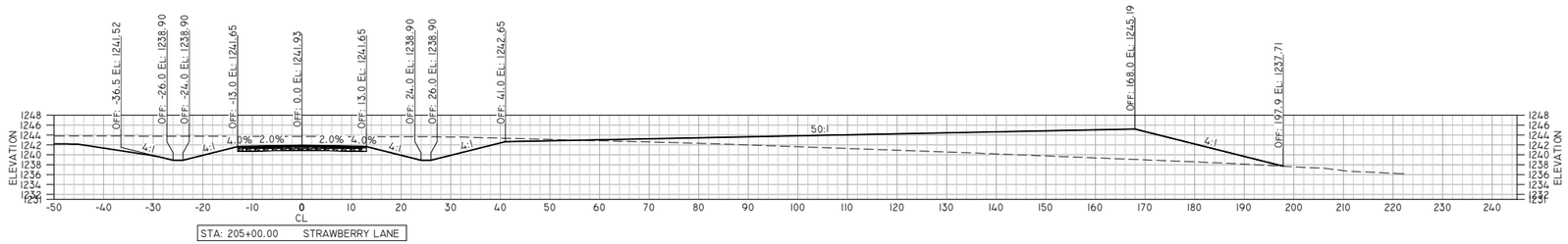

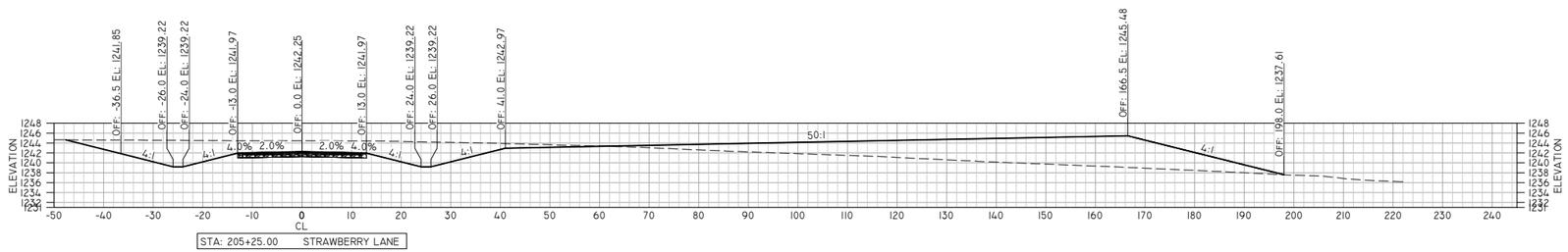

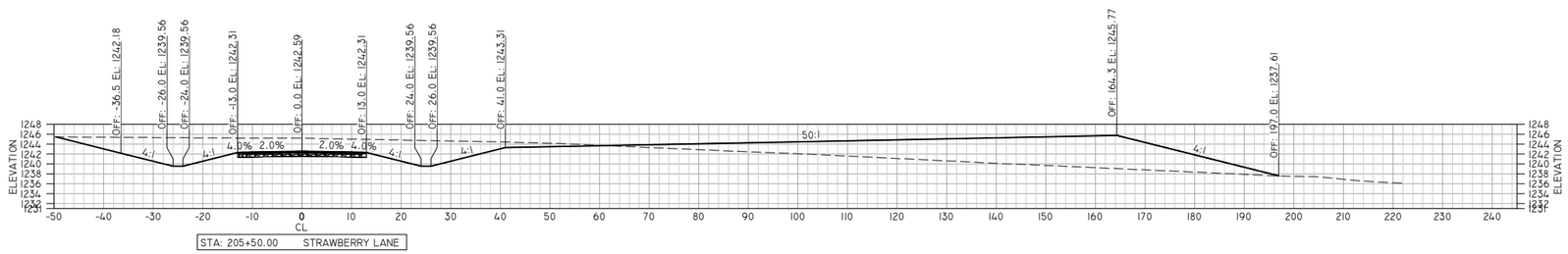

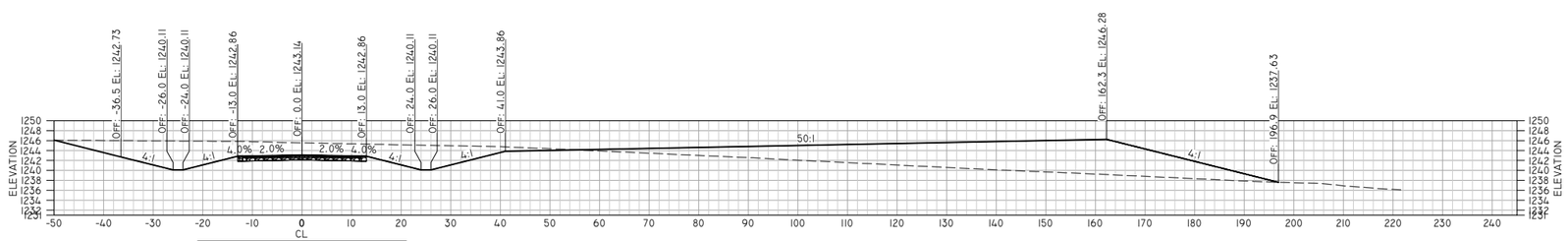

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SCALE 0 15 30

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: AJB | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 618

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 618
PLOTTED: FEB 16, 2023 - 12:27PM PLOTTED BY: TODDW

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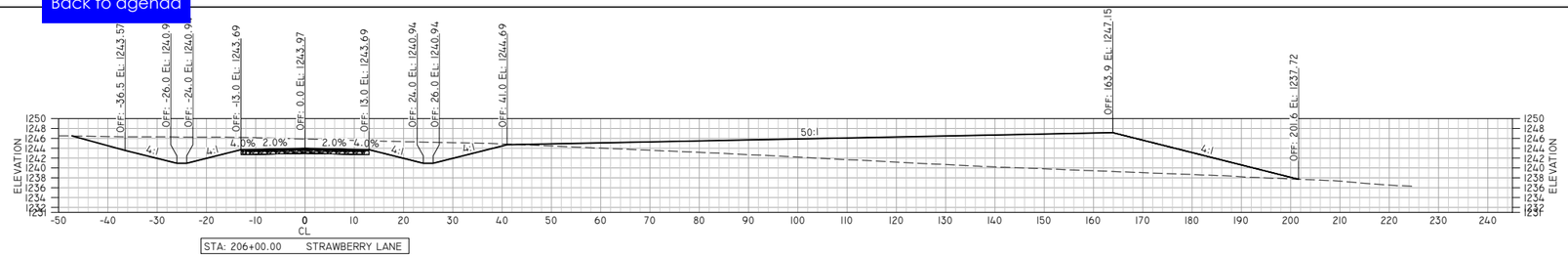

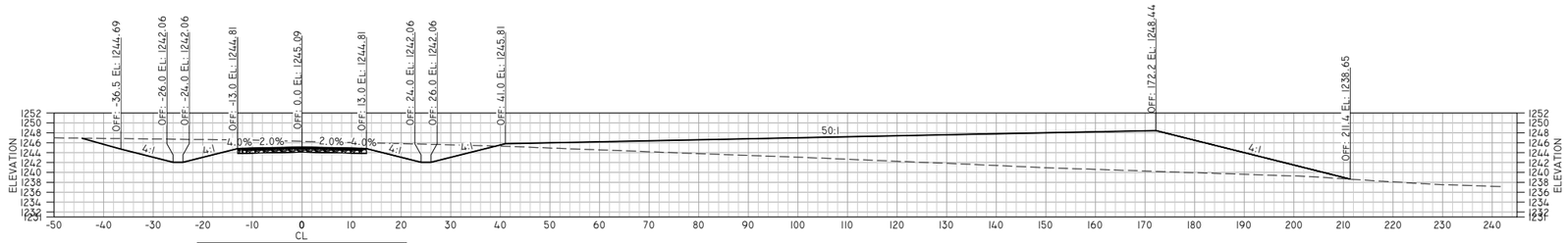

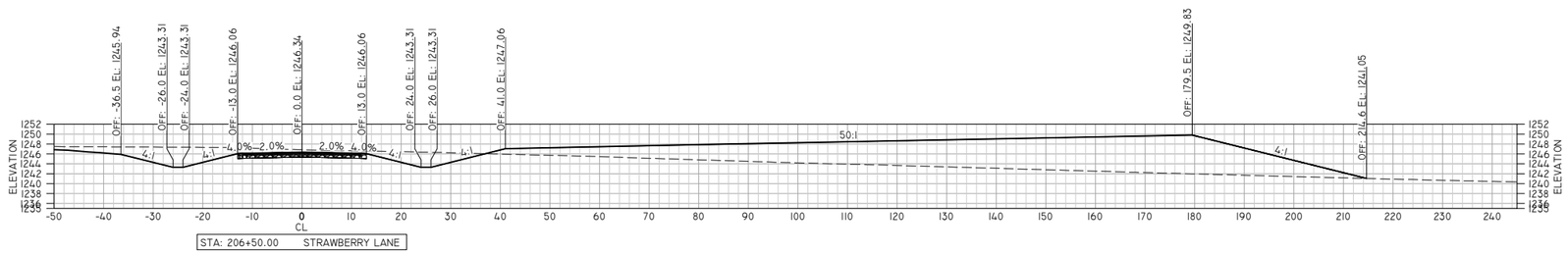

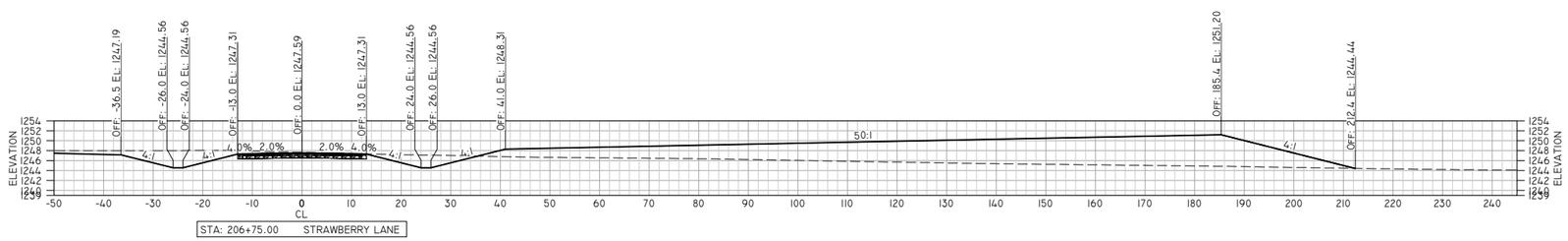

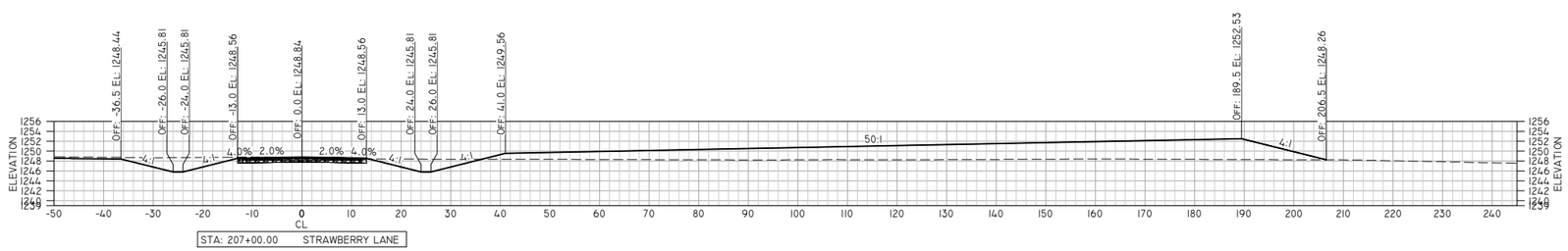

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

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DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 619

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 619
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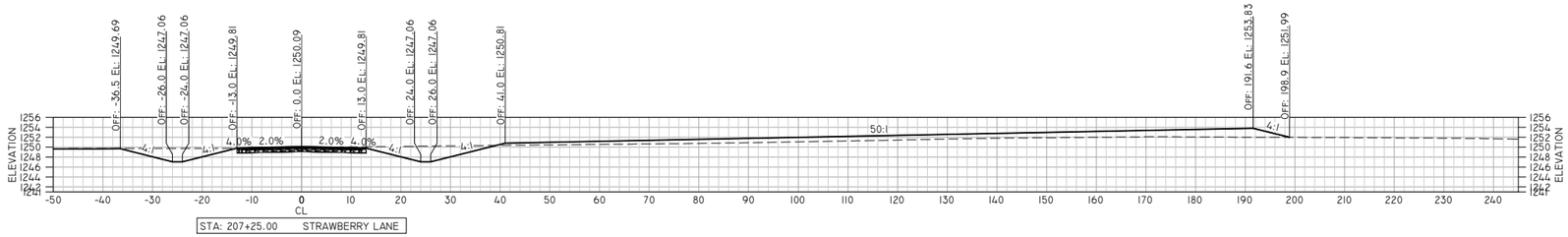

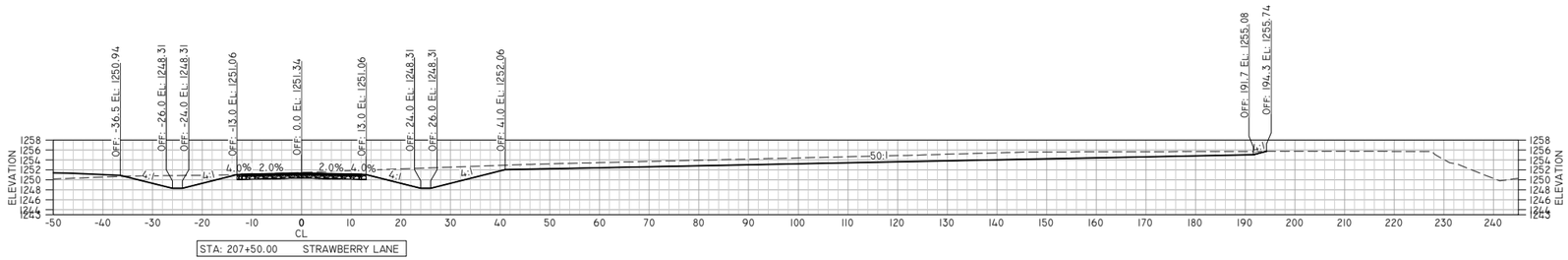

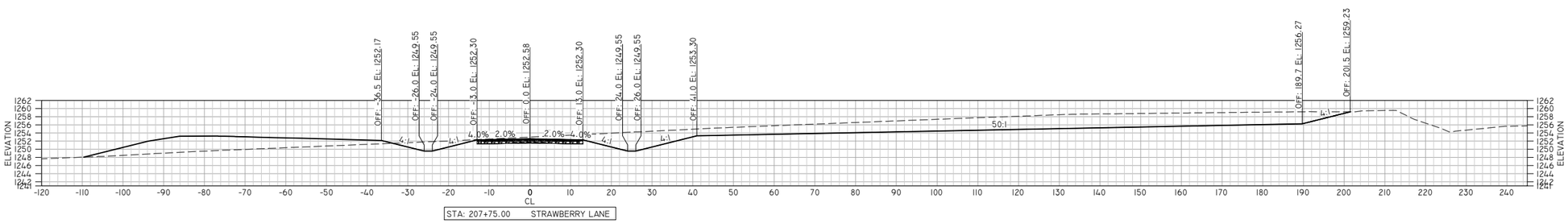

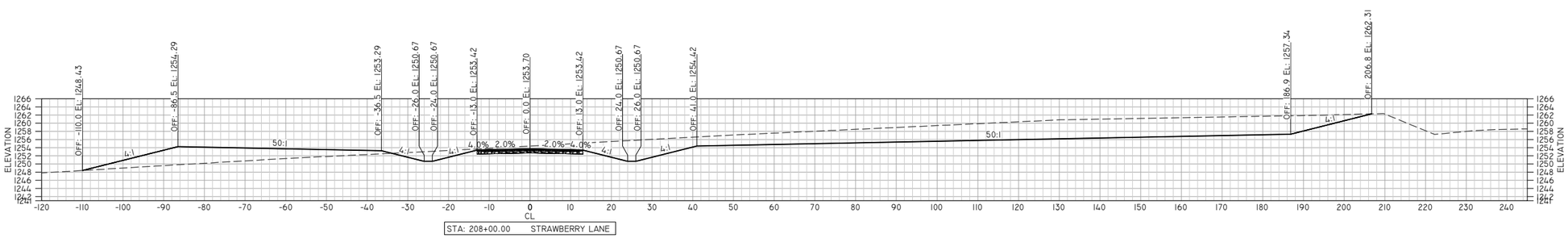

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SCALE 0 15 30

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 620

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 620
PLOTTED: Feb 16, 2023 - 12:28PM PLOTTED BY: TodW

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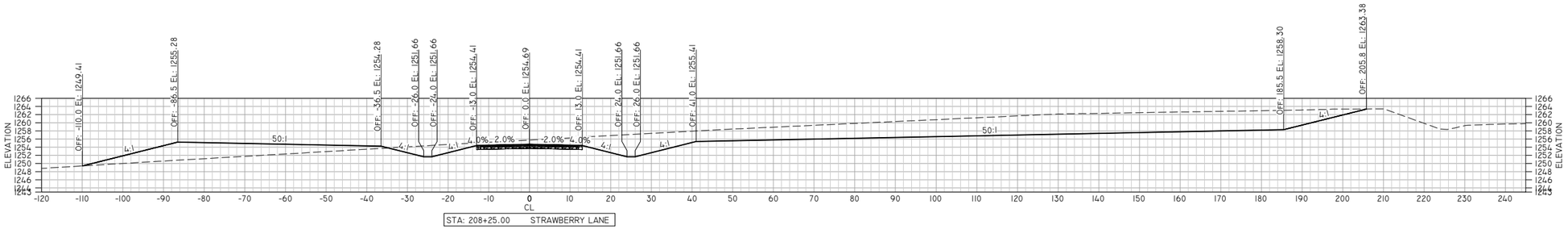

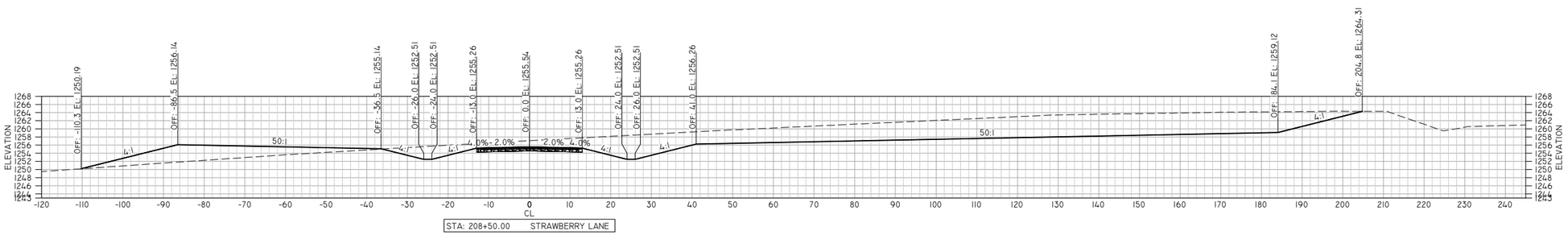

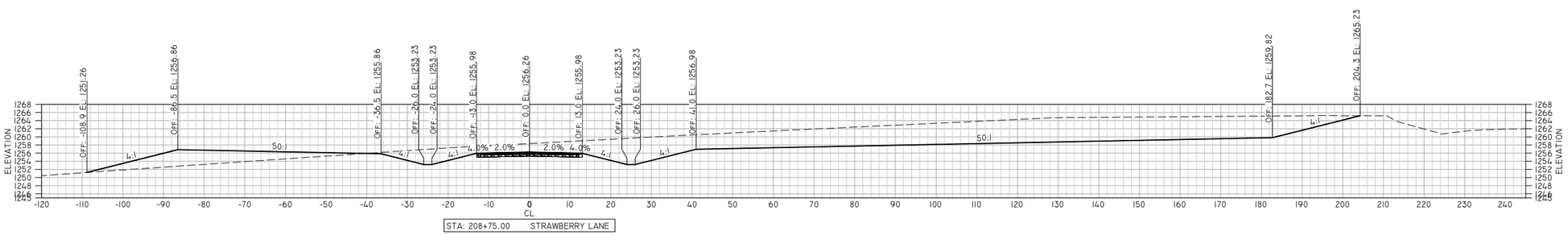

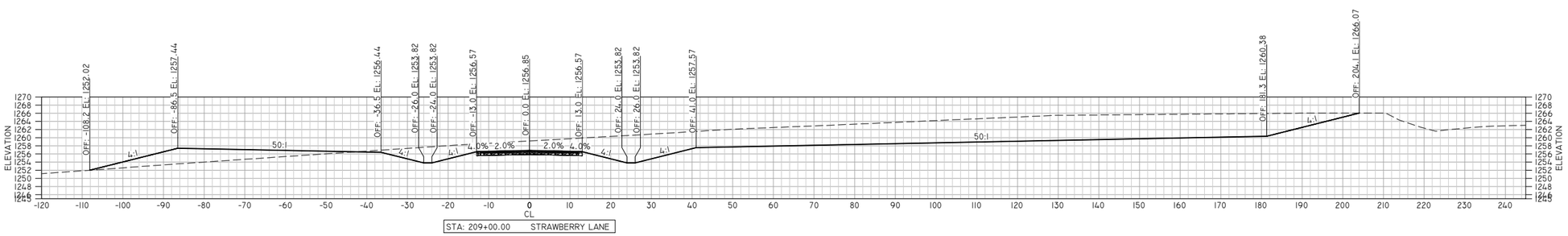

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CROSS SECTIONS
ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET 621

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 621
PLOTTED: FEB 16, 2023 - 12:28PM PLOTTED BY: TODDW

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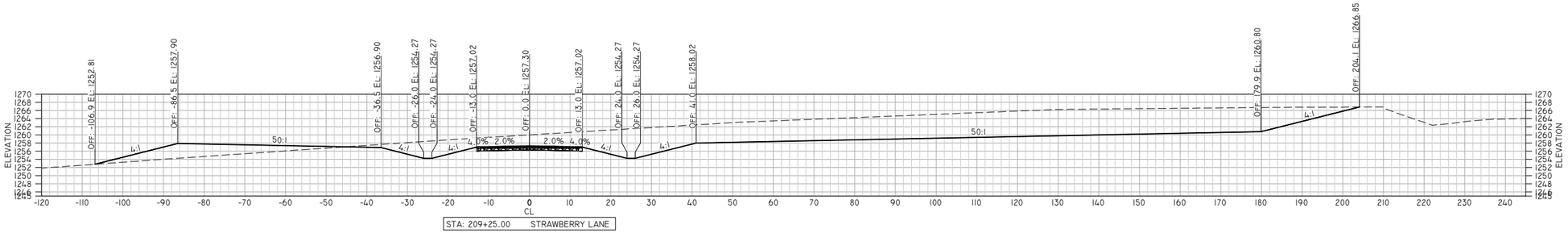

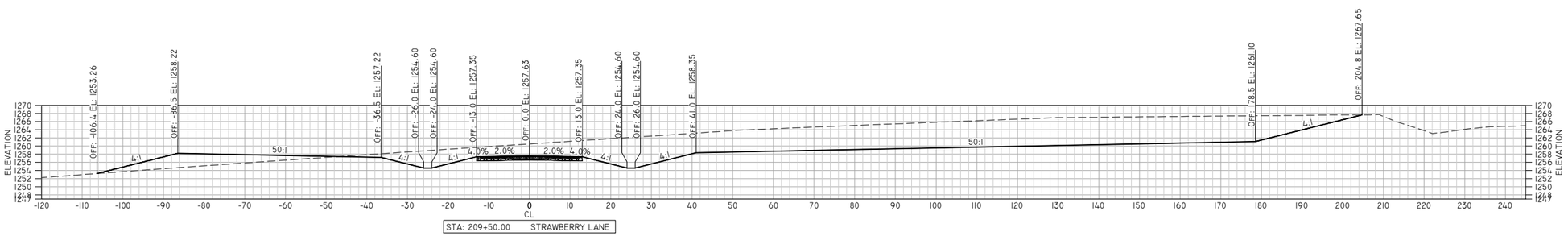

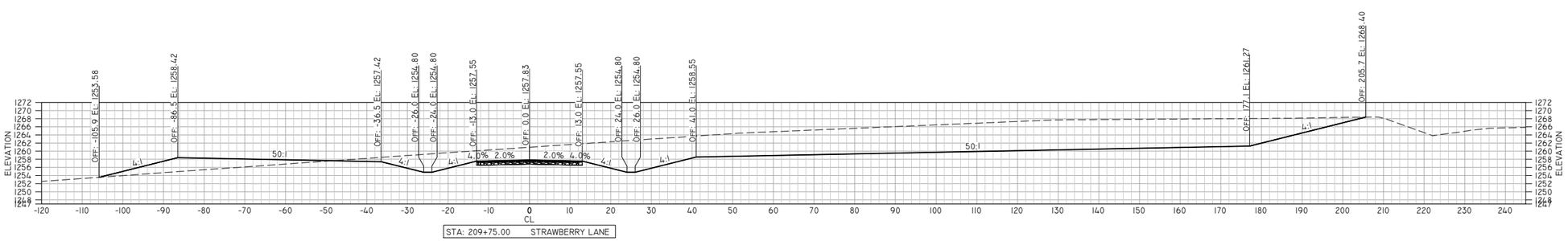

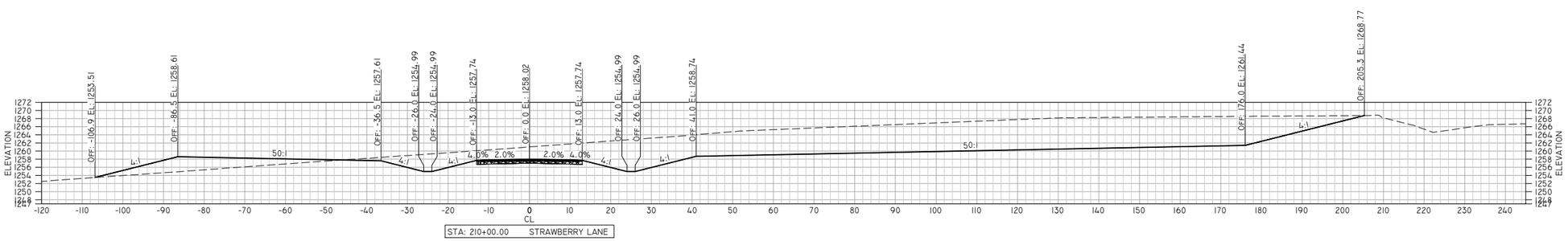

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CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 622

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 622
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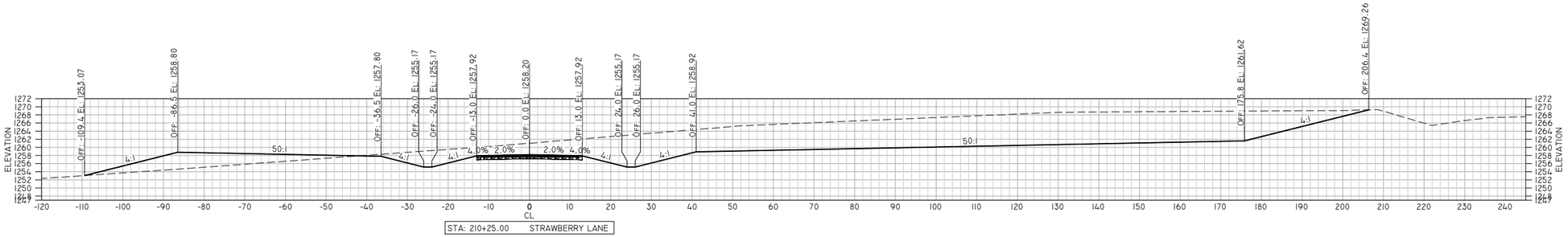

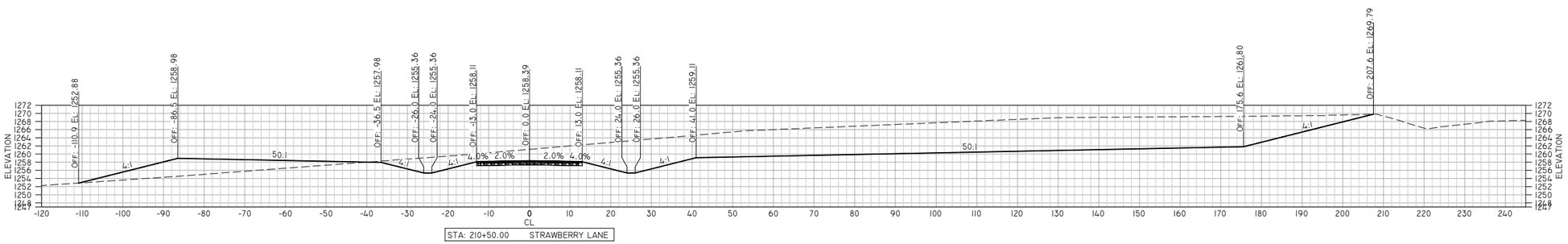

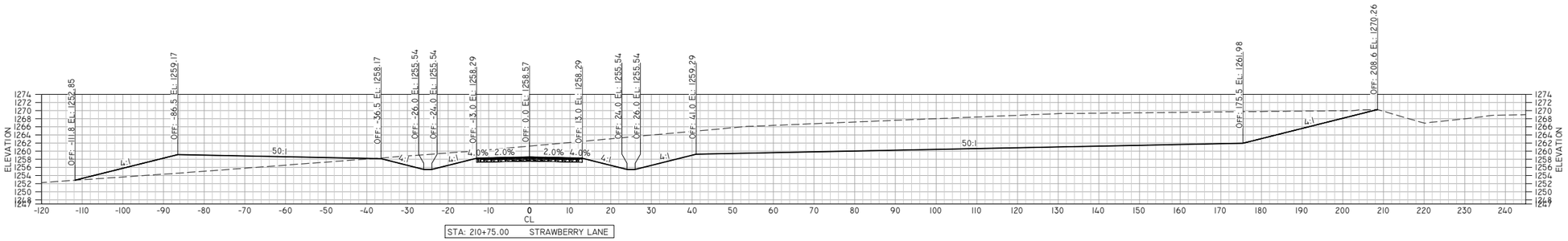

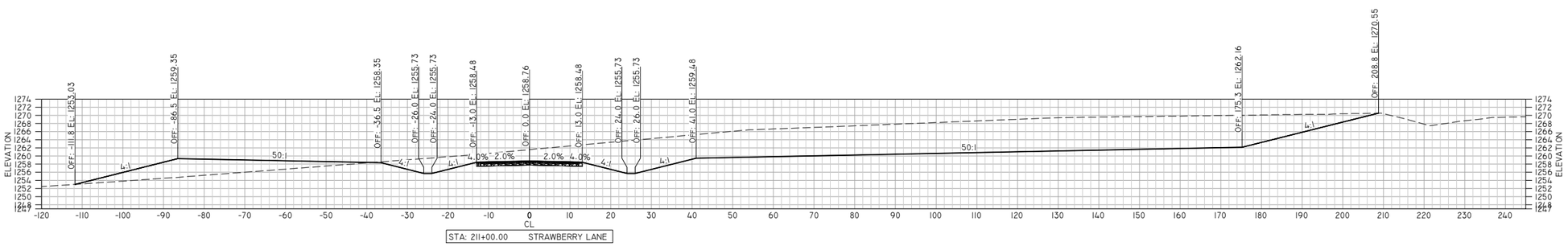

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CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 623

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 623
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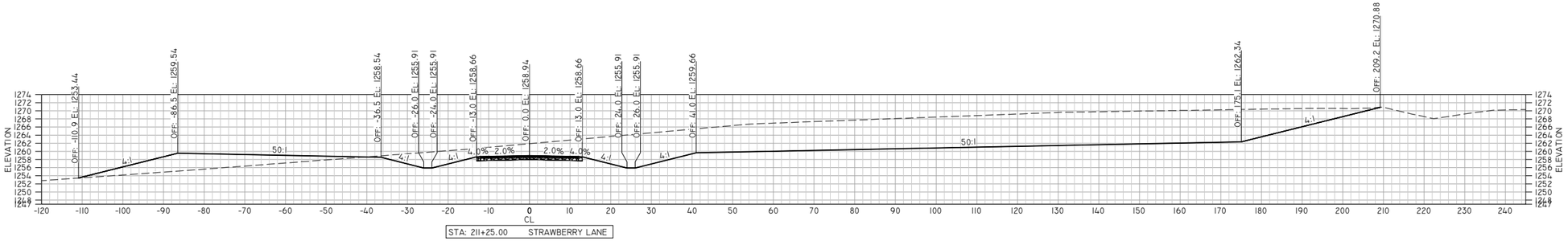

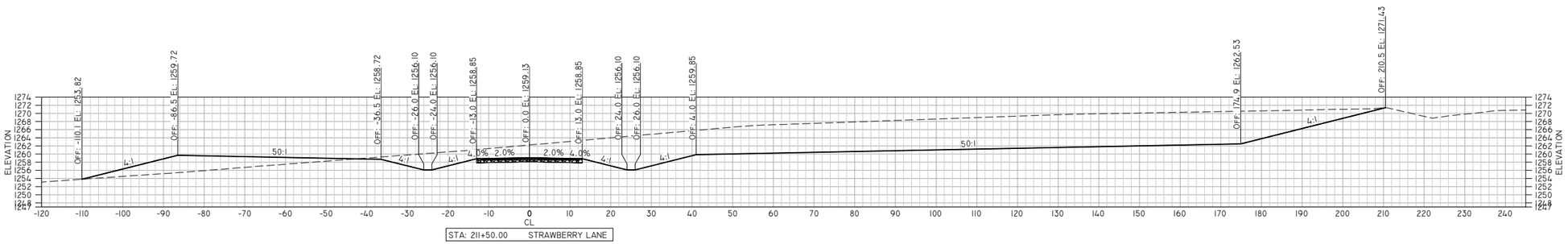

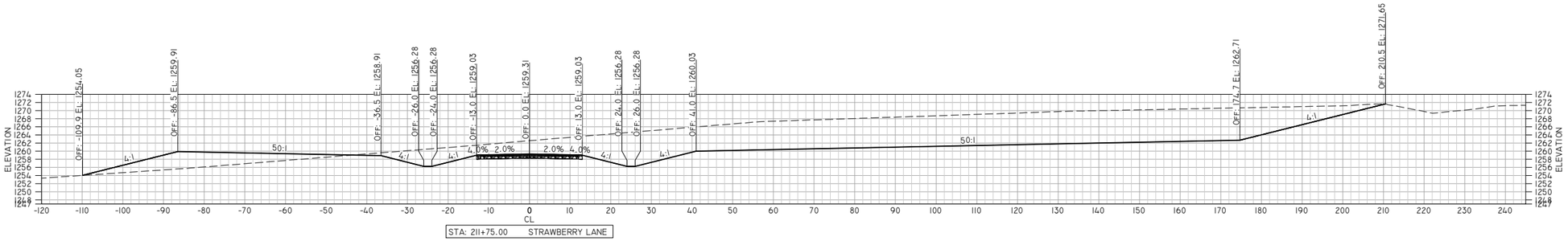

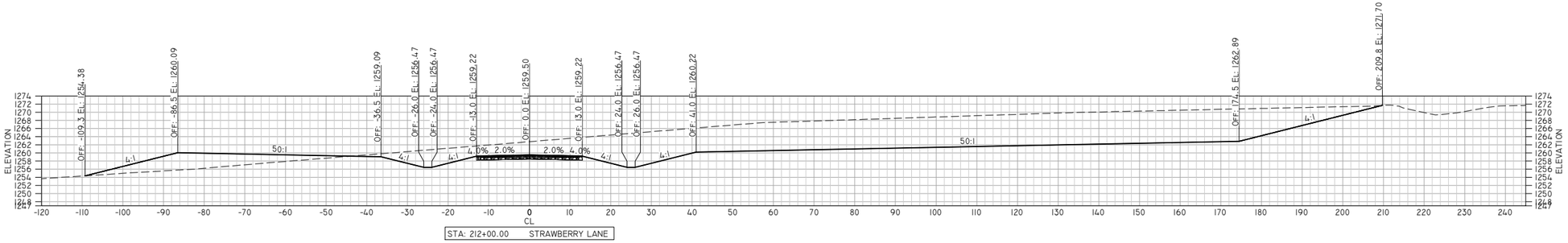

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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CROSS SECTIONS

ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 624

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 624
PLOTTED: Feb 16, 2023 - 12:30PM PLOTTED BY: TodpW

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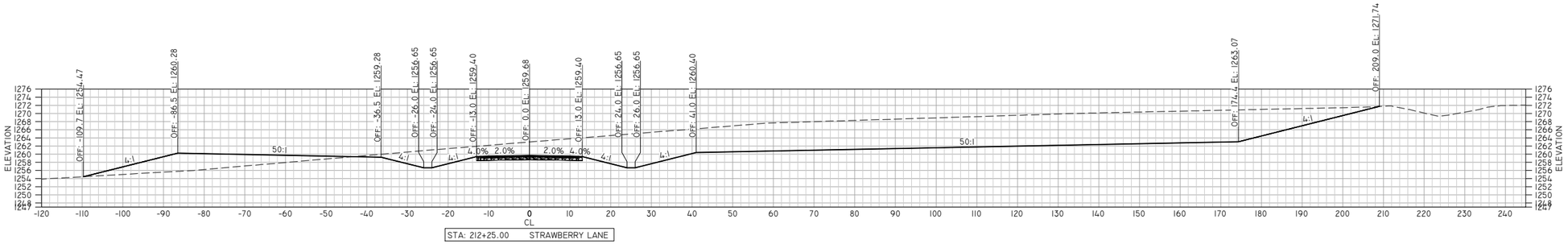

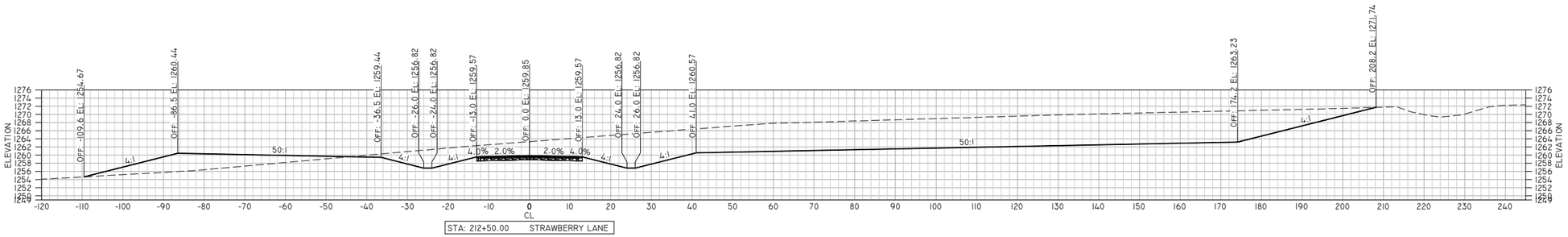

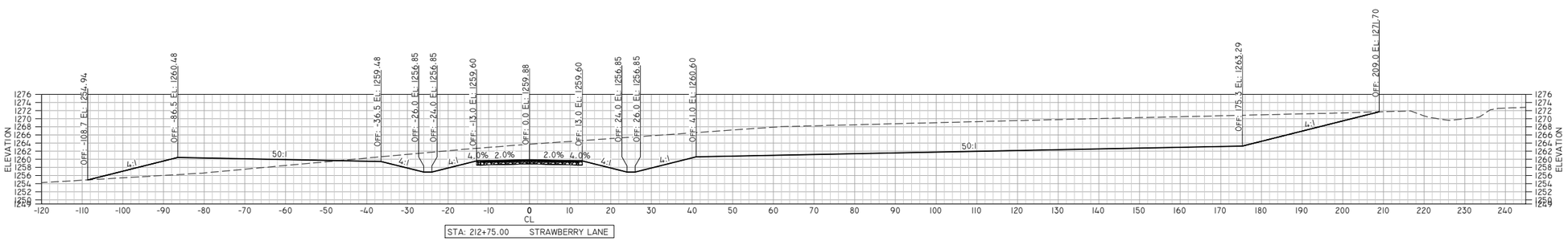

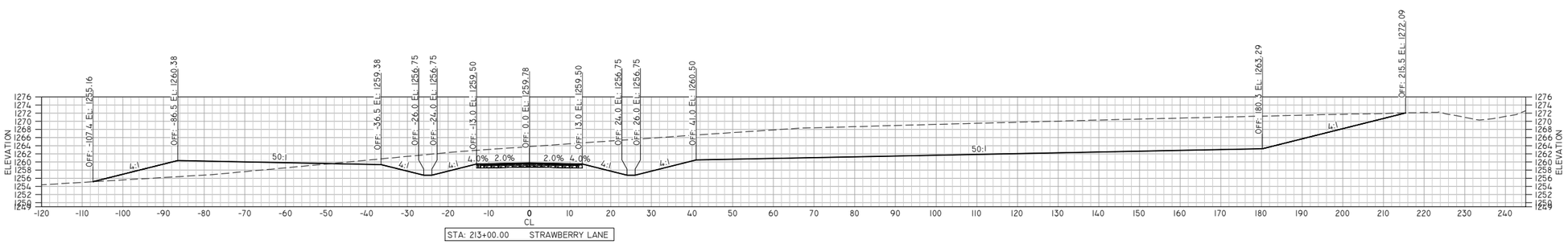

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 625

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 625
PLOTTED: FEB 16, 2023 - 12:30PM PLOTTED BY: TODDW

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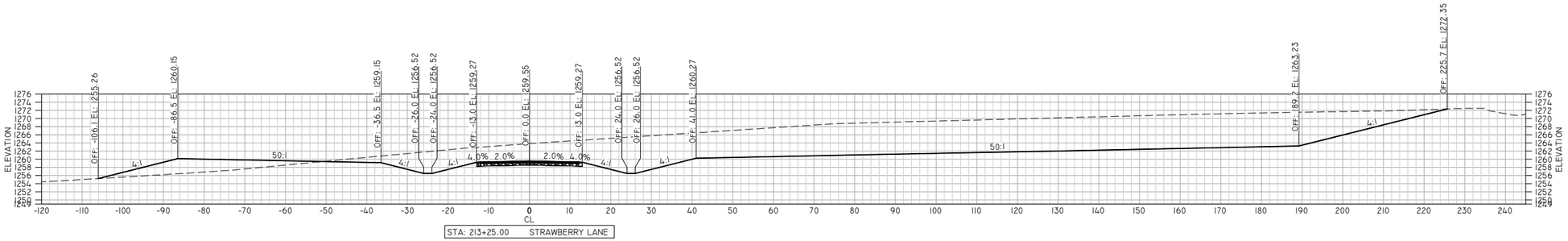

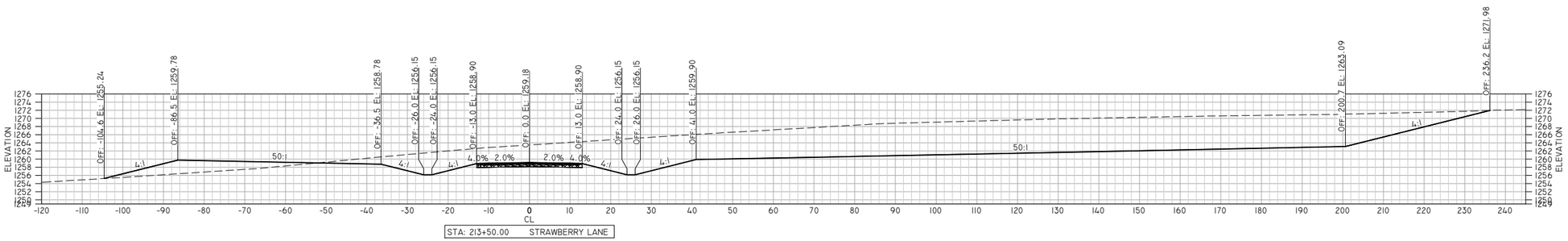

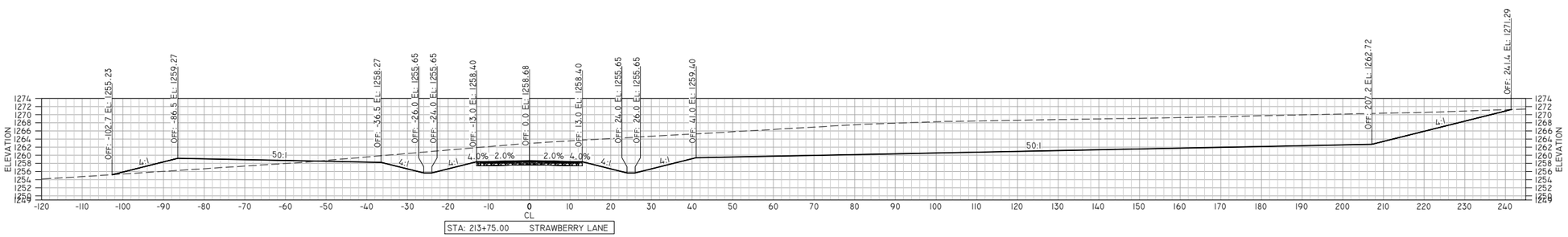

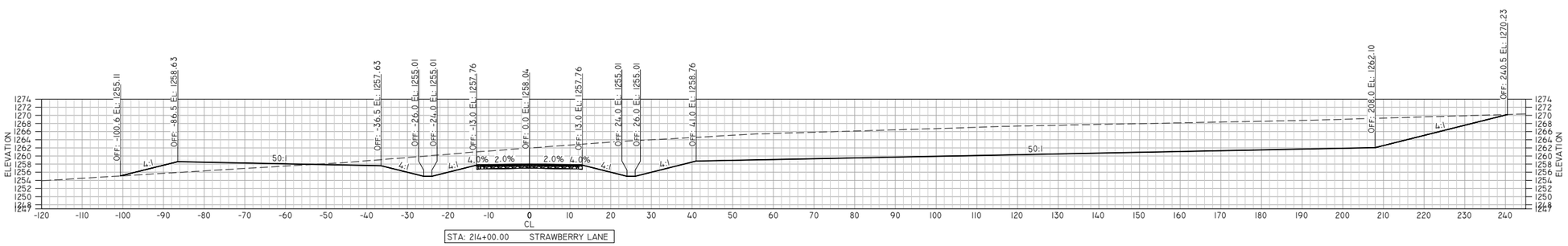

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON CO., WI

REI No. 7071G
SHEET 626

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 626
PLOTTED: FEB 16, 2023 - 12:31PM PLOTTED BY: TODDW

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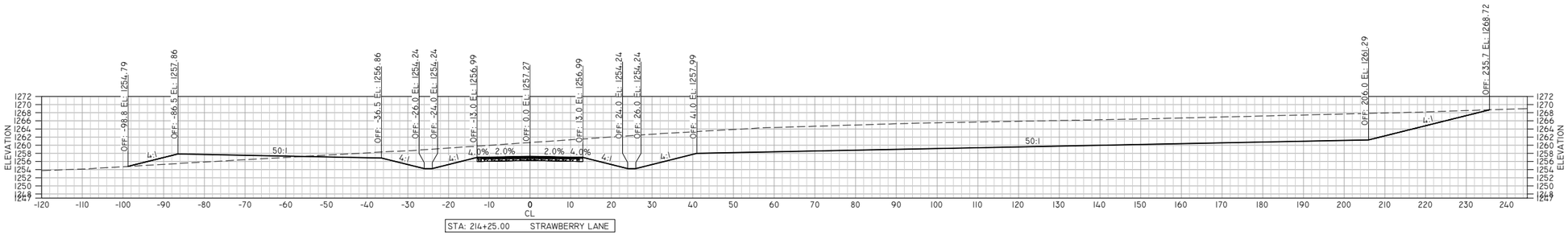

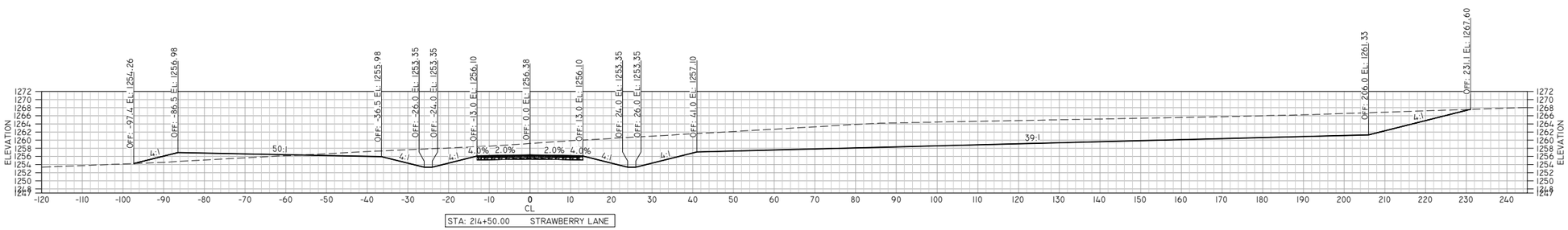

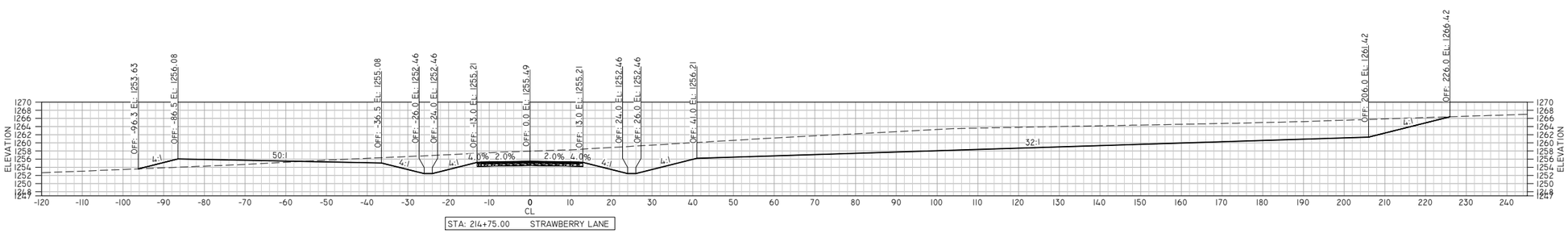

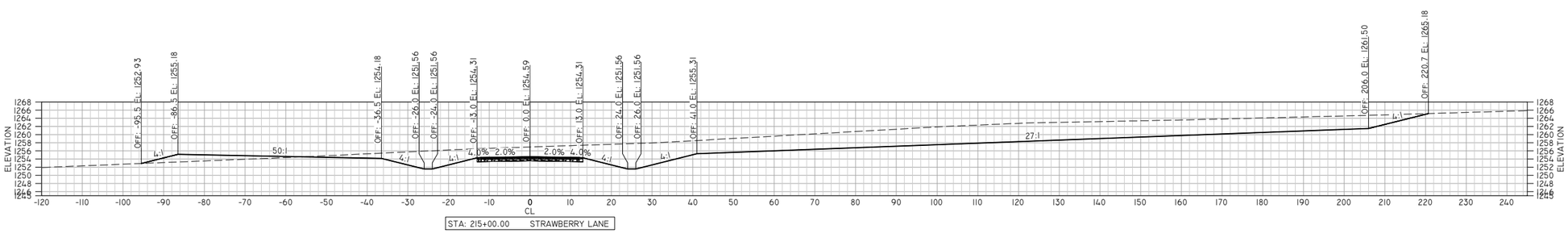

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ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 627

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 627
PLOTTED: FEB 16, 2023 - 12:31PM PLOTTED BY: TODDW

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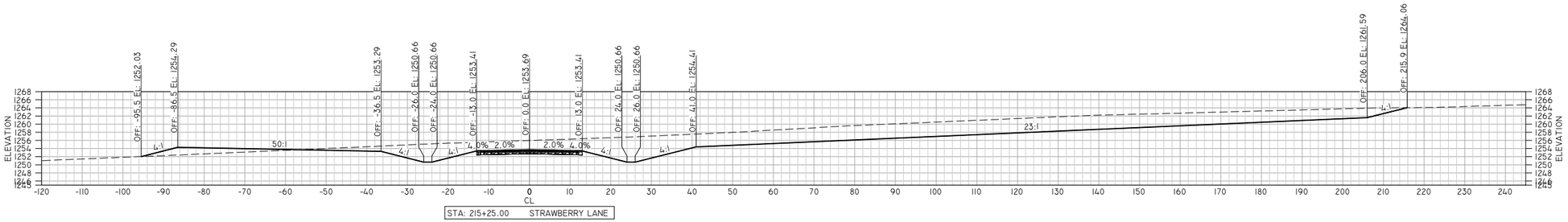

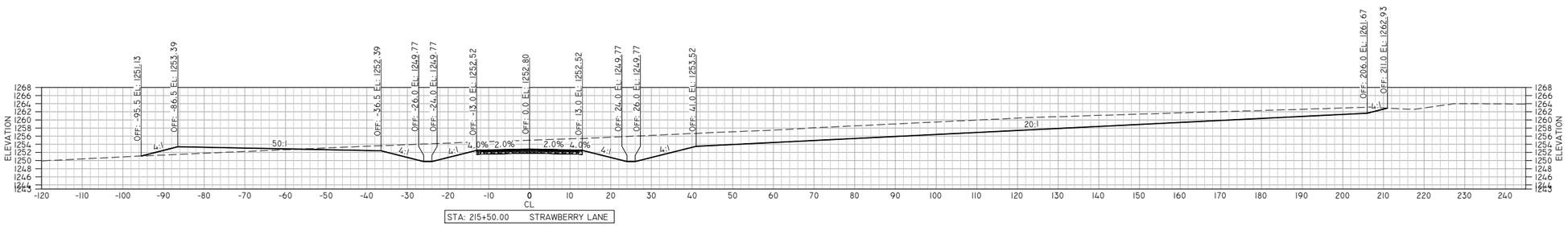

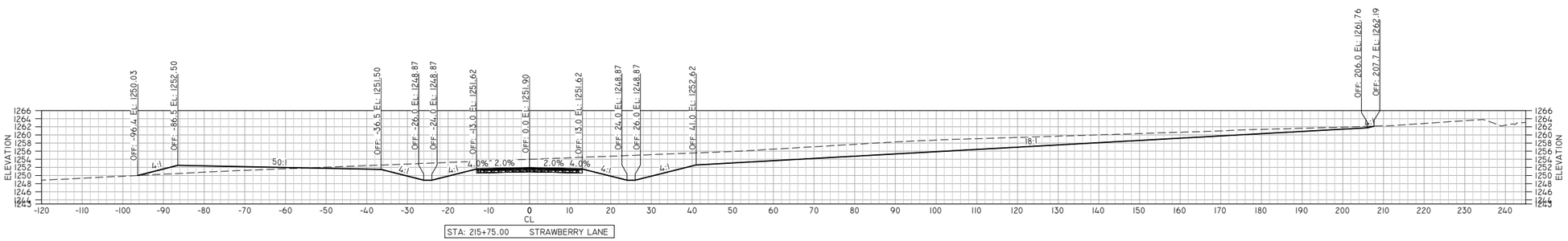

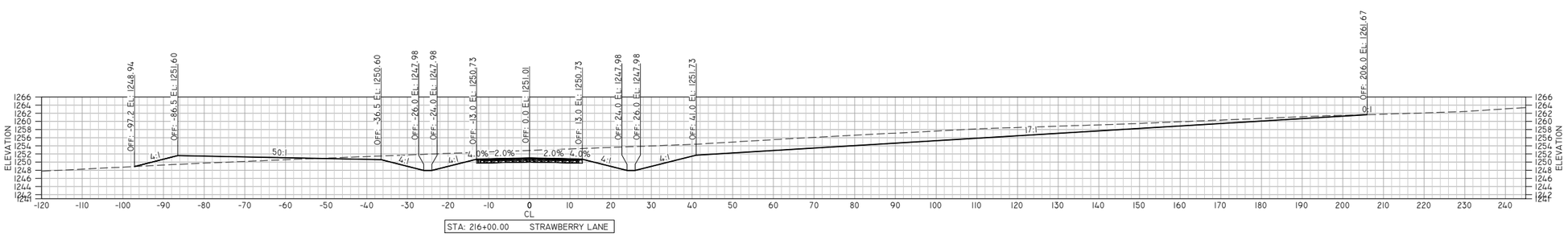

REI Engineering, INC.
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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SECTION WIDTH	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
SURVEYED BY: AJB | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 628

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 628
PLOTTED: FEB 16, 2023 - 12:32PM PLOTTED BY: TODDW

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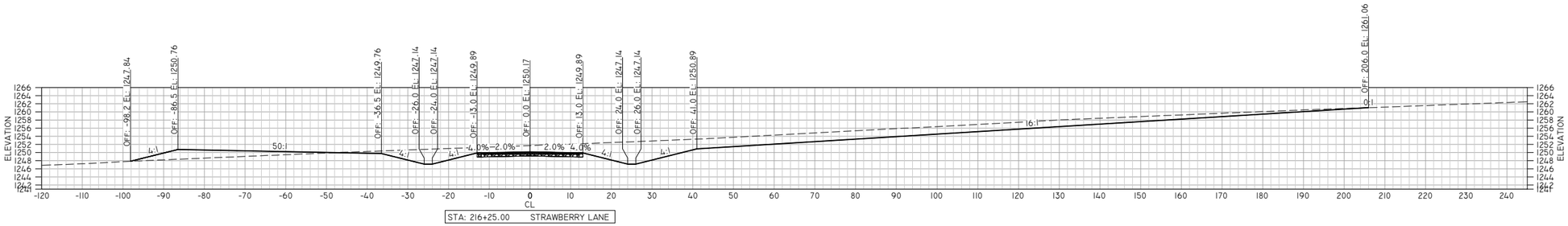

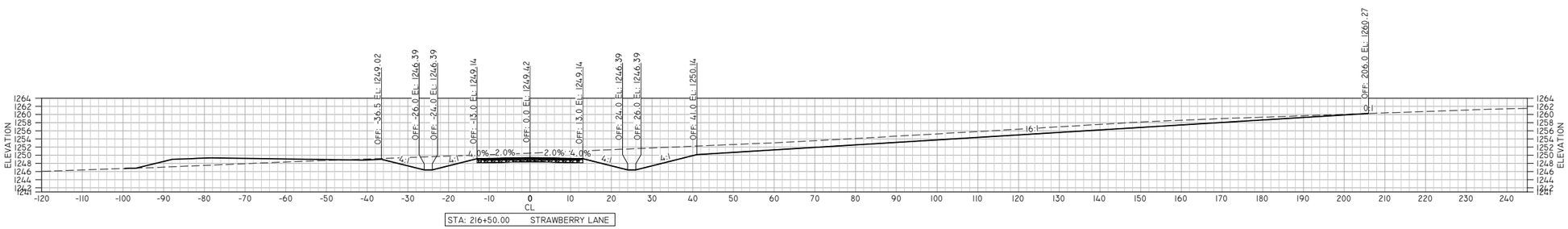

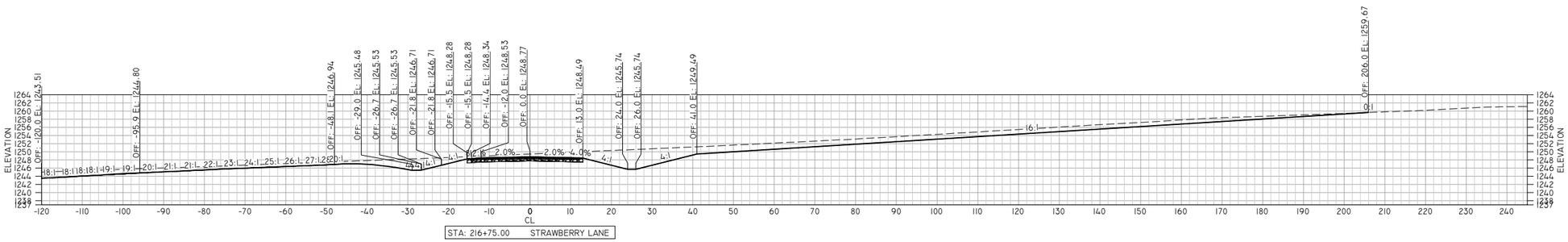

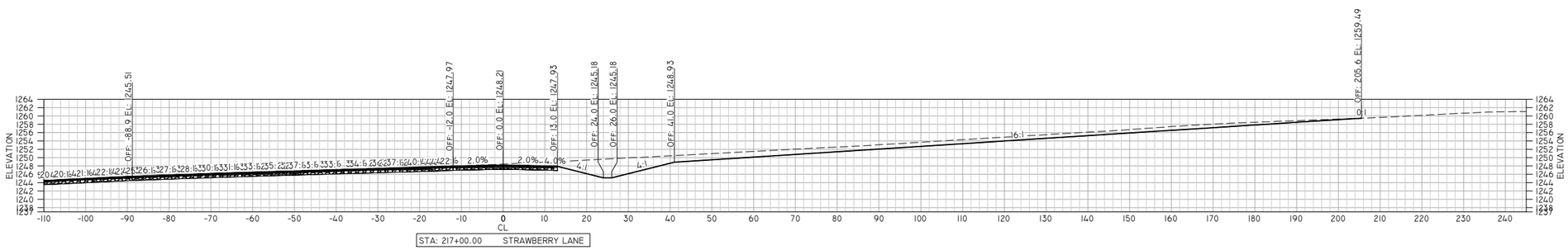

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 629

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 629
PLOTTED: Feb 16, 2023 - 12:32PM PLOTTED BY: TodaW

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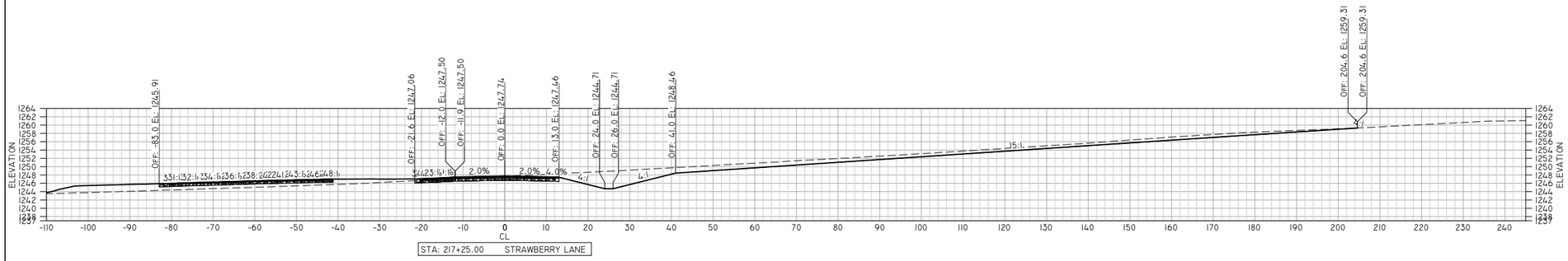

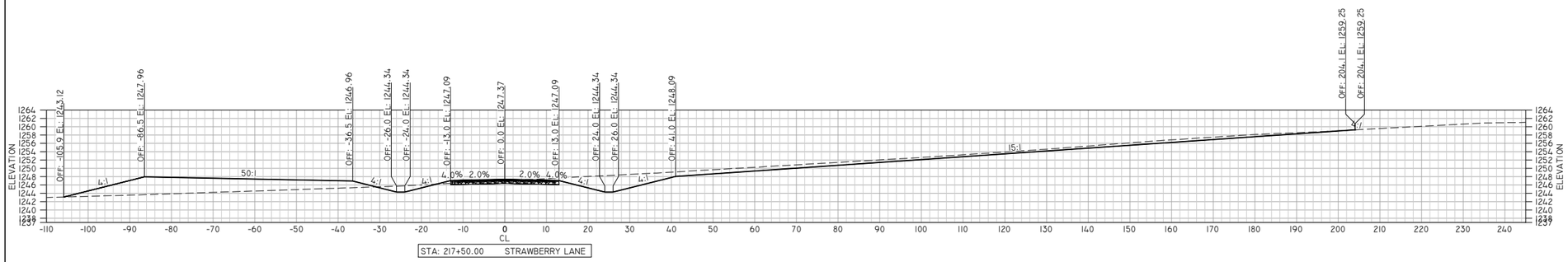

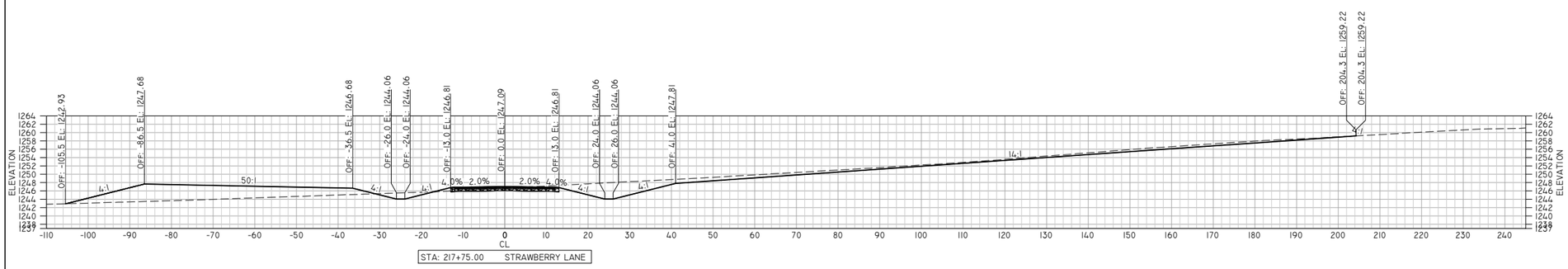

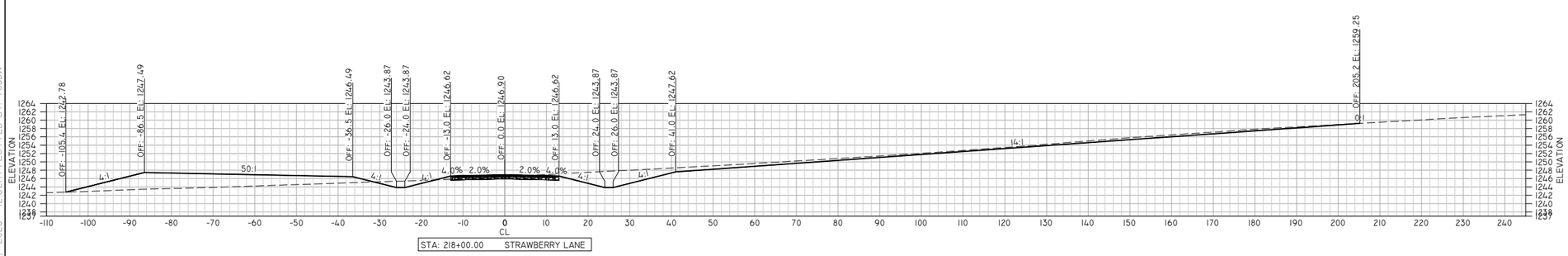

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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DESIGNED BY: MEM | CHECKED BY: JJB
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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET 630

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 630
PLOTTED: Feb 16, 2023 - 12:32PM PLOTTED BY: ToddW

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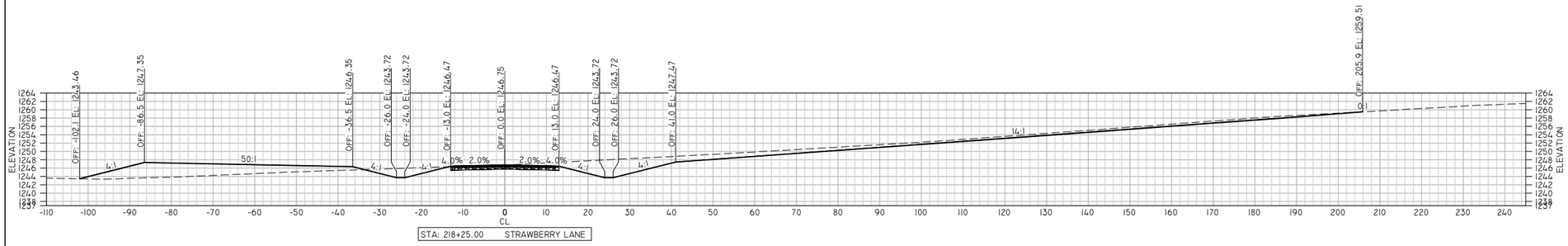

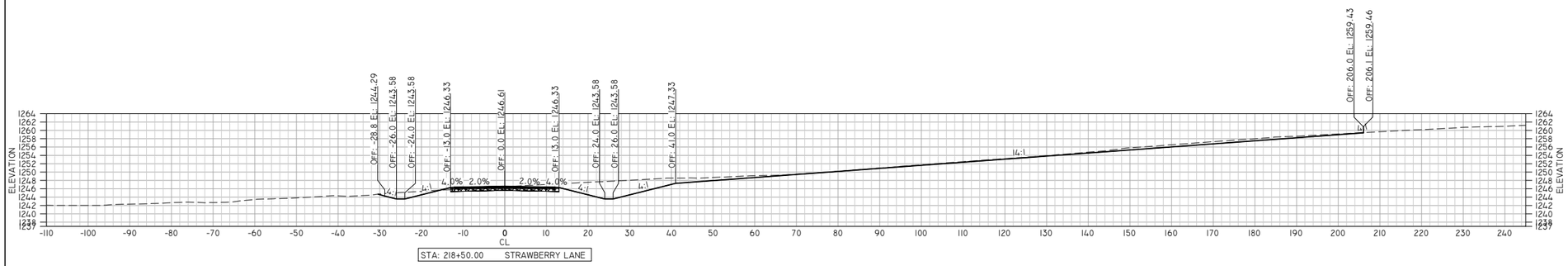

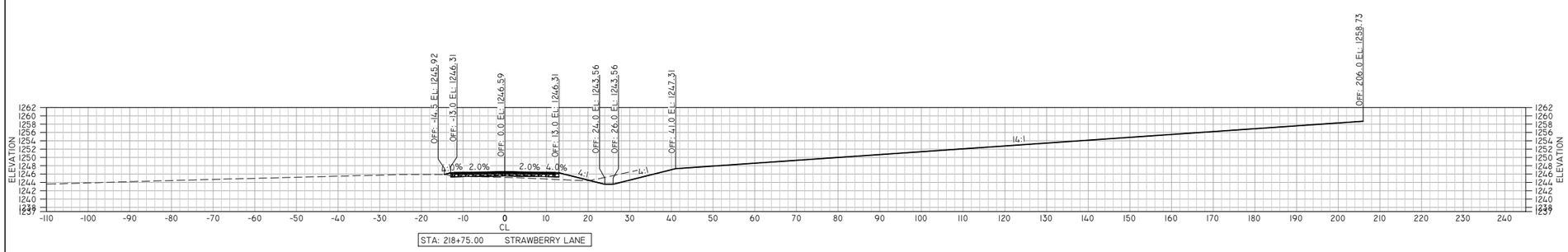

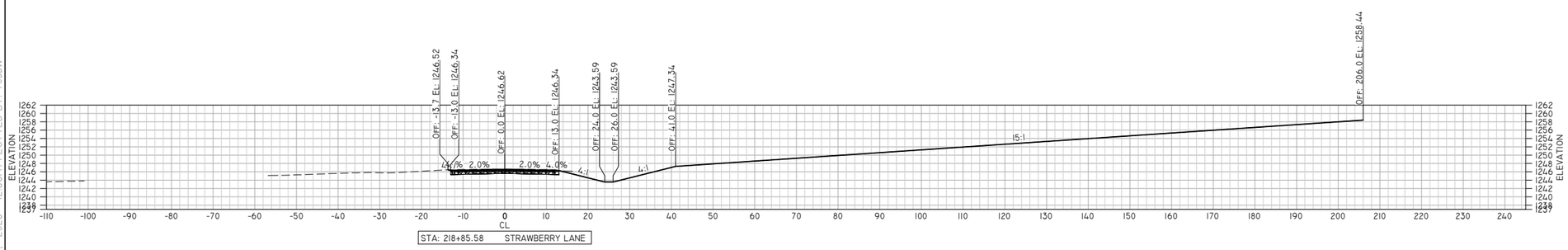

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 15 30

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CROSS SECTIONS

ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 631

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C600-XS.DWG LAYOUT: 631
PLOTTED: FEB 16, 2023 - 12:33PM PLOTTED BY: TODDW

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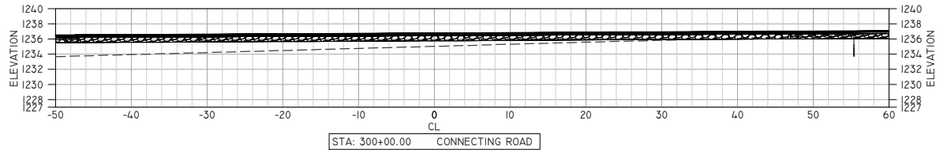

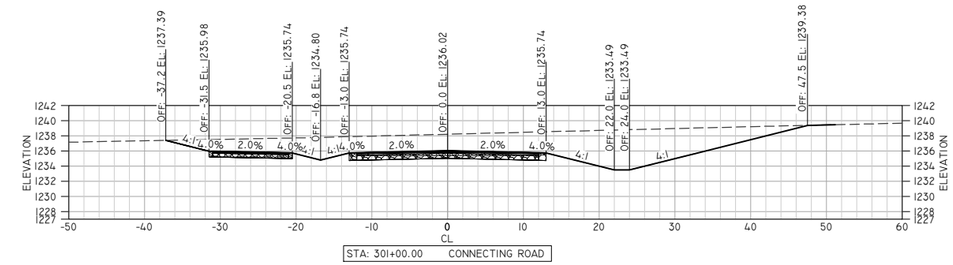

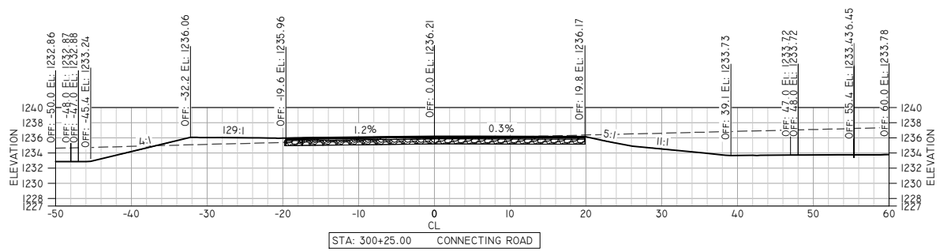

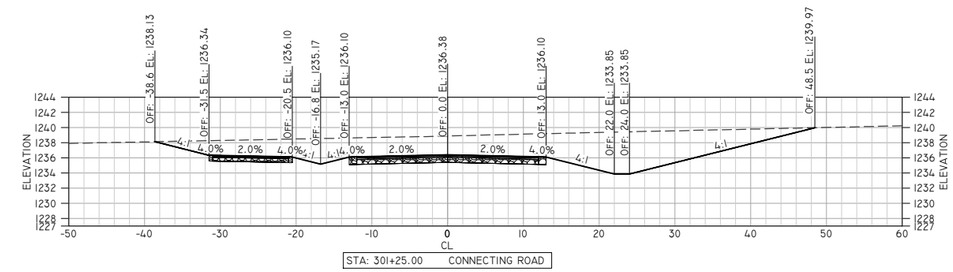

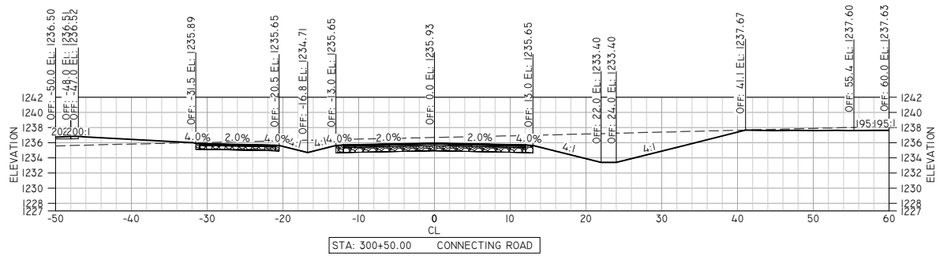

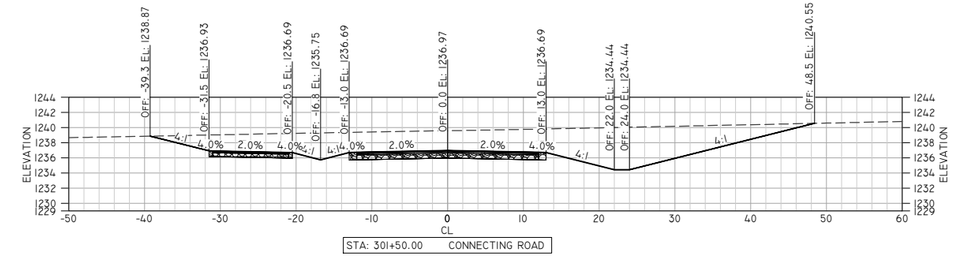

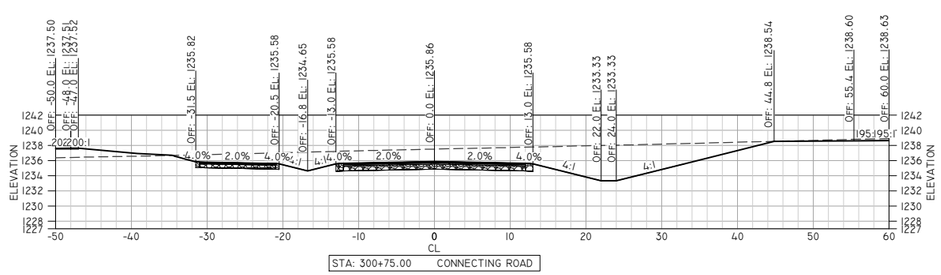

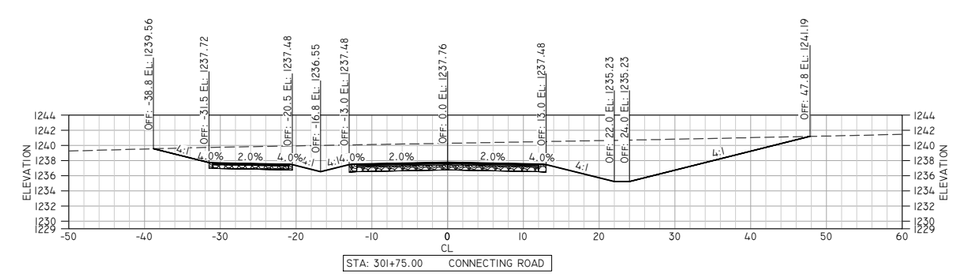

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 10 20

DATE	REVISION	BY	CHK'D
02/16/23	REVISED SHEET NUMBER	NAP	MEM

DESIGNED BY: MEM | CHECKED BY: JJB
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DRAWN BY: NAP | DATE: 07/12/22

CROSS SECTIONS
ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON CO., WI

REI No. 7071G
SHEET 632

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 632
PLOTTED: FEB 16, 2023 - 12:33PM PLOTTED BY: TODDW

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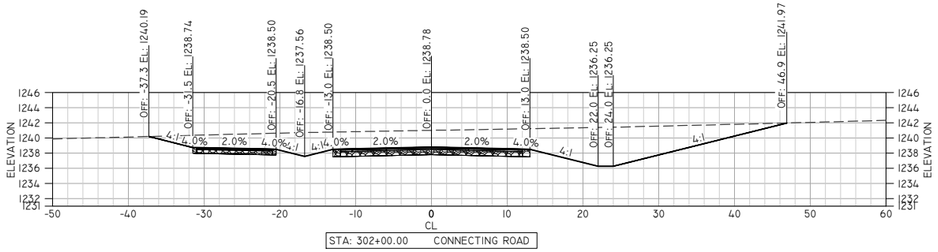

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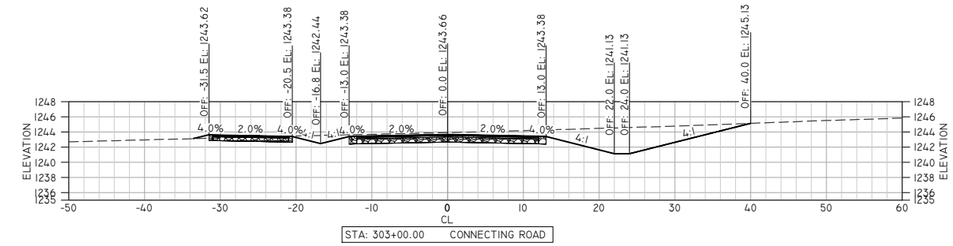

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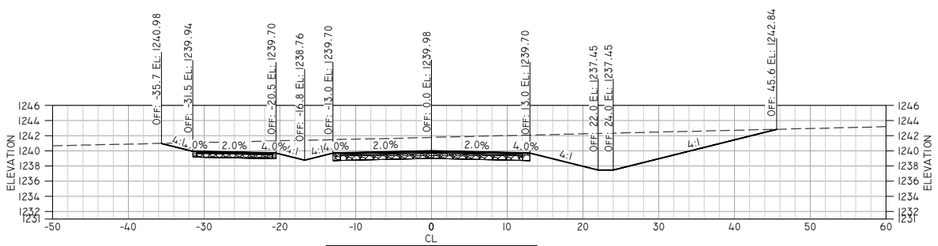

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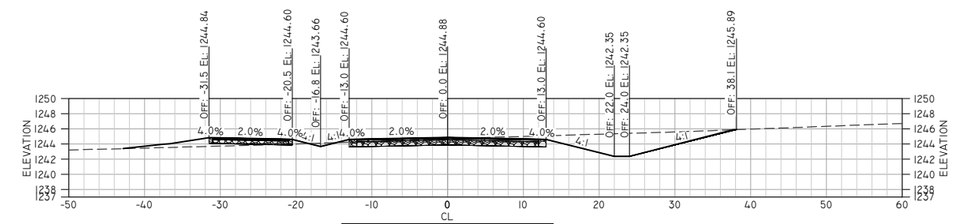

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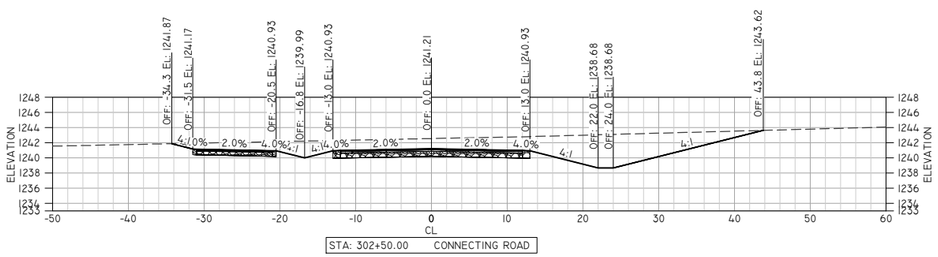

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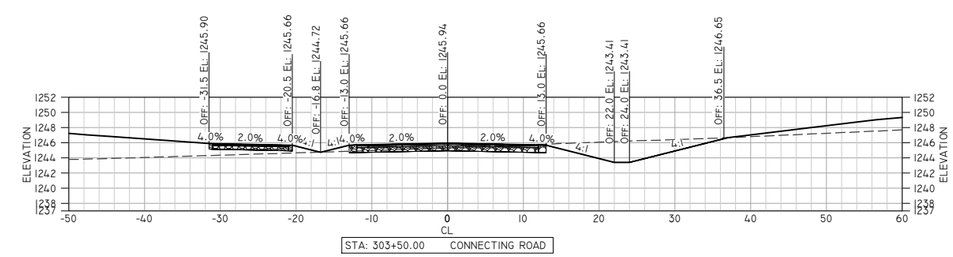

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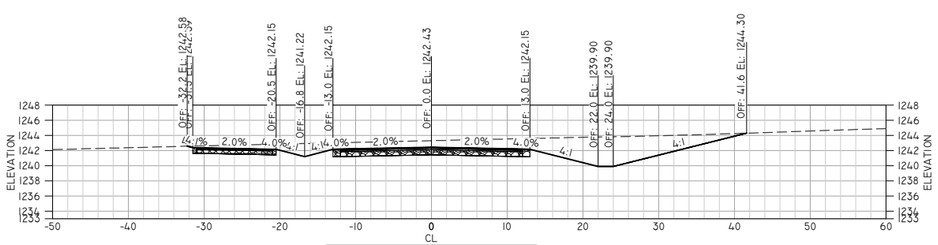

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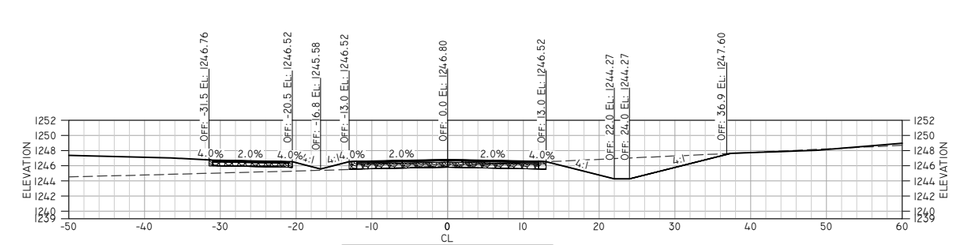

STA: 303+75.00 CONNECTING ROAD

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SCALE 0 10 20

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CROSS SECTIONS
ROYAL VIEW IST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET 633

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 633
PLOTTED: FEB 16, 2023 - 12:34PM PLOTTED BY: TODDW

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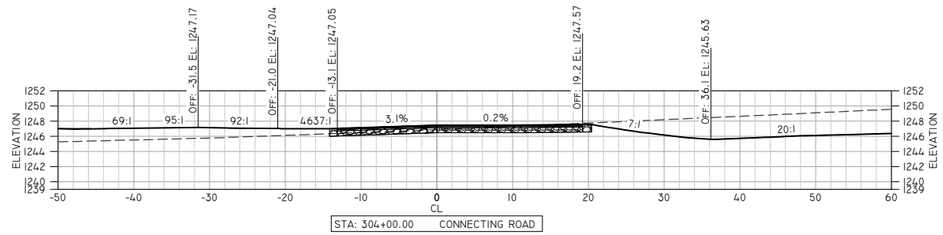

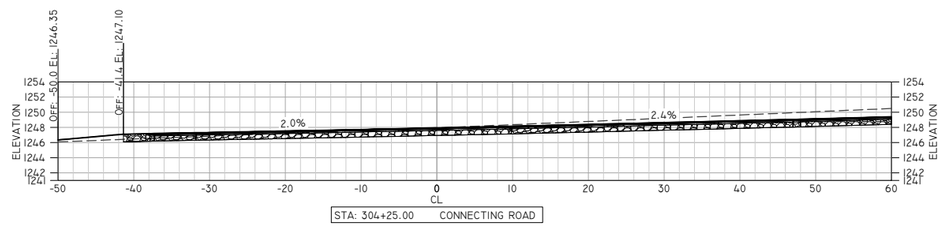

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SCALE 0 10 20

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DRAWN BY: NAP	DATE: 07/12/22

CROSS SECTIONS
ROYAL VIEW 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET 634

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C600-XS.DWG LAYOUT: 634
PLOTTED: FEB 16, 2023 - 12:34PM PLOTTED BY: TODDW

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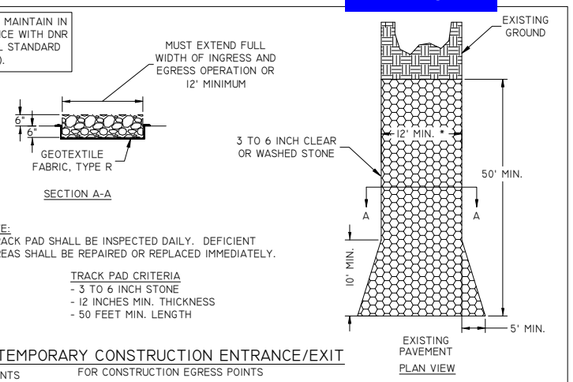
INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1057 (8/03).



NOTE:
1. TRACK PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

TRACK PAD CRITERIA
- 3 TO 6 INCH STONE
- 12 INCHES MIN. THICKNESS
- 50 FEET MIN. LENGTH

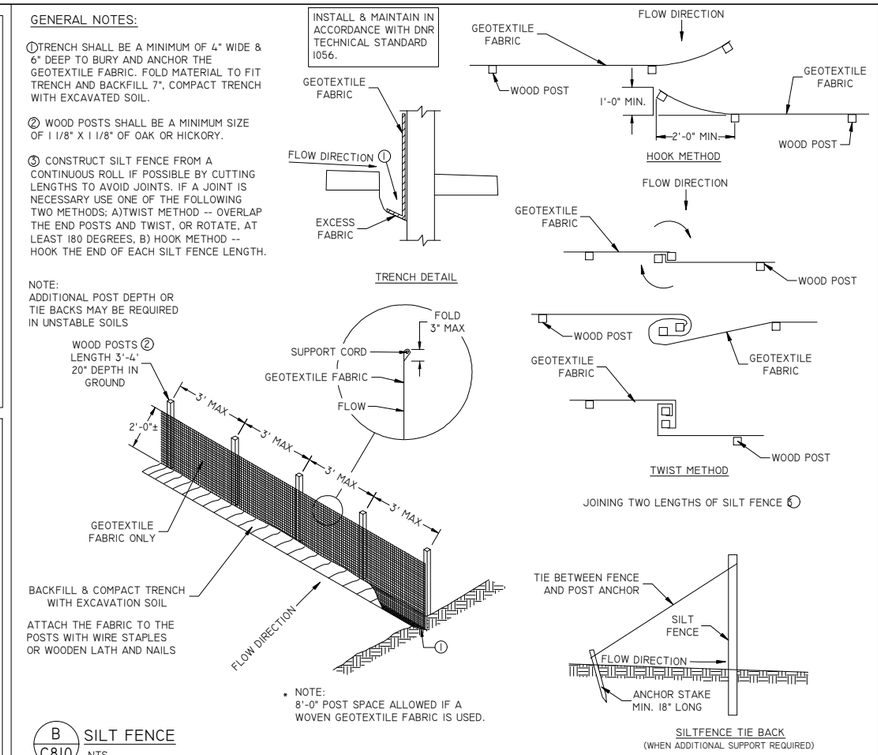
A / C810 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
NTS
FOR CONSTRUCTION EGRESS POINTS

GENERAL NOTES:

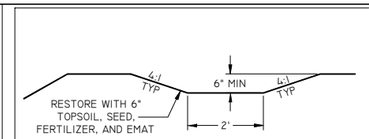
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL 7", COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A)TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

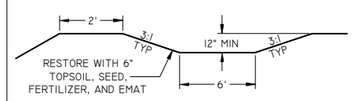
INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1056.



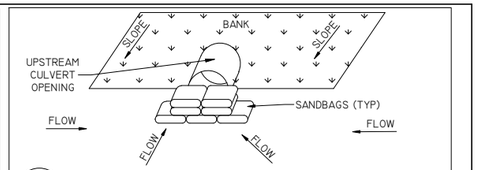
B / C810 SILT FENCE
NTS



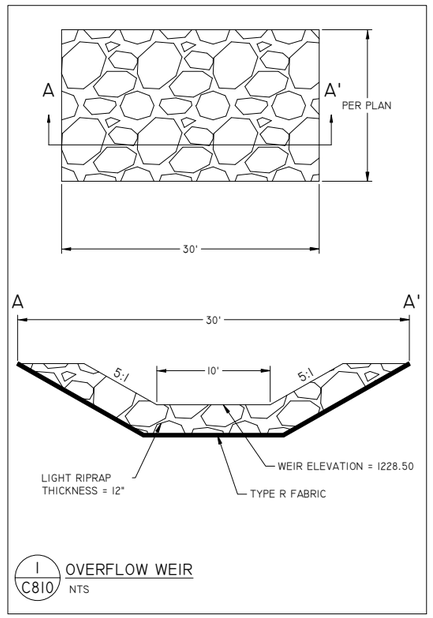
E / C810 VEGETATED DRAINAGE SWALE
NTS



H / C810 VEGETATED DRAINAGE SWALE
NTS

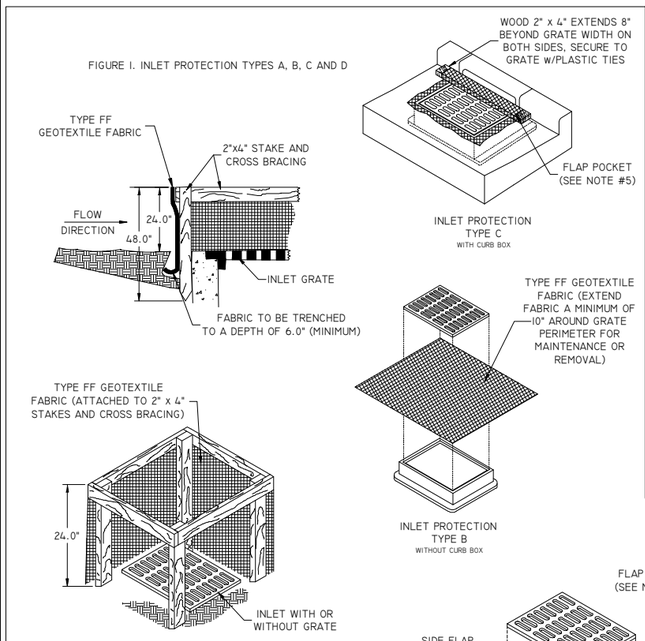


G / C810 CULVERT PROTECTION
NTS

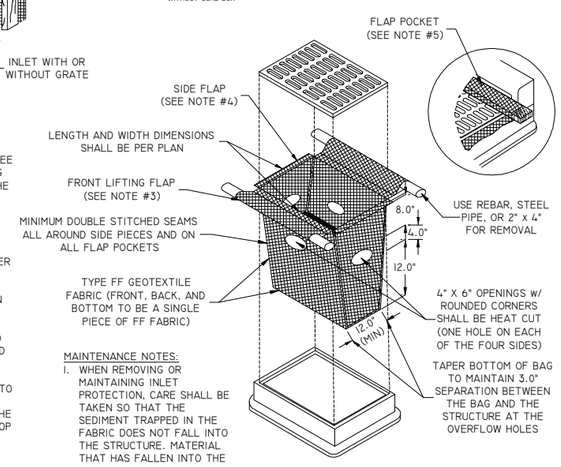


I / C810 OVERFLOW WEIR
NTS

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D

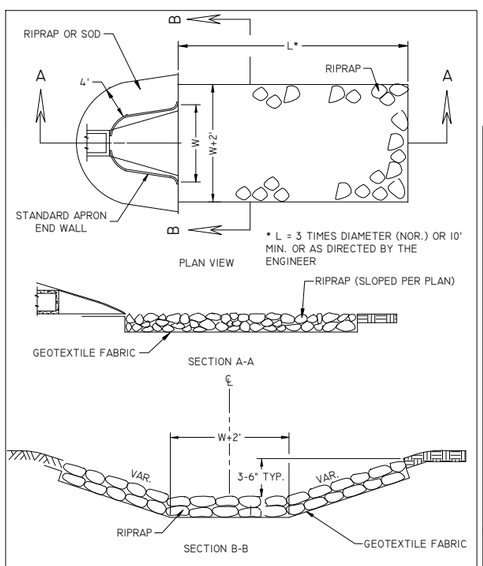


NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



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

C / C810 INLET PROTECTION
NTS



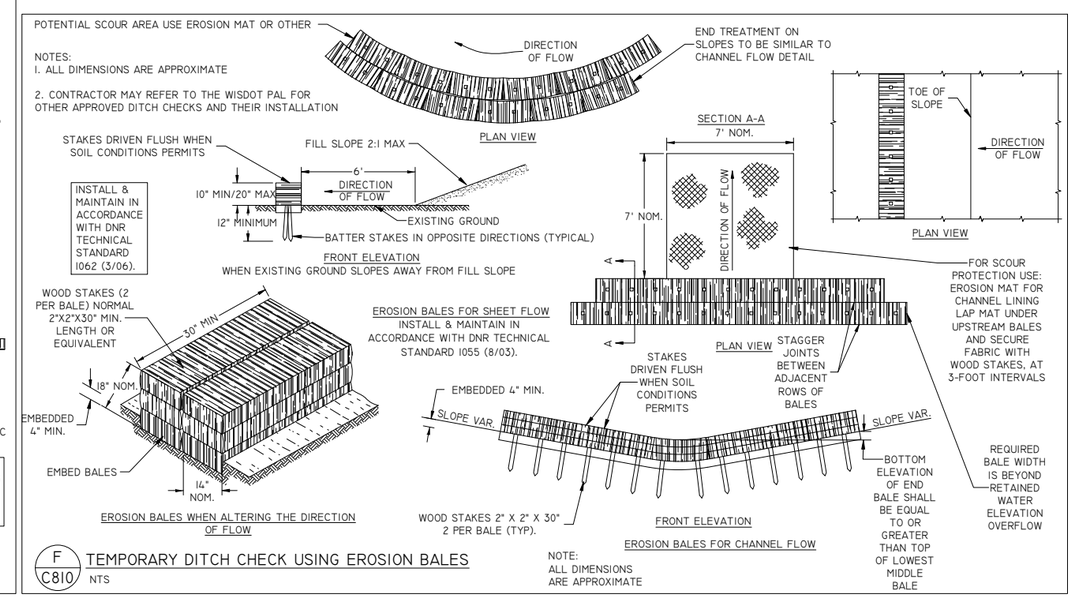
MINIMUM RIPRAP THICKNESS
LIGHT RIPRAP = 12 INCHES
MEDIUM RIPRAP = 18 INCHES
HEAVY RIPRAP = 24 INCHES

NOTE:
RIPRAP STONE SIZING AS PER SECTION 606.2.1 OF THE WISDOT STD SPECS

D / C810 RIPRAP & GEOTEXTILE FABRIC
NTS

NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE
2. CONTRACTOR MAY REFER TO THE WISDOT PAL FOR OTHER APPROVED DITCH CHECKS AND THEIR INSTALLATION

INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1062 (3/06).



NOTE:
ALL DIMENSIONS ARE APPROXIMATE

F / C810 TEMPORARY DITCH CHECK USING EROSION BALES
NTS

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHKD
01/05/23	WDNR COMMENTS	NAP	GSW

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

EROSION CONTROL DETAILS
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C810

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\LANS\7071G-C810-EC DETAILS.DWG LAYOUT: C810
PLOTTED: FEB 16, 2023 - 12:35PM PLOTTED BY: TODDW

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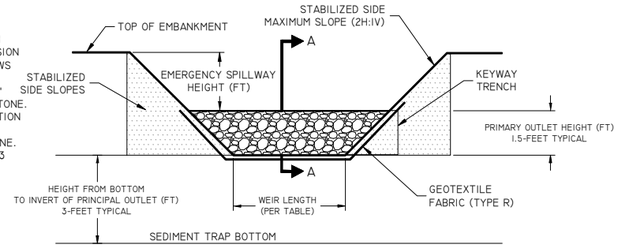
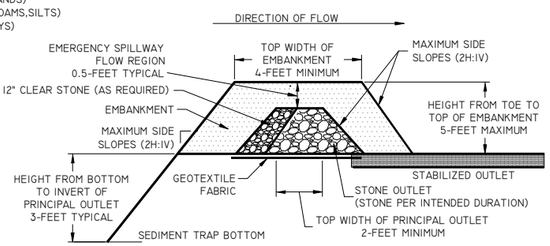
NOTES:
1. SIDE SLOPES AND FACES OF EARTHEN EMBANKMENT AROUND OUTLET SHALL BE ARMORED WITH RIPRAP OR STABILIZED WITH EROSION MAT SUFFICIENT TO HANDLE FLOWS FROM THE 10-YEAR STORM.
2. STONE (SHORT DURATION): 3-6" WELL GRADED ANGULAR CLEAR STONE.
3. STONE (6+ MONTHS): COMBINATION OF LIGHT RIPRAP WITH 12"-THICK LAYER OF 1" ANGULAR CLEAR STONE.
4. REFER TO WDNR TECH STD 1063 FOR ADDITIONAL INFORMATION.



CROSS-SECTION VIEW OF PRINCIPAL OUTLET

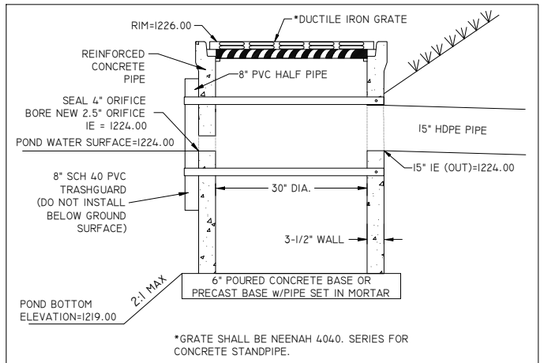
AS = 625 X ADR (COARSE GRAINED SOILS + SANDS)
AS = 1560 X ADR (MEDIUM GRAINED SOILS + LOAMS,SILTS)
AS = 5300 X ADR (FINE GRAINED SOILS + CLAYS)

ADR (AC)	WEIR LENGTH (FT)
1	4
2	6
3	8
4	10
5	12



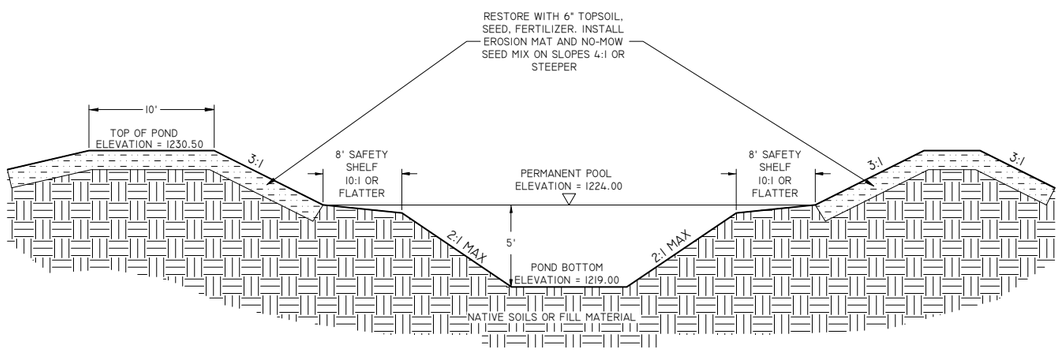
VIEW A-A OF PRINCIPAL OUTLET

A / C811 SEDIMENT TRAP DETAIL
NTS



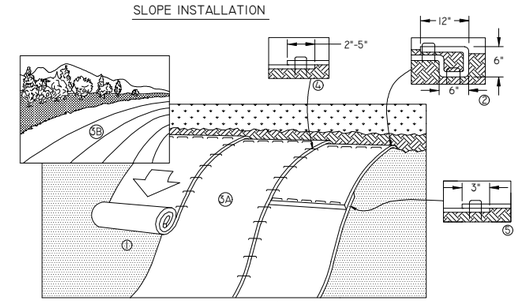
*GRATE SHALL BE NEENAH 4040. SERIES FOR CONCRETE STANDPIPE.

B / C811 STAND PIPE OUTLET STRUCTURE
NTS



C / C811 WET POND DETAIL
NTS

SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.

3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM (TM), STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.

5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

D / C811 EROSION MAT
NTS

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

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EROSION CONTROL DETAILS
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI No. 7071G
SHEET C811

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C810-EC DETAILS.DWG LAYOUT: C811
PLOTTED: FEB 16, 2023 - 12:35PM PLOTTED BY: TODDW

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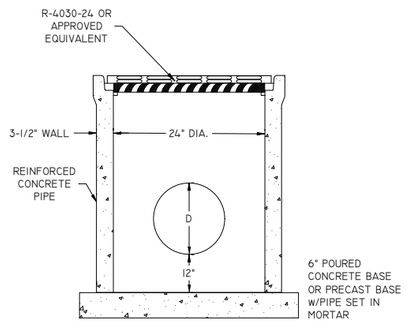
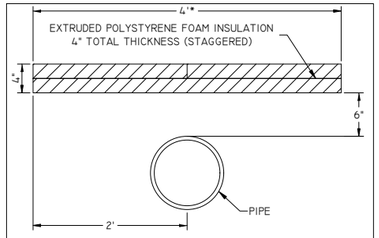
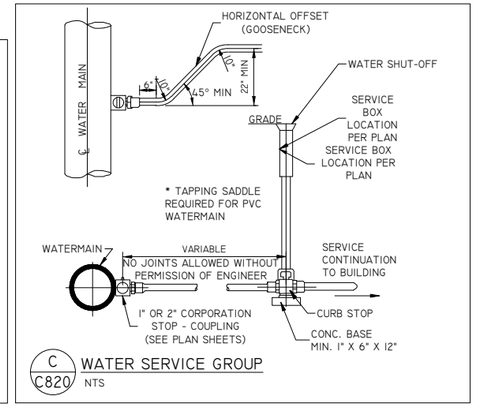


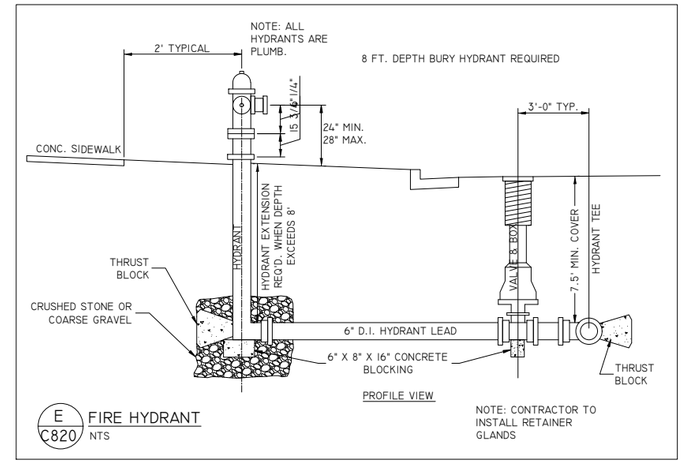
A C820 STORM AREA DRAIN
NTS



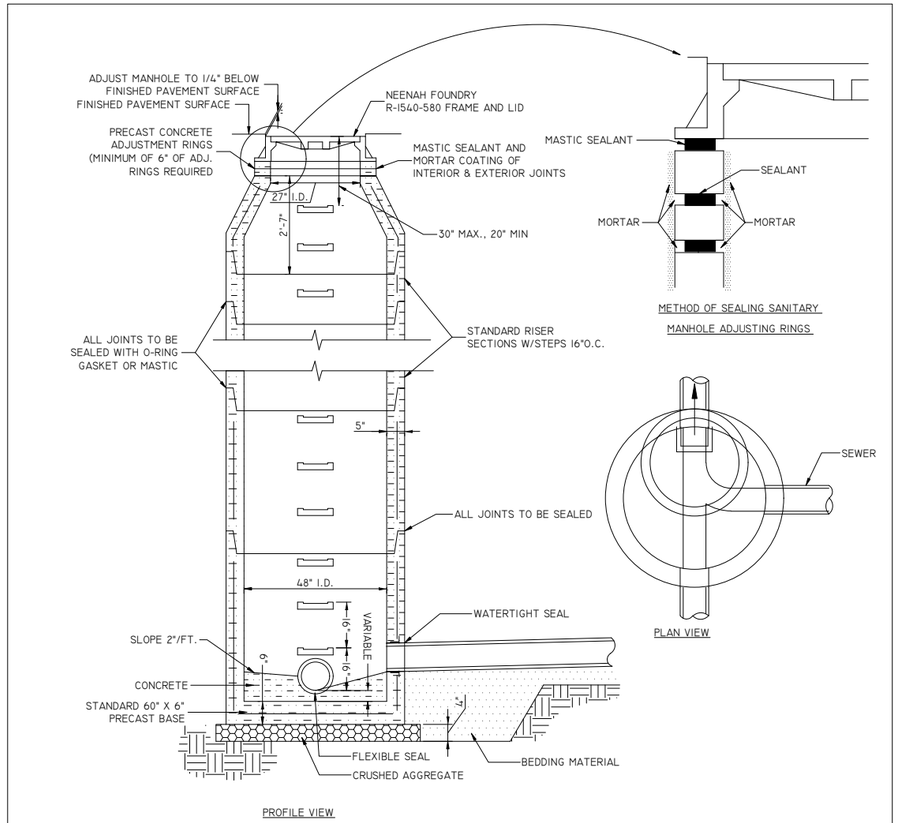
B C820 PIPE INSULATION
NTS



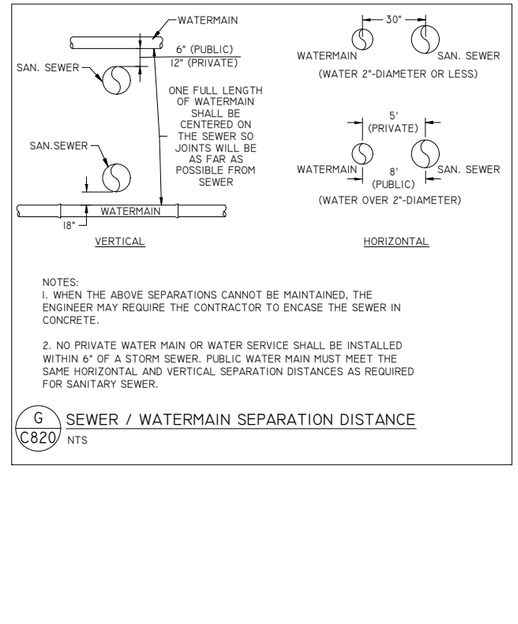
C C820 WATER SERVICE GROUP
NTS



E C820 FIRE HYDRANT
NTS



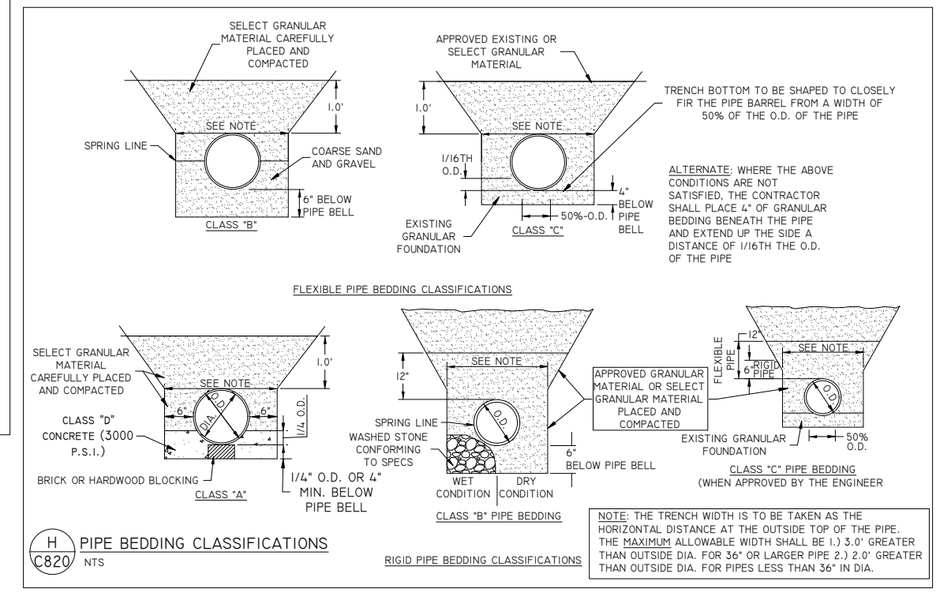
F C820 SANITARY MANHOLE
NTS



NOTES:
1. WHEN THE ABOVE SEPARATIONS CANNOT BE MAINTAINED, THE ENGINEER MAY REQUIRE THE CONTRACTOR TO ENCASE THE SEWER IN CONCRETE.

2. NO PRIVATE WATER MAIN OR WATER SERVICE SHALL BE INSTALLED WITHIN 6" OF A STORM SEWER. PUBLIC WATER MAIN MUST MEET THE SAME HORIZONTAL AND VERTICAL SEPARATION DISTANCES AS REQUIRED FOR SANITARY SEWER.

G C820 SEWER / WATERMAIN SEPARATION DISTANCE
NTS



NOTE: THE TRENCH WIDTH IS TO BE TAKEN AS THE HORIZONTAL DISTANCE AT THE OUTSIDE TOP OF THE PIPE. THE MAXIMUM ALLOWABLE WIDTH SHALL BE 1.) 3.0' GREATER THAN OUTSIDE DIA. FOR 36" OR LARGER PIPE 2.) 2.0' GREATER THAN OUTSIDE DIA. FOR PIPES LESS THAN 36" IN DIA.

H C820 PIPE BEDDING CLASSIFICATIONS
NTS

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C820-UTILITY DETAILS.DWG LAYOUT: C820
PLOTTED: FEB 16, 2023 - 12:36PM PLOTTED BY: TADPW

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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UTILITY DETAILS
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C820

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GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS , ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND DOCUMENTATION OF THE EROSION CONTROL DEVICES AS REQUIRED BY THE WPDES PERMIT. IF CHANGES TO THE EROSION CONTROL PLAN ARE REQUIRED, THE CONTRACTOR SHALL RECORD THOSE CHANGES ON THE PLAN. UPON COMPLETION OF WORK AND PRIOR TO LEAVING THE SITE, THE CONTRACTOR AND OWNER'S DESIGNEE SHALL COORDINATE ONGOING RESPONSIBILITY UNTIL THE SITE'S WPDES PERMIT IS TERMINATED BY THE WDNR.
16. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER'S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.
19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.
20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.
21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
26. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
27. HDPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F667, ASTM F405. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE APRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 608 OF THE WISDOT STANDARD SPECIFICATIONS.
28. NON-PRESSURE POLYVINYL CHLORIDE PIPE SHALL BE SDR 35 OR SCHEDULE 40 PVC PIPE. ALL BENDS OR OTHER FITTINGS SHALL BE SCHEDULE 40.
29. POLYVINYL CHLORIDE PIPE FOR PRESSURE APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, PRESSURE CLASS 150.
30. WATER TUBING SHALL BE OF MATERIALS SPECIFIED IN 8.24.1 OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
31. PIPE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
32. PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.30(11)(C)2 AS REQUIRED BY SPS 382.30(11), SPS 382.36(7) & SPS 382.40(8).
33. RIPRAP SHALL CONFORM TO THE REQUIREMENTS OF SECTION 606 OF THE WISDOT STANDARD SPECIFICATIONS, WITH THE GRADE BEING SPECIFIED ON THE PLANS. REFER TO SECTION 645 OF THE WISDOT STANDARD SPECIFICATIONS REGARDING GEOTEXTILE FABRIC FOR RIPRAP.
34. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED SUCH THAT THE BOTTOM OF ANY STORM WATER FACILITY IS AT PLAN ELEVATION. SEDIMENT SHALL BE DISPOSED OF LEGALLY OFFSITE.
35. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
36. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
37. REFER TO "REPORT OF GEOTECHNICAL EXPLORATION & REVIEW" FOR SITE-SPECIFIC SOIL PREPARATION AND PAVEMENT RECOMMENDATIONS.

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

DATE	REVISION	BY	CHKD

SURVEYED BY: AJB	DESIGNED BY: MEM	SURVEY DATE: 05/18/22
SURVEY CHKD BY: JLR	CIVIL CHKD BY: JJB	CIVIL DATE: 10/24/22
SURVEY APVD BY: JLR	CIVIL APVD BY: MEM	DRAWN BY: LAZ

SITE SPECIFICATIONS
ROYAL VIEW ESTATES 1ST ADDITION
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WI

REI
REI No. 7071G
SHEET C900

DRAWING FILE: P:\7000-7099\7071G - ROYAL VIEW - 1ST ADDITION\DWG\PLANS\7071G-C900-SPECS.DWG LAYOUT: C900
PLOTTED: FEB 16, 2023 - 12:36PM PLOTTED BY: TAPPW

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REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

February 16. 2023

Town of Rib Mountain
Attn: Jared Grande
Director of Community Development/Zoning Administrator
227800 Snowbird Avenue
Wausau, WI 54401

Subject:
Submission of the 1st Addition to Royal View Final Plat

Dear Jared:

We are submitting the enclosed information on behalf of BPW Development, LLC for review and approval at the March 8, 2023 Planning Commission meeting and the March 21, 2023 Town Board meeting:

- Completed Town of Rib Mountain Application for Plat Review
- Final Plat of the 1st Addition to Royal View
- Preliminary Construction Plans
- Check for $300 for the land division review

Our team looks forward to working with the Town of Rib Mountain and the associated regulatory agencies to make this neighborhood a success.

Sincerely,
REI Engineering, Inc.

Thomas A. Radenz

Tom Radenz, PLS

cc. Royalty Homes, Bill Shnowske, P.O. Box 8, Wausau, WI 54402
Rib Mountain Sanitary District, Michael Heyroth, 5703 Lilac Avenue, Wausau, WI 54401
Marathon County Surveyor, Dave Decker, 210 River Drive, Wausau, WI 54403
City of Wausau, Bill Hebert, 407 Grant St., Wausau, WI 54403

Enclosures

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TOWN OF RIB MOUNTAIN

Application for Certified Survey Map / Plat Review

PETITIONER: BPW Development, LLC.

MAILING ADDRESS: P.O. Box 8, Wausau, WI 54402

TELEPHONE NUMBER: (715) 571-8022

SIGNATURE 2/8/23 DATE

PROPERTY OWNER: BPW Development, LLC.

MAILING ADDRESS: P.O. Box 8, Wausau, WI 54402

TELEPHONE NUMBER: (715) 571-8022

SIGNATURE 2/8/23 DATE

FILL IN KNOWN DATA BELOW:

1. STREET ADDRESS OF ORIGINAL PARCEL: _____
2. PRESENT PARCEL NUMBER: PIN: 06828071640997 & 06828071640996
3. PURPOSE OF CERTIFIED SURVEY MAP: Division
4. BUILDING INSPECTOR REVIEW:

   Assign Street Address(s) _____

   Number of newly created lots: _____

   Wetland areas: _____

   Zoning: _____

   Variance Required: _____

See RMCC Sec. 18.13 for fees applicable. Also, the applicant should be aware that all applications forwarded to the Planning Consultant will incur additional fees per ordinance and fee schedule. Fees not paid by the petitioner will be billed against the property owner as a special charge on the tax bill.

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5. IS IT LOCATED IN THE PRIMARY OR SECONDARY RECHARGE DISTRICT? _____

6. STORM SEWER DISTRICT CONCERNS? _____

7. RECOMMENDATION:

____ APPROVAL _____ CONDITIONAL APPROVAL _____ DENIAL

FOR OFFICE USE ONLY

DATE RECEIVED: _____ REVIEWED BY: _____

AMOUNT RECEIVED: ($100 fee) _____ DATE REVIEWED: _____

NOTICED TO ADJACENT PROPERTY OWNERS: _____

DATE SCHEDULED FOR PLAN COMMISSION: _____

COPIED TO PLANNING CONSULTANT: _____

STAFF REVIEWED ONLY: _____

This certified survey map for _____ was approved/denied by the Rib Mountain (Planning & Zoning Commission, Town Board, Zoning Administrator): at a meeting held _____, or on _____ subject to the following conditions:

_____

_____

_____

_____

_____

Steve Kunst
Community Development Director / Zoning Administrator
Town of Rib Mountain

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AGREEMENT FOR PAYMENT OF CONSULTING SERVICES RELATING TO ZONING APPLICATION

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the4 Applicant from the Town of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned, as Applicant, hereby agrees as follows:

A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.

B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.

C. Failure of the Applicant to make payment for the services provided to the Town due to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN
I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.

Applicant

2/8/23
Date

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TOWN OF RIB MOUNTAIN

ITEM: Docket #2023-004: Discussion and Action of Docket #2017-27

ISSUES: Condition #3 of approved conditional use permit Docket #2017-27, the project duration was limited to six (6) years with Plan Commission review after five (5) years to assess progress. With the cover sheet is the determination report done by the past Community Development Director with associated documents for reference. Talking with the owner, the plan is to be done mining and complete reclamation by Fall of 2023.

FISCAL IMPACT: None.

ACTION TO BE TAKEN:

1. Motion to adhere to the six-year duration (September 5, 2023) of the original conditional use permit.
2. Motion to approve extension of mine operation for X number of months including/excluding reclamation.
3. Other.

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REPORT TO TOWN BOARD
FROM: Steve Kunst, Community Development Director
DATE: August 31, 2017
SUBJECT: Conditional Use Application for a Nonmetallic Mine

APPLICANT: Charles Janssen, owners
PROPERTY ADDRESS(S): 7408 Bittersweet Road

REQUEST: Conditional use approval for an 'Extraction Use' (nonmetallic mine).

NARRATIVE: Charles Janssen requests conditional use approval for the property addressed 7408 Bittersweet Road to allow for an 'Extraction Use' to mine and sell sand mined from the property. The extracted area would then be reclaimed into a wildlife pond. The applicant calls for a total disturbed area of 5.45 acres with an eventual 3.6-acres pond. An estimated 130,000 cubic yards of sand are anticipated to be removed over a six-year timeline.

PLAN COMMISSION RECOMMENDATION:

The Rib Mountain Plan Commission held a public hearing on the request at their August 23rd meeting. Public comments on the request included questions and concerns related to CTY KK's ability to handle additional truck traffic, nuisance noise and dust, hours of operation, and groundwater impacts. After receiving and consideration of public comments, the Plan Commission recommended approval of the conditional use request, **with the conditions outlined below**, on a 7-0 vote.

- **Hours of Operation to be limited to 7:00am to 7:30pm, Monday thru Friday, 7:00am to 12:00pm on Saturdays, and no operations on Sunday.**
- **Comply with the 300' lot line setback to all activity areas until a variance is granted or the ordinance has been changed.**
- **Project duration limited to six (6) years with Plan Commission review after 5 years to assess progress and possible modification of timeline. Dates are to be based on the date of Town Board approval.**

ACTIONS TO BE TAKEN:

1. Approve the Conditional Use request for an Extraction Use at the property addressed 7408 Bittersweet Road, as presented.

2. Approve the Conditional Use request for an Extraction Use at the property addressed 7408 Bittersweet Road, with conditions/modifications.

3. Deny the Conditional Use request for an Extraction Use at the property addressed 7408 Bittersweet Road.

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REPORT TO PLAN COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: August 17, 2017
SUBJECT: Conditional Use Application for a Nonmetallic Mine

APPLICANT: Charles Janssen, owner

PROPERTY ADDRESS: 7408 Bittersweet Road
PARCEL #: 34.212807.016.000.00.00

REQUEST: Conditional Use approval for an 'Extraction' use (sand mine).

CURRENT ZONING: Rural Agricultural - 1 (AR -1)
ADJACENT ZONING: SR-2 (North, East, West; RR (South), ER-1 (East)
FUTURE LAND USE DESIGNATION: Cropland and Forest Land

NARRATIVE:

Charles Janssen requests conditional use approval for the property addressed 7408 Bittersweet Road to allow for an 'Extraction Use' to mine and sell sand mined from the property. The extracted area would then be reclaimed into a pond. The applicant calls for a total disturbed area of 5.45 acres with an eventual 3.6-acres pond. An estimated 130,000 cubic yards of sand are anticipated to be removed over a six-year timeline (2023).

EXTRACTION USE STANDARDS:

Description: Extraction uses include any land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.

1. Conditional Use Regulations {RA-1-35ac, RA-2-35ac}: (Am. #09-05)

   a. Shall receive approval from Marathon County prior to action by the Town of Rib Mountain, and shall comply with all County, State and Federal regulations.

   This provision of the Town's Zoning Ordinance needs to be revisited as Marathon County does not approve nonmetallic mine reclamation plans without prior Town zoning approval. The public hearing for this item was coordinated jointly with the County as they are also required to hold a hearing on the reclamation plan.

   b. Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property.

   Per RMMC Section 17-VIII, a 1.00 bufferyard typically requires a six (6) foot solid fence, a 40-foot setback from the property line and 636 landscape points. The proposed pond is to be situated in an area almost completely surrounded by thick vegetation and mature trees and more than 40 feet from property lines. The only area of potential concern is the property line adjacent to the residence on the northwest corner of the property. This area appears more open.

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c. All buildings, structures, and activity areas shall be located a minimum of 300 feet from all lot lines.

The proposal does not call for any buildings associated with the extraction use. The only structures onsite at this time are associated with a single-family residence. The proposed pit/pond edge appears within the 300-foot setback area on both the west and northwest portions of the property.

d. Required site plans shall include detailed site restoration plans, which shall include at minimum, detailed grading and revegetation plans, and a detailed written statement indicating the timetable for such restoration. A surety bond, in an amount equivalent to 110% of the costs determined to be associated with said restoration (as determined by a third party selected by the Town), shall be filed with the Town by the Petitioner (subject to approval by the Zoning Administrator), and shall be held by the Town for the purpose of ensuring that the site is restored to its proposed condition. (The requirement for said surety is waived for waste disposal facilities owned by public agencies.)

A complete restoration plan is attached. Per statute, restoration plan approval authority lies with Marathon County. Again, the Town and County are holding a joint public hearing on this item with the County's hearing specifically focusing on the restoration plan. The applicant is required to file a bond with Marathon County as part of the project. As noted in the restoration plan, the applicant estimates a six-year project timeline (2023).

2. Parking Regulations: One space per each employee on the largest work shift.

The proposal anticipates an excavator, front end loader, bulldozer, and trucks as part of the development. The property is 36.78 acres and should not have an issue with employee parking.

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FINDINGS OF FACT

RMMC states the PIP shall be reviewed per the requirements of a conditional use 'Findings of Fact.' Below, please find the six questions representing the Plan Commission's finding of fact along with initial staff interpretation.

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

   The Town's Comprehensive Plan does not identify issues, goals, or objectives related to quarry activities. The only mention of this form of land use is an inventory of existing facilities.

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

   The Future Land Use Map identifies this area for forest and cropland. This designation is intended to limit more intense development, such as subdivisions. The proposed wildlife pond upon restoration is consistent with the future land use designation.

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

   Typical land use conflicts associated with quarry/nonmetallic mine operations include dust, noise, and truck traffic. Generally speaking, the proposal calls for a small-scale mine (5.45 acres of disturbance), potentially limiting these concerns in comparison to larger operations. The most logical conflict point is with the existing residence adjacent to the northwest corner of the subject property.

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

   The proposal also calls for a six-year timeline with final restoration resulting in a 3.6-acre pond. The reclaimed state of the property is consistent with the forest and cropland future land use designations and maintains the undeveloped nature of both the subject area and its surrounding neighborhood.

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

   The subject property is accessed via County Road KK (Bittersweet Rd.), which is built to withstand the vehicle weights associated with the proposed use. The residence is served by a private well and onsite wastewater treatment system.

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

   The primary public benefit of the proposal is the reclaimed pond and single-family residence. The nonmetallic mine is significantly smaller than any existing mines within the Town and the low density of residential development is consistent with the surrounding community.

POTENTIAL ITEMS OF CONSIDERATION:

- Hours of operation
  - Specific hours of operation are not mentioned in the submittal documents. Typical Town standards are 7:00 AM – 8:30 PM.
- Bufferyard/Setbacks
  - 300-foot requirement does not appear to be met on west and northwest corner
  - Any concerns with adjacent property to the northwest
    - Any additional landscaping/buffer necessary?
- Timeline
  - Ensure a six-year timeline is adequate

POSSIBLE ACTION:

1. Recommend approval of the conditional use for the property addressed 7408 Bittersweet Road, as presented.
2. Recommend approval of the conditional use for the property addressed 7408 Bittersweet Road, with conditions or modifications
3. Recommend denial of the conditional use for the property addressed 7408 Bittersweet Road.

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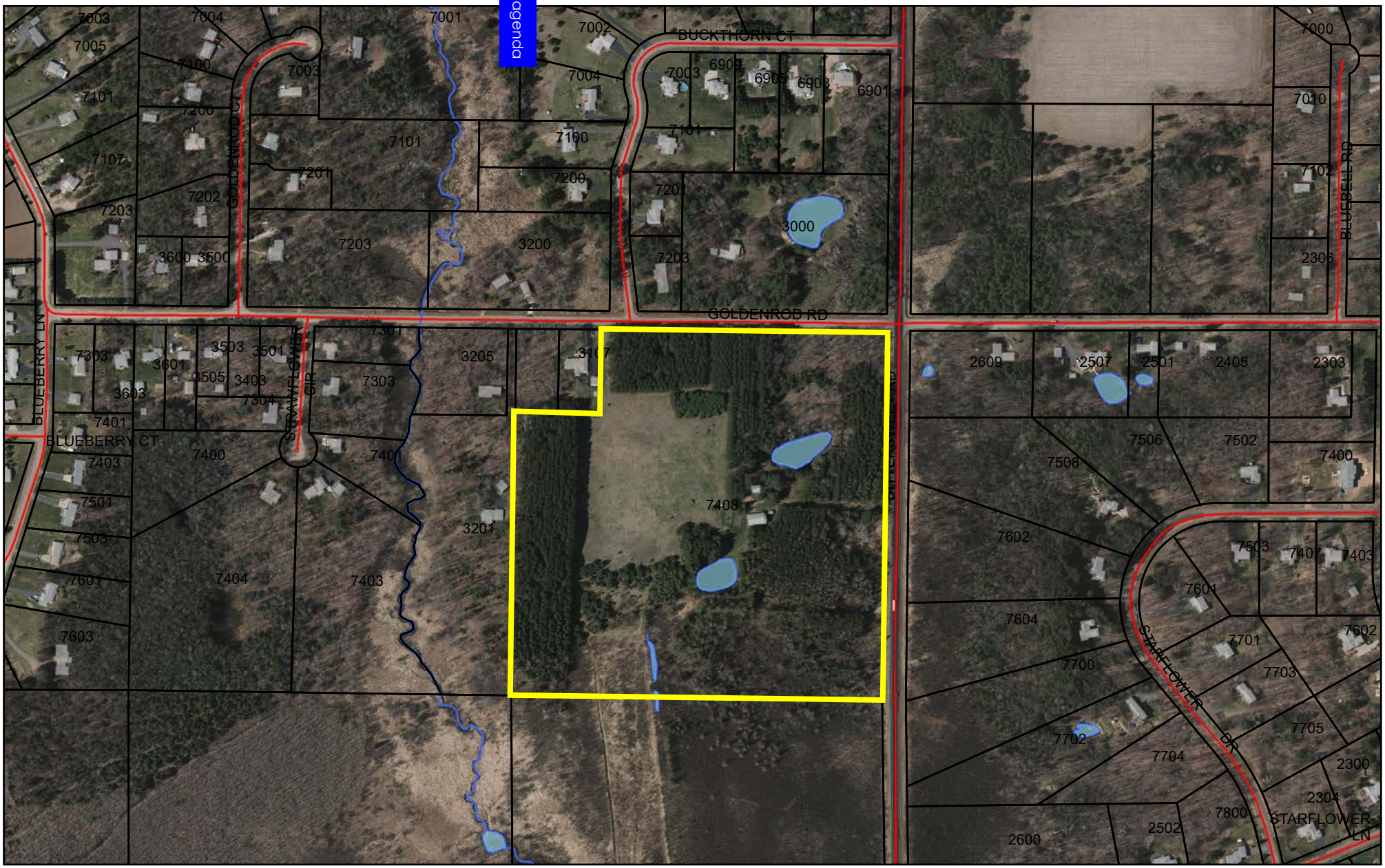

Rib Mountain: "Where Nature, Family, and Sport Come Together"

Prepared by:

mi-TECH
www.mi-tech.us

Map Printed: 8/18/2017

- Parcel Outline
- Parcel Address
- Building Outline
- Road Centerline
- Water Feature

0 250 500
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.

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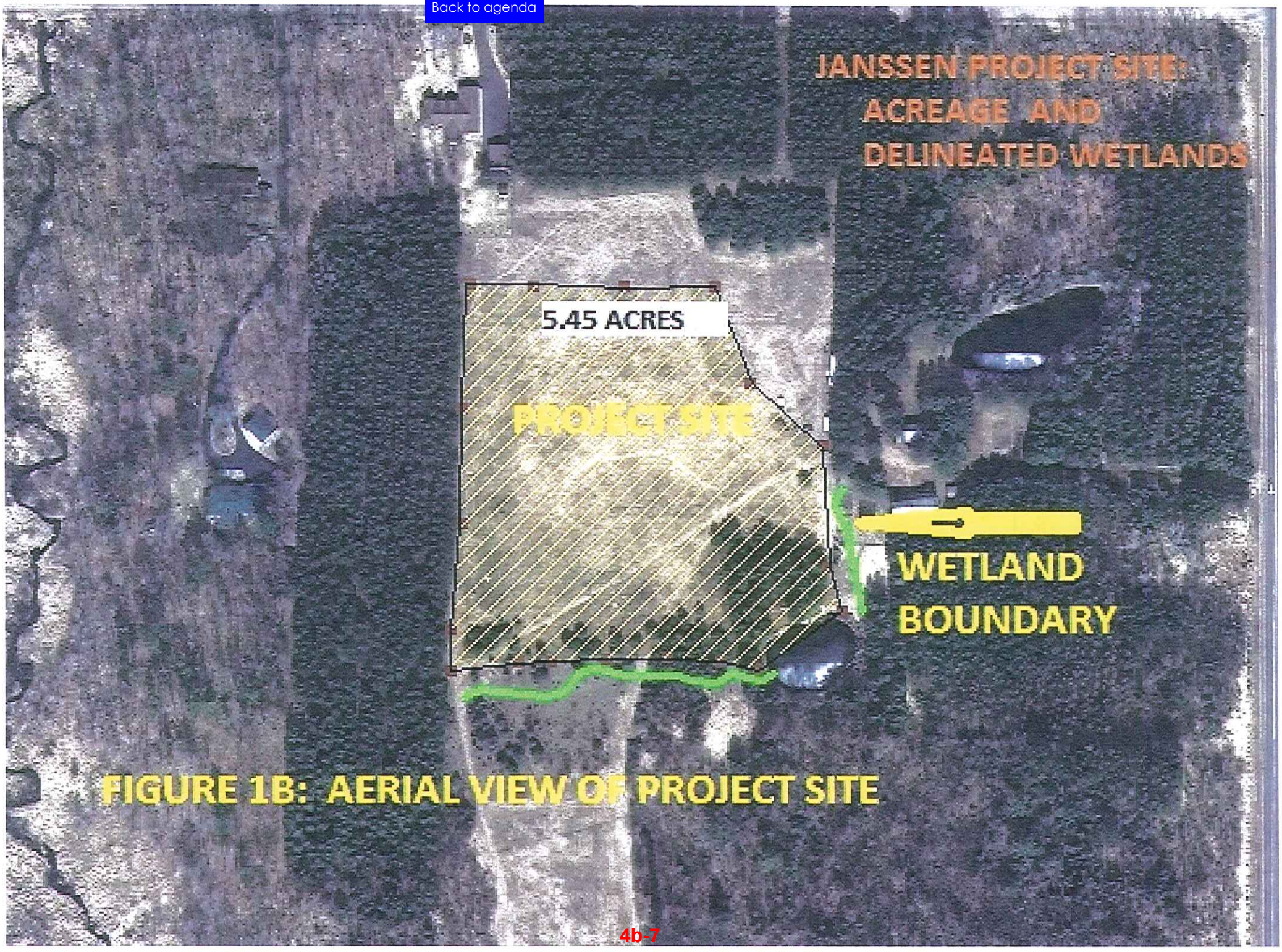

FIGURE 1B: AERIAL VIEW OF PROJECT SITE

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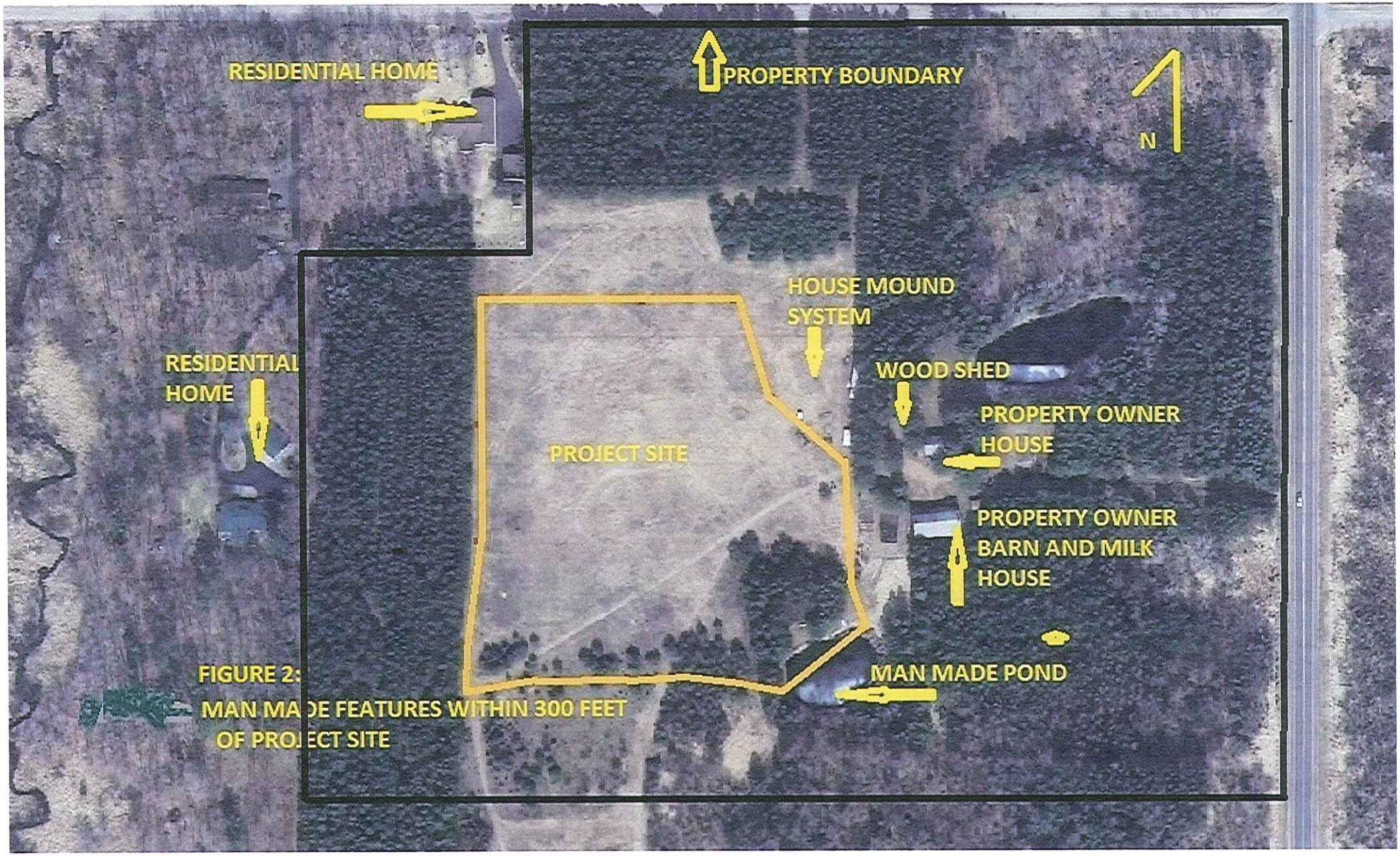

FIGURE 2:
MAN MADE FEATURES WITHIN 300 FEET OF PROJECT SITE

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FIGURE 3: PROJECT SITE CONTOUR LINES AND BENCHMARK LOCATION

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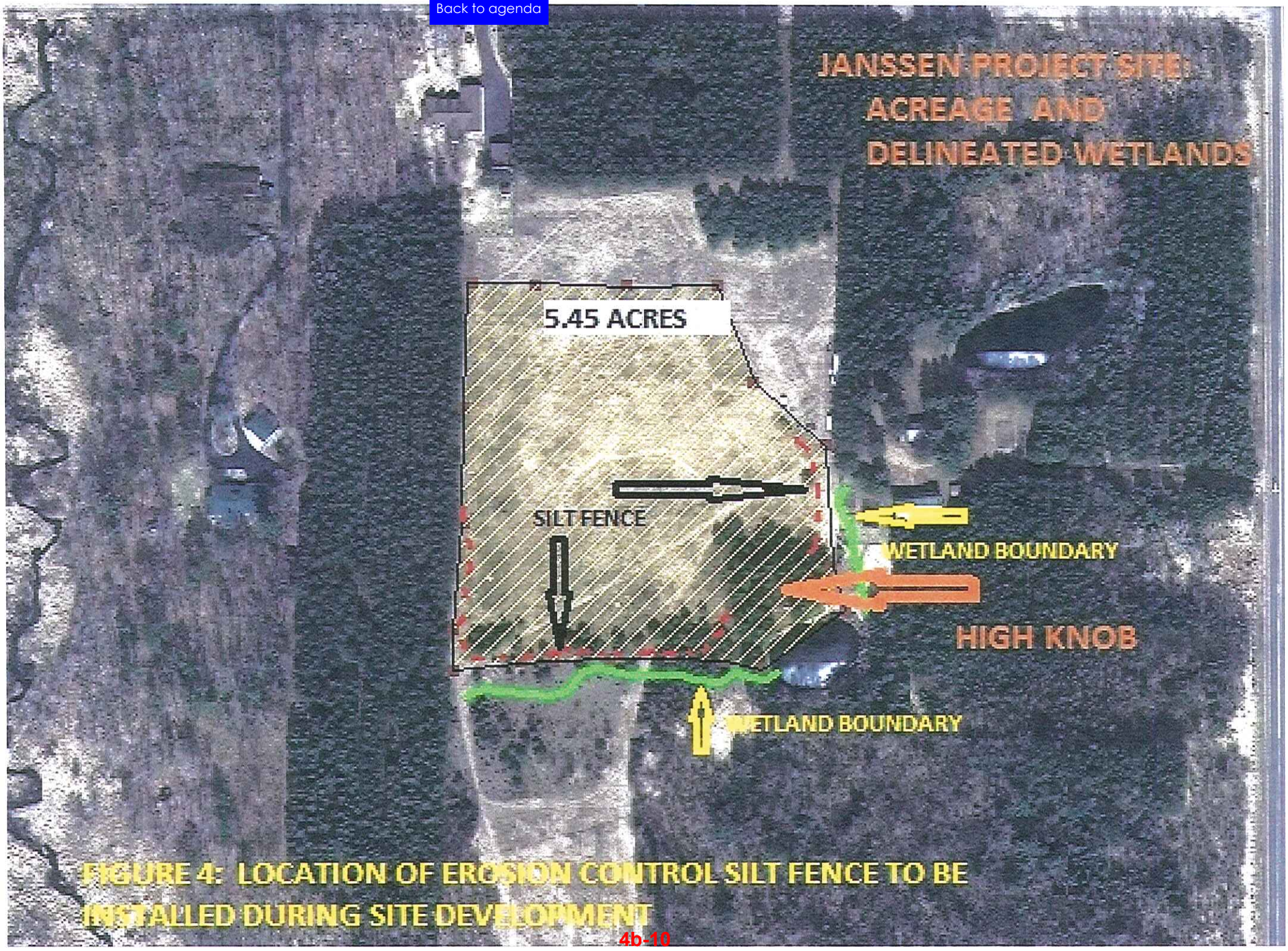

FIGURE 4: LOCATION OF EROSION CONTROL SILT FENCE TO BE INSTALLED DURING SITE DEVELOPMENT

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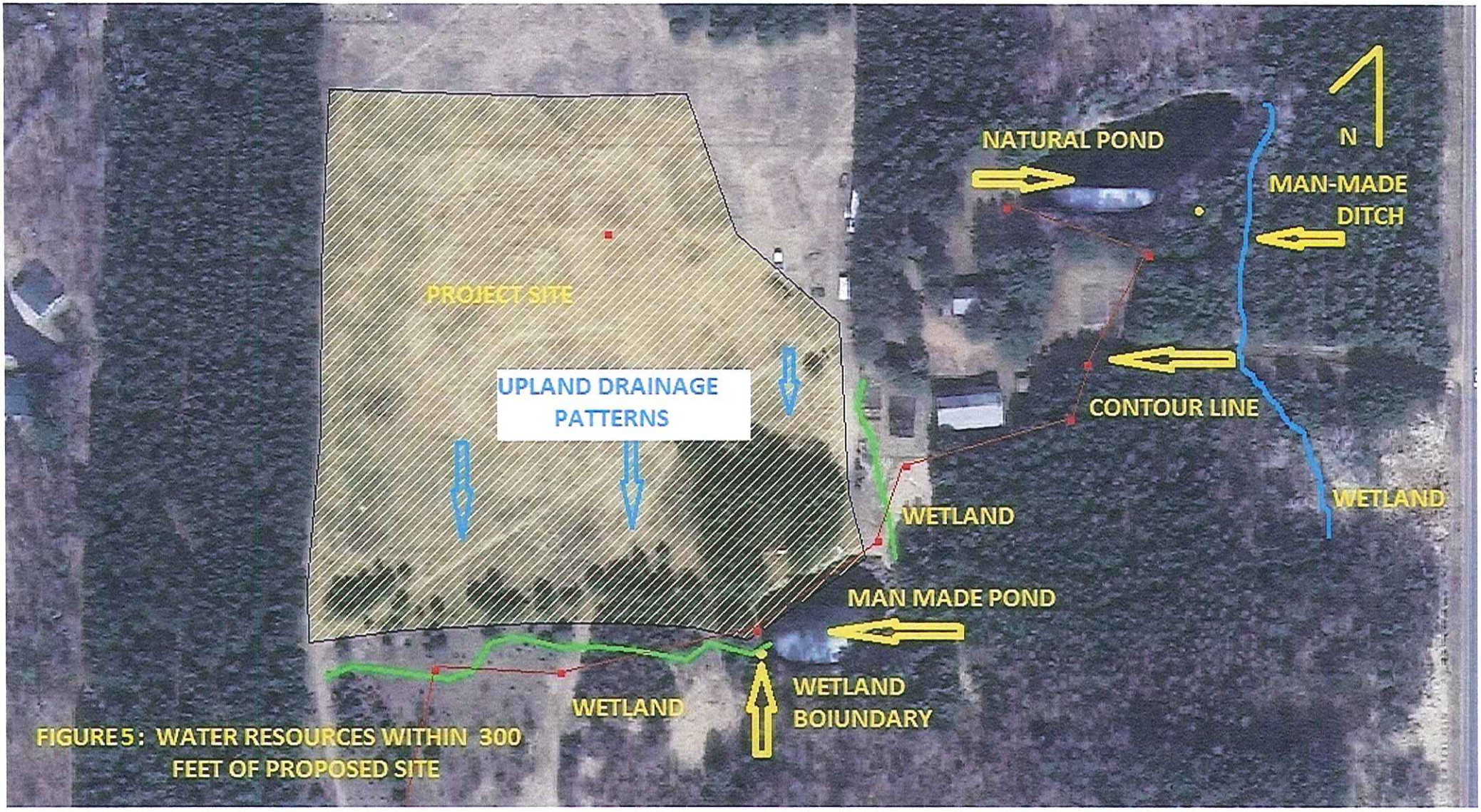

FIGURE 5: WATER RESOURCES WITHIN 300 FEET OF PROPOSED SITE

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FIGURE 6: PLAN VIEW OF EXCAVATION PHASES, LOCATION OF EROSION CONTROL BERMS AND HAUL WAYS

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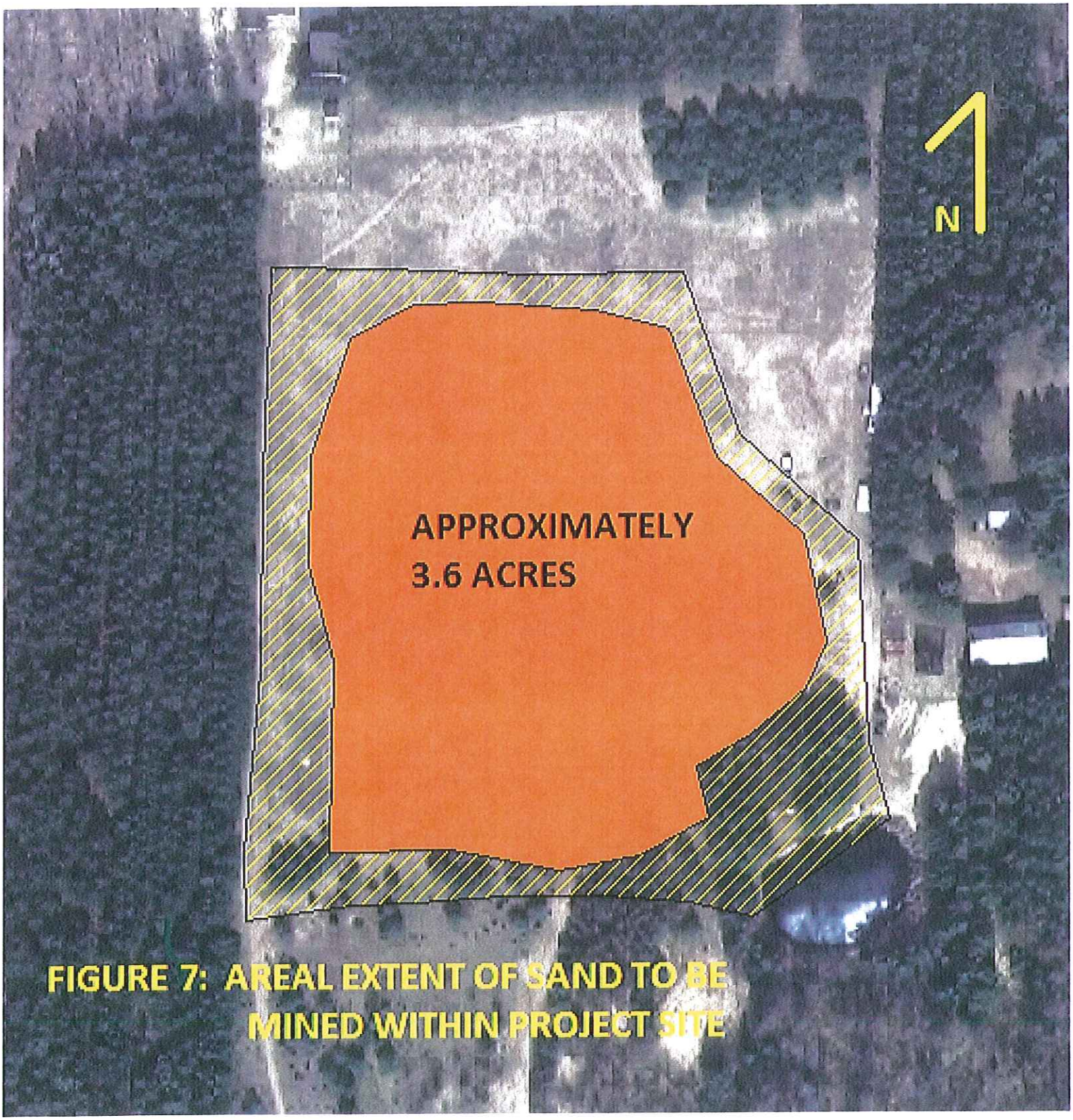

FIGURE 7: AREAL EXTENT OF SAND TO BE MINED WITHIN PROJECT SITE

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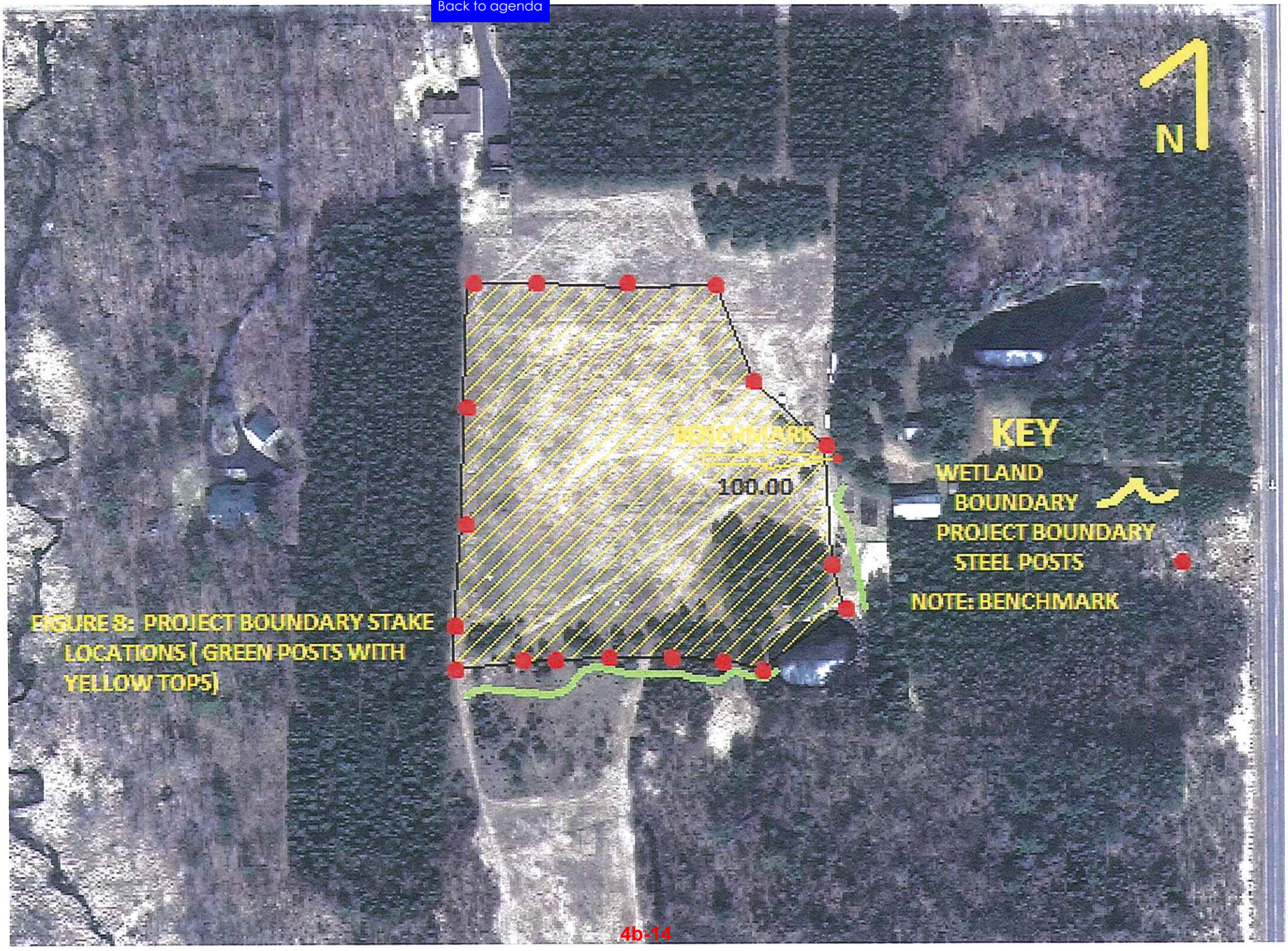

FIGURE 8: PROJECT BOUNDARY STAKE LOCATIONS (GREEN POSTS WITH YELLOW TOPS)

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FIGURE 9: PLAN VIEW OF RECLAIMED SITE SHOWING SLOPE ANGLES AND WATER AREA OF POND

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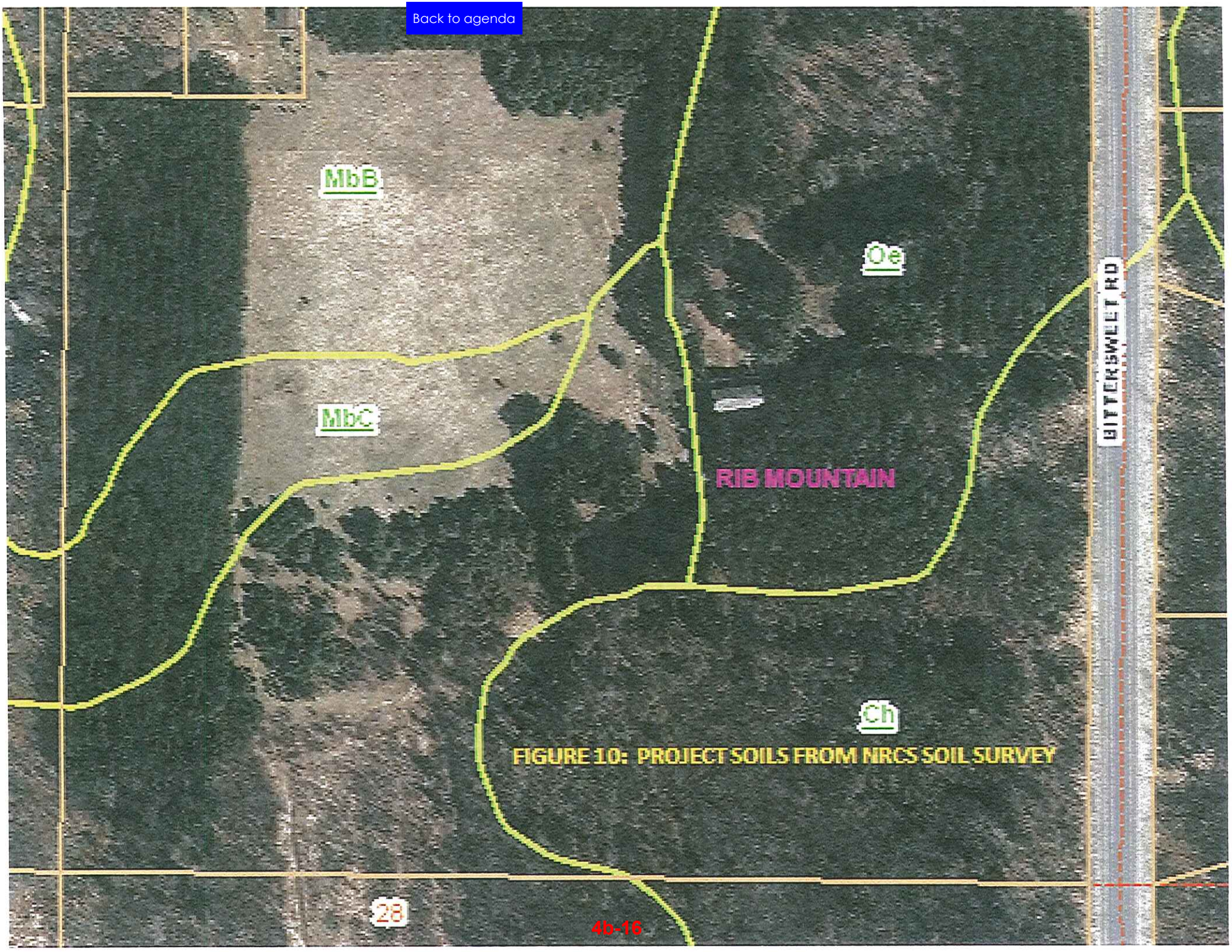

FIGURE 10: PROJECT SOILS FROM NRCS SOIL SURVEY

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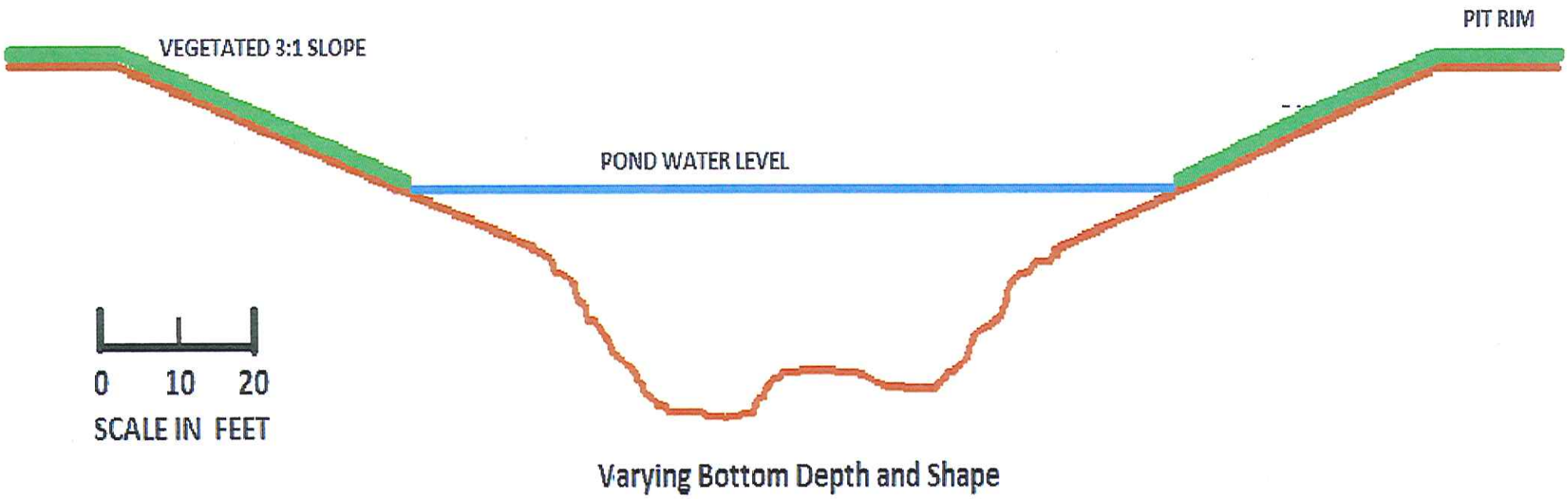

FIGURE 11: TYPICAL POND CROSS-SECTION

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TOWN OF RIB MOUNTAIN

Town Board Meeting

September 5, 2017

Chairman Allen Opall called the September 5, 2017, regular meeting of the Rib Mountain Town Board to order at 6:02 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present included Pete Kachel, Gerry Klein, Fred Schaefer and Jim Legner.

Also present were Administrator Gaylene Rhoden, Community Development Director, Steve Kunst, Deputy Clerk Michelle Peter, Street/Park Superintendent Scott Turner, Code Enforcement Officer, Paul Hursh, SAFER Fire Chief, Matt Savage and Town Attorney, Kevin Terry

On September 1, 2017, copies of the meeting notice were made available to the media, Town Board, Town Attorney, and posted at the Rib Mountain Municipal Center and Town website.

Comments from the Public Related to Town Board Agenda Items – None

Approve Minutes of the 08/15/17 Regular Town Board Meetings – **Motion by Schaefer/Legner to approve the minutes of the 08/01/17 Regular Town Board. Questioned and carried 5:0.**

Plan Commission: Minutes from the August 23, 2017 were available for review.

Charles Janssen requests Conditional Use Approval for a nonmetallic mine (sand) at 7408 Bittersweet Rd; Pcl# 34.212807.16.00; per RMMC Section 17.056(7)(d); Dkt# 2017-27 – Mr. Janssen is seeking an Extraction Use to mine and sell sand from the property site. After extraction, the area would be reclaimed to a wildlife pond. The number of loads will vary per day depending upon market requirements. The site would not remove material during the winter months because of the shallow groundwater levels. Supervisor Klein requested Mr. Janssen to erect a sign for the drivers entering Highway KK to be aware of bicyclists. **Motion by Schaefer/ Kachel to approve the Conditional Use request for an Extraction Use at the property addressed 7408 Bittersweet Rd subject to; hours of operation 7:00 am – 7:00 pm Monday-Friday, Saturday 7:00am – 12:00pm and no operations on Sunday; compliance with the 300 feet lot line setback for activity areas until a variance is granted or the Ordinance is changed; project duration limited to six years with Plan Commission review after five years to assess progress and possible timeline modification and the driveway entrance will be heavy graveled for protection and wetted down to control dust. Questioned and carried 5:0.**

Keith Krejci requests General Development Plan and Precise Implementation Plan Approval as part a rezoning of the property legally described as part of the SW ¼ of the SW ¼ - Lot 3 & 4 CSM Vol 83 Pg 43; from Estate Residential-1 to Unified Development District to allow for a nonmetallic mine (granite); Pcl# 34.172807.11.01; per RMMC Section 17.233; Dkt# 2017-28 – Mr. Krejci is requesting a rezoning from ER-1 to UDD to allow for an Extraction Use to sell granite mined from the property. Upon completion, the area mined will be reclaimed into a pond. Total area disturbed encompasses about 4.7 acres with the final pond being about 2.5 acres.

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Motion by Schaefer/Kachel to approve the General Development Plan and Precise Implementation Plan for a nonmetallic mine and single-family residence subject to the following conditions; hours of operation 7:00am-7:00pm Monday thru Friday, Saturday 7:00am-12:00pm, no operations on Sunday, project duration limited to five years; driveway entrance to be wetted down to control dust and the sweeping of Highway N of excess material. Questioned and carried 5:0.

Approval of Waterway Marker Application for Grand Prix of Wisconsin North American Powerboat Championship – Community Development Director Kunst stated there was no planned road closures but noted there would be added traffic through neighborhoods during event days. **Motion by Klein/ Legner to approve the Waterway Marker application and permit as presented. Questioned and carried 5:0.**

Resolution 2017-06 Resolution Vacation and Discontinuing a Part of a Public Way in the Town of Rib Mountain – Sunflower Lane **–** Community Development Director Kunst stated TRS Development, owners of the property east of Lilac Ave and west of Morning Ln request to vacate a portion of Sunflower Ln. The resolution is the start of the vacation process with a 40-day minimum public notice period. Adjacent property owners will receive notices when it goes to public hearing. **Motion by Klein/Schaefer to approve the introduction of Resolution 2017-16, Vacating and Discontinuing Sunflower Ln as presented. Questioned and carried 5:0.**

Approval of Marathon County Responsible Units of Recycling Cooperative Waste Reduction, Reuse and Recycling Education Program Agreement – Street Superintendent Turner stated this is an annual cooperative agreement with Marathon County Solid Waste Department. They help assist the Town in educating residents and businesses on recycling. **Motion by Schaefer/Legner to approve the Marathon County Responsible Units of Recycling Cooperative Waste Reduction, Reuse and Recycling Education Program Agreement. Questioned and carried 5:0.**

Approval of New Hire – Crossing Guards – Town Administrator Rhoden and Code Enforcement Officer Hursh interviewed Robert Patnode who would fill a morning and afternoon vacancy. **Motion by Schaefer/Legner approve the hiring of Robert Patnode at a rate of $11.56/hour subject to a DOJ and CCAP background check. Questioned and carried 5:0**.

Approval of Asphalt Replacement on Cloverland Lane at Rib Mountain Dr. – Street/Park Superintendent Scott Turner informed the members at the June 20, 2017 board meeting, $10,000 was approved for 250 feet of overlay on Cloverland Ln, between Woodduck Ln and Rib Mountain Dr. After meeting with Supervisors Klein and Schaefer, it was determined this option was no longer viable. They are recommending pulverizing and repaving 350 feet, 34 feet wide which will also accommodate bike/ped facilities at a cost of $35,000. Funding would be utilized from the 2016 Borrowing Note. **Motion by Schaefer/Kachel to approve the asphalt pavement replacement on Cloverland Ln in the estimated amount of $35,000, to be funded from the 2016 Borrowing Note. Questioned and carried 5:0.**

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Approval of Picnic License – Central WI Off Road Cycling Coalition has requested a picnic license for the Ragner Northwoods event to be held September 23-24, 2017. **Motion by Schaefer/Legner to approve the picnic license for the Ragner Northwoods Trail Run at 9 Mile County Forest on September 23-24, 2017. Questioned and carried 5:0.**

Approval of Operator License –Attorney Kevin Terry expressed concern about applicant Jameson Diedrich and suggested he meet with the Town Chairman. **Motion by Legner/Klein to approve Seth Carlson, Hayden Witucki, Jennifer Streeter, Steve Madson and Jameson Diedrich subject to a meeting with the Town Chairman. Questioned and carried 5:0.**

Reports/Minutes

Town Board – Supervisor Klein stated the Town closed on the Dog Park land purchase last week. Supervisor Legner expressed the need to trim back the plant growth by the Doepke Park sign.

Other Agencies – SAFER Fire Chief Savage said the EMS runs were higher this pass month, fire calls were average, but noted there were more mutual aid runs. SAFER Board will meet next week to discuss the final audit results; discussion continues with the City of Wausau regarding equipment needs; SAFER open house will be held this weekend and the department will be providing their services for the Grand Prix boat races at Bluegill Bay Park. Chairman Opall stated the County Board will continue with wheel tax for another year.

Town Attorney – Attorney Terry stated the courts rendered a denial decision on county wide addressing. The board will be meeting later tonight in closed session to discuss the Town's options. Attended a court hearing with Administrator Rhoden today on Mr. Senner's request for garbage reimbursement. The court denied his request.

Town Administrator – Administrator Rhoden provided a written report. She stated she will be working with staff and Pat Kluz on budget discussions. She is looking to schedule a Finance and Personnel meeting and is seeking participants for this weekend's Dog Walk.

Community Development Director – A written report was included in the packet. Kunst informed the Board the Plan Commission will be reviewing chapters for updating the Town's Comprehensive Plan. There is the potential of a conditional use hearing and CSM request for the next meeting.

Street-Parks Superintendent – A written report was provided. Mr. Turner updated the Board on Rib Mountain Drive 2.0 which should be completed by mid-October. An Eagle Scout is working the Veteran's Memorial at the Town Hall.

Finance Director/Clerk – None

Code Enforcement Officer – None

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Park Commission – Meeting scheduled for next week.

Finance Personnel – Supervisor Klein, need to schedule a meeting.

Public Safety Committee – None

Public Works Committee – None

Bicycle/Ped Committee – None

General Comments – John Beatty, 5901 Lakeshore Dr, questioned why the SAFER District would provide free services for the Grand Prix boat races. It was explained they would be on site if a situation arose, but the injured party would be bill accordingly.

Adjourn **- Motion by Kachel / Legner to adjourn at 7:06 p.m. Questioned and carried 5:0.**

Submitted by
Michelle Peter
Deputy Clerk

Note: These minutes are not to be considered official until acted upon at an upcoming regular meeting, therefore, they are subject to revision.

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TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Town Board, March 7, 2023
ITEM:	Docket #2023-001: Discussion and recommendation on a requested Conditional Use for a detached private residential garage, carport, or utility shed exceeding 1,000 square feet at 222260 Woodbine Ln.
FROM:	Jared Grande, Community Development Director

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Jeremy & Lisa Russell, 222260 Woodbine Ln, Wausau, WI 54401
OWNER:	Jeremy & Lisa Russell, 222260 Woodbine Ln, Wausau, WI 54401
PROPERTY ADDRESS:	222260 Woodbine Ln, Wausau, WI 54401
PIN/PARCEL #:	068-2807-271-0026
ZONING:	ER-1 Estate Residential
ADJACENT ZONING:	**NORTH:** OR **SOUTH:** SR-2 **EAST:** SR-2 **WEST:** SR-2
FUTURE LAND USE:	Rural Neighborhood

BACKGROUND

The applicant is proposing a 1,496 square foot accessory structure (detached garage). There are not any habitable spaces proposed on the building specifications. The owner is proposing to have a separate holding tank which he has received verbal approval from Marathon County CPZ for the sink and toilet. The owner went through the process to combine the two lots. Subsequently, a new home could have been built on the vacant lot instead of a detached garage.

PREVIOUS ACTIONS:	Motion by Jay Wittman, second by Thomas Kipp to table this item until the following items are addressed: 1. Confirmation of Lot Combination 2. Area of building to be reduced to 1,500 sqft maximum. 3.Confirmation from County for possible small holding tank addition. 4. Applicant works with staff to review onsite water runoff and create an acceptable drainage plan. Motion Carried 6-0.
STAFF COMMENTS:	See Determination Report (attached). All four items Plan Commission outlined for reasons of tabling the matter have been addressed.
ATTACHMENTS:	Conditional Use Determination Report, Draft CUP Approval, Zoning Map, Proposed Site Plan, Building Plan and Application

POSSIBLE ACTIONS TO BE TAKEN

See Determination Report (attached)

REQUESTED ACTION:	Recommend approval with staff recommendations and modifications since the Plan Commission
FURTHER ACTION(S):	Notify applicant of the Board's decision (Staff)

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

CONDITIONAL USE PERMIT DETERMINATION REPORT

FROM:	Jared Grande, Director of Community Development		
DOCKET NO.	2023-01	**HEARING DATE:**	February 8, 2023
APPLICANT:	Jeremy & Lisa Russell, 222260 Woodbine Ln, Wausau, WI 54401		
OWNER:	Jeremy & Lisa Russell, 222260 Woodbine Ln, Wausau, WI 54401		
LOCATION:	222260 Woodbine Ln, Wausau, WI 54401		
DESCRIPTION:	A detached private residential garage, carport or utility shed in excess of 1,000 square feet.		

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

GENERAL INFORMATION

ZONING:	**ER-1 Estate Residential**
DEFINITION: 17.035(2)(D)	This district is intended to permit development which has a low density, estate community character. Like the case for the Countryside Residential (CR-5ac) District, the land use standards for this district permit primarily single-family detached residential development and a variety of related institutional land uses. Density and intensity standards for this district are designed to ensure that the Estate Residential (ER-1) District shall serve as a designation which preserves and protects the estate community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of one dwelling unit per 40,000 square feet of lot area. Rationale: This district is used to provide for the permanent protection of a low density residential area for those who want to live in an estate environment and who retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the Estate Residential (ER-1) District designation is retained, regardless of how much development occurs within that area.
LAND USE:	**Detached Private Residential Garage, Carport or Utility Shed**
DEFINITION SECTION: 17.056(8)(D)	A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of motorized and nonmotorized passenger and recreation vehicles, the storage of recreation equipment, the storage of residential maintenance equipment and the storage of other household items. It shall be located on the same lot as a residential unit or units and the general requirements for all accessory uses as described in Section 17.056(8) shall be met.

REVIEW OF PERFORMANCE STANDARDS

a. Construction of more than one of each type of the 3 structures listed above (garage, carport and utility shed) may be approved as a conditional use.	***Meets requirements.*** *This is the first accessory structure proposed on this lot.*
b. Construction of garages, carports and utility sheds on parcels less than 5 acres when the total floor	***Meets requirements.***

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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 for an approved agricultural use.	*1,500 sq. ft. is maximum for lots less than 5 acres. 1,496 sq. ft. is proposed.*
1. Minimum setback requirements for said structures shall increase to that of a principle structure within the given zoning district.	***Meets requirements.*** *35-foot front yard setback and approx. 200--foot side yard setback is shown.*
c. In all Districts, detached residential garages, carports or utility sheds with a sidewall height in excess of 12 feet and/or a door opening exceeding 10 feet in height may be approved as a conditional use.	***Meets requirements*** *The sidewall height is 12ft. with the garage door height at 10ft.*
d. The request shall comply with Section 17.225, standards and procedures applicable to all conditional uses.	***Meets requirements.***

DETERMINATION / FINDING OF FACT

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

   The proposed structure is intended for residential use, so overall impact on neighboring properties or the neighborhood will be at a minimum.

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

   The location of the proposed structure meets setback from the street right-of-way with the owner combining two lots; these lots are wooded provided natural buffering and screening to reduce negative impacts.

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

   Future Land use shows this area suburban neighborhood, which this use fits as an accessory use. There does appear to be approx. 10% slope, but the structure is located at the minimum setback from Woodbine Ln to provide maximum setback from rear property line.

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

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

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

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

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

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

BACKGROUND INFORMATION

The applicant is proposing a 1,496 square foot accessory structure (detached garage). There are not any habitable spaces proposed on the building specifications. No electric, private water or private sewer is shown. The owner went through the process to combine the two lots. Subsequently, a new home could have been built on the vacant lot instead of a detached garage.

CURRENT PROPERTY CONDITIONS

The property is 3.077 acres in total area upon combining the two lots, located on the south end of Woodbine Ln and is zoned ER-1 Estate Residential. The property currently has a single-family home and went through the combination affidavit process to combine two platted and buildable lots.

STAFF COMMENTS

The building will have little to no impacts on neighbors. There are approx. 10% slopes present on the property and is just west of the "Mosinee Hill" which results in runoff; however, the vacant lot prior to the combination affidavit would have allowed for a single-family home to be built instead of a detached garage which would have caused more erosion and runoff.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends the Board of Supervisors approves the application for a conditional use allowing for the installation of a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet, at location stated above, with the following conditions:

1. Construction of the Detached Private Residential Garage, Carport or Utility Shed shall be in accordance with the performance standards depicted on the Site Plan and Building Specifications (as approved by the Building Permit) attached as 'Exhibit A';
2. The total accessory structure area on the parcel described above shall not exceed 1,500 square feet and total number of accessory structures shall not exceed a total of three (3);
3. The building specifications call out a sink and toilet and are approved as part of the permit. No other plumbing fixture shall be installed.
4. The Community Development Director can approve minor alterations from the terms of the permit and have it documented in the property file. Any substantial change determined by the Community Development Director requires following the same procedures for a new conditional use permit application.
5. Should the work associated with the building permit not be completed and inspected prior to the permit expiring, then this approval shall be revoked, per Section 17.233(6)(h);
6. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
7. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

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RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends the Board of Supervisors approves the application for a conditional use allowing for the installation of a Detached Private Residential Garage, Carport, or Utility Shed in excess of 1,000 square feet, at 222260 Woodbine Ln, with additional (or less) conditions, as discussed.

DEFER ACTION: Defer action on the conditional use based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A decision shall be made within 60 days of opening the public hearing. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 45 days of the public hearing, the request for the installation of a Detached Private Residential Garage, Carport, or Utility Shed in excess of 1,000 square feet shall be forwarded to the Town Board without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends the Board of Supervisors deny the application for conditional use permit based on substantial evidence (or lack thereof) following 2017 WI Act 67 provided at the public hearing.

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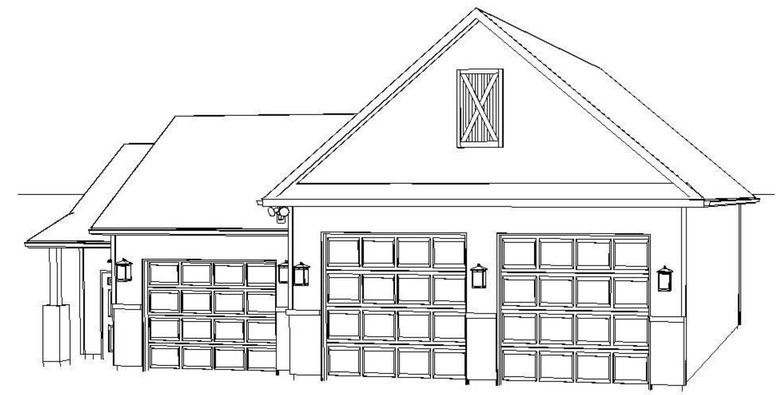
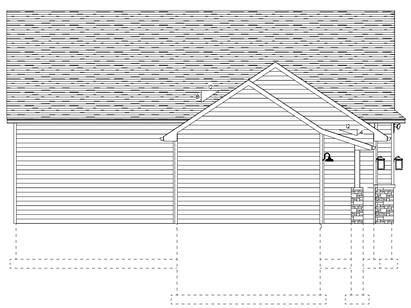
REAR
SCALE: 1/4" = 1'-0"





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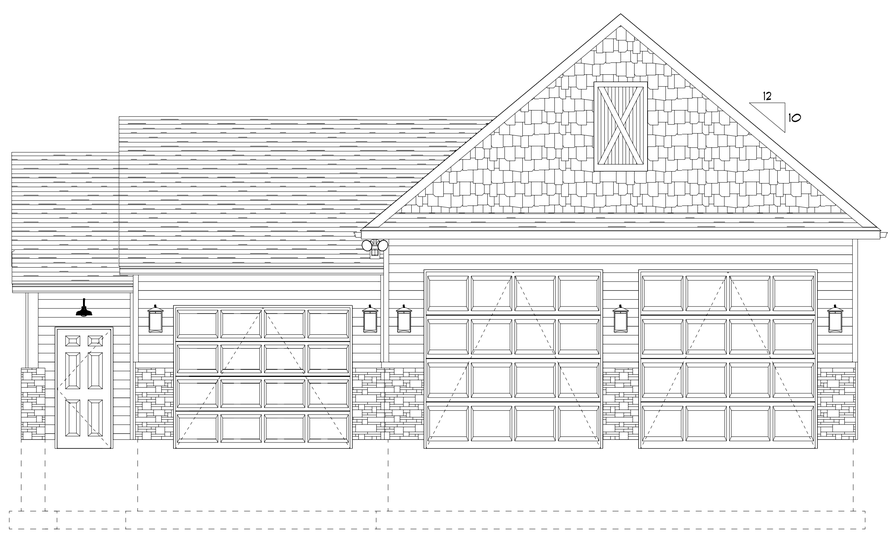

FRONT
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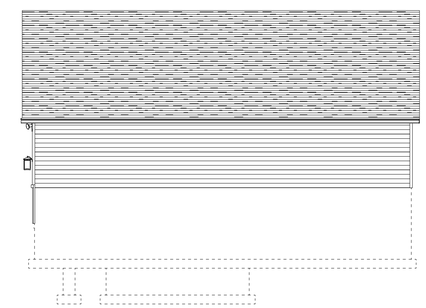

RIGHT
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PAGE: 1/2 ELEVATIONS

APPROVED:

CHECKED BY:

SECTION LETTER A
PAGE NUMBERS 1 1

SCALE: As Noted

DRAWN BY:

DATE: Tuesday, February 14, 2023

TRIM CRAFTERS, LLC
W7015 MAPLE ROAD
WITTENBERG
WISCONSIN
54499
PHONE(715) 551-8748
FAX(715) 253-3032
matt@trimcraftersllc.com

TRIM CRAFTERS Custom Homes

Russell Garage
8000 WOODBINE LANE
WAUSAU
Wisconsin
54401
PHONE:
FAX:

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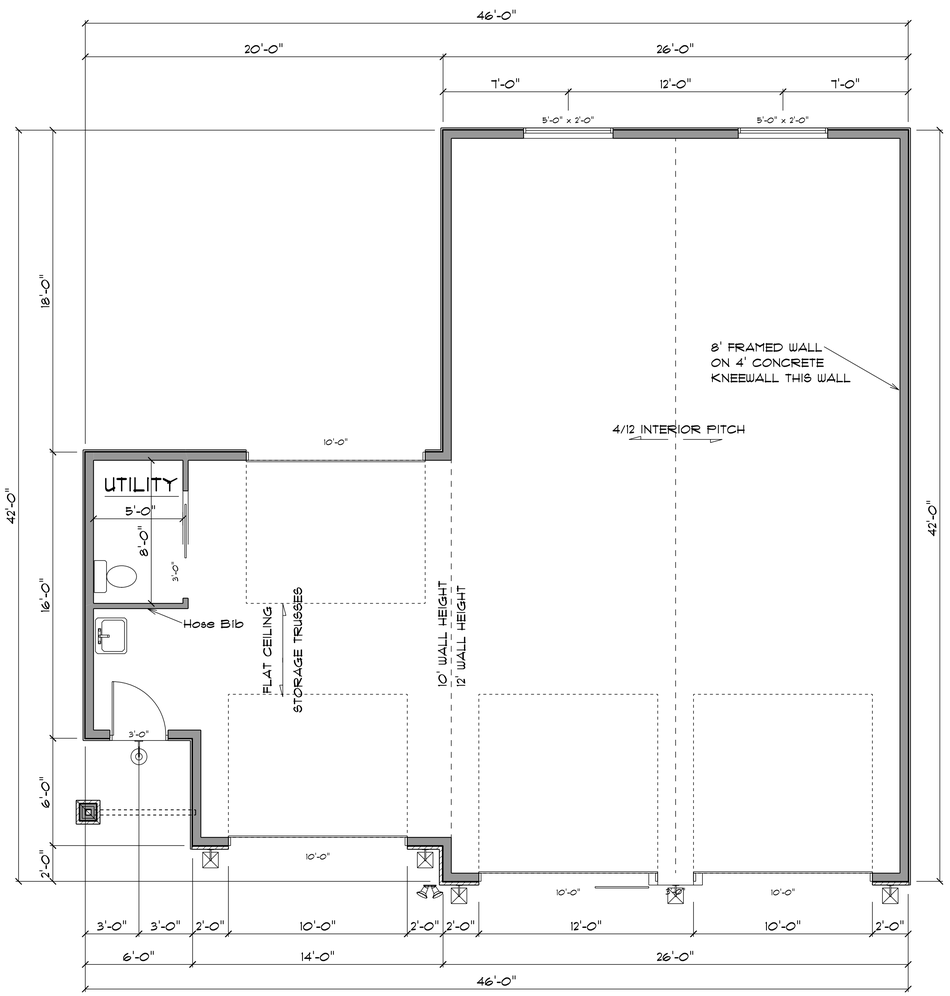
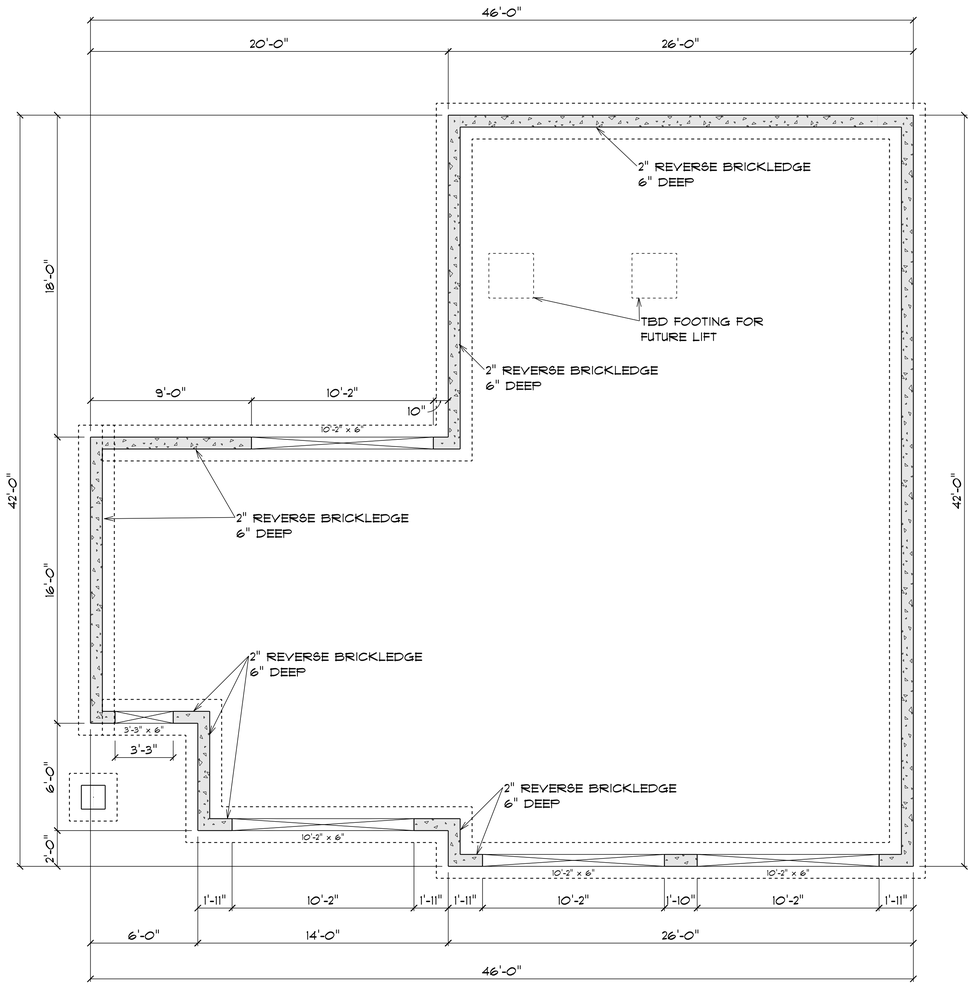


MAIN FLOOR

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

1496 SQ FEET



BASEMENT

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

PAGE: 2/2 FLOOR PLANS

APPROVED:

CHECKED BY:

SECTION LETTER A

PAGE NUMBERS 1 1

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

DRAWN BY:

DATE: Tuesday, February 14, 2023

TRIM CRAFTERS, LLC
11705 MAPLE ROAD
WITTENBERG
WISCONSIN
54499
PHONE(715): 955-8748
FAX(715): 253-3032
matt@trimcraftersllc.com

TRIM CRAFTERS Custom Homes

Russell Garage
8000 WOODBINE LANE
WAUSAU
Wisconsin
54401
PHONE:
FAX:

Land Information Mapping System

TAYLOR LINCOLN WOOD PORTAGE

Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

Structure Dimensions

Overall length (North-South) => 42'

Overall Width (East-West) => 46'

50.00 0 50.00 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes Russell Garage proposal

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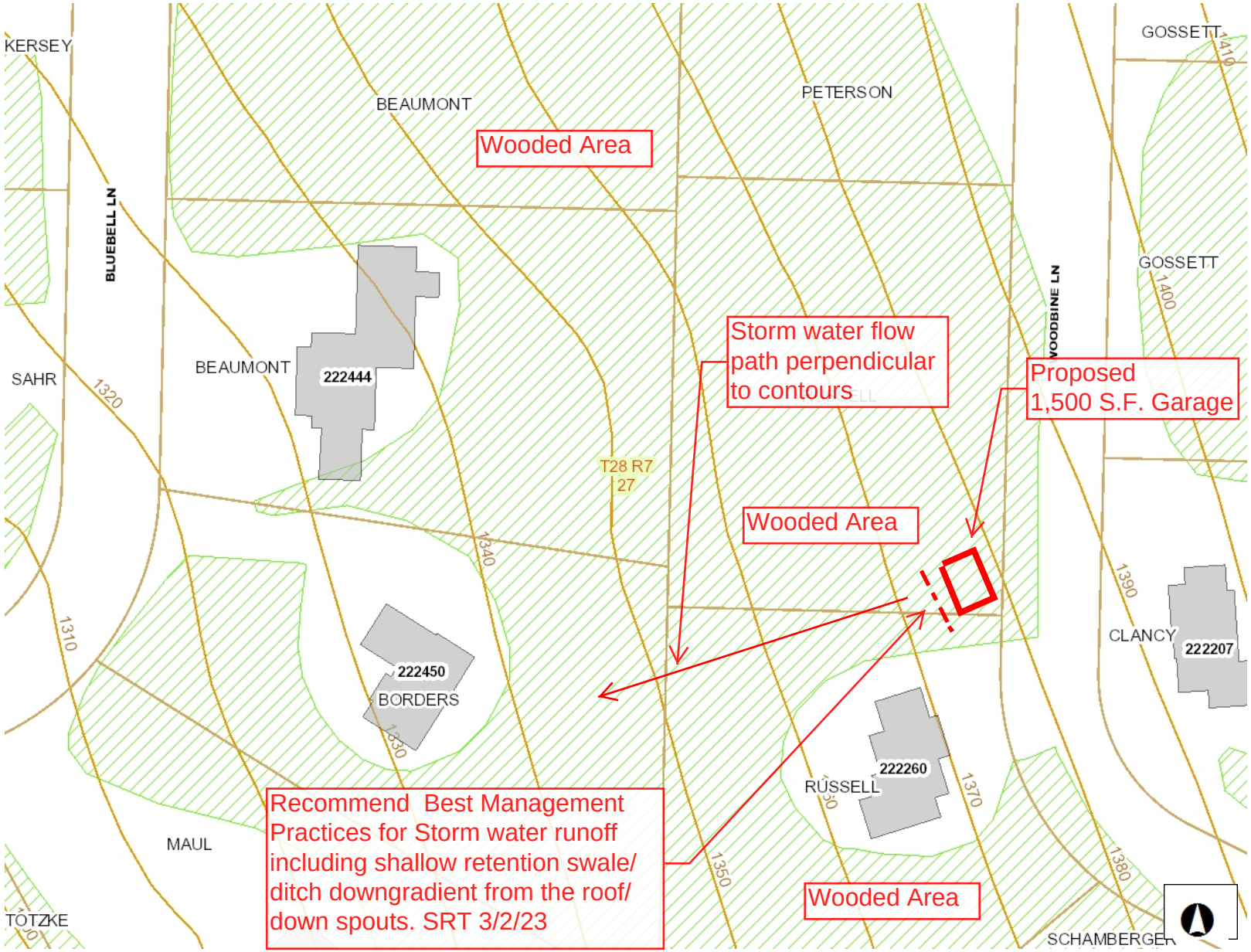
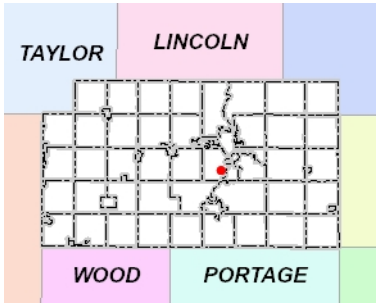
Land Information Mapping System





Legend

- Road Names
- Owner Last Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Address Points
- Section Lines/Numbers
- County-wide Buildings 2020
- Named Places
- Municipalities
- USGS 10ft Contours
- Wooded Areas

50.00 0 50.00 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

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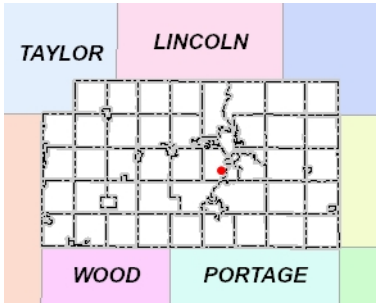
Land Information Mapping System



Legend

- Road Names
- Owner Last Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Address Points
- Section Lines/Numbers
- County-wide Buildings 2020
- Named Places
- Municipalities
- USGS 10ft Contours
- 2020 Orthos Countywide
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

12.50 0 12.50 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

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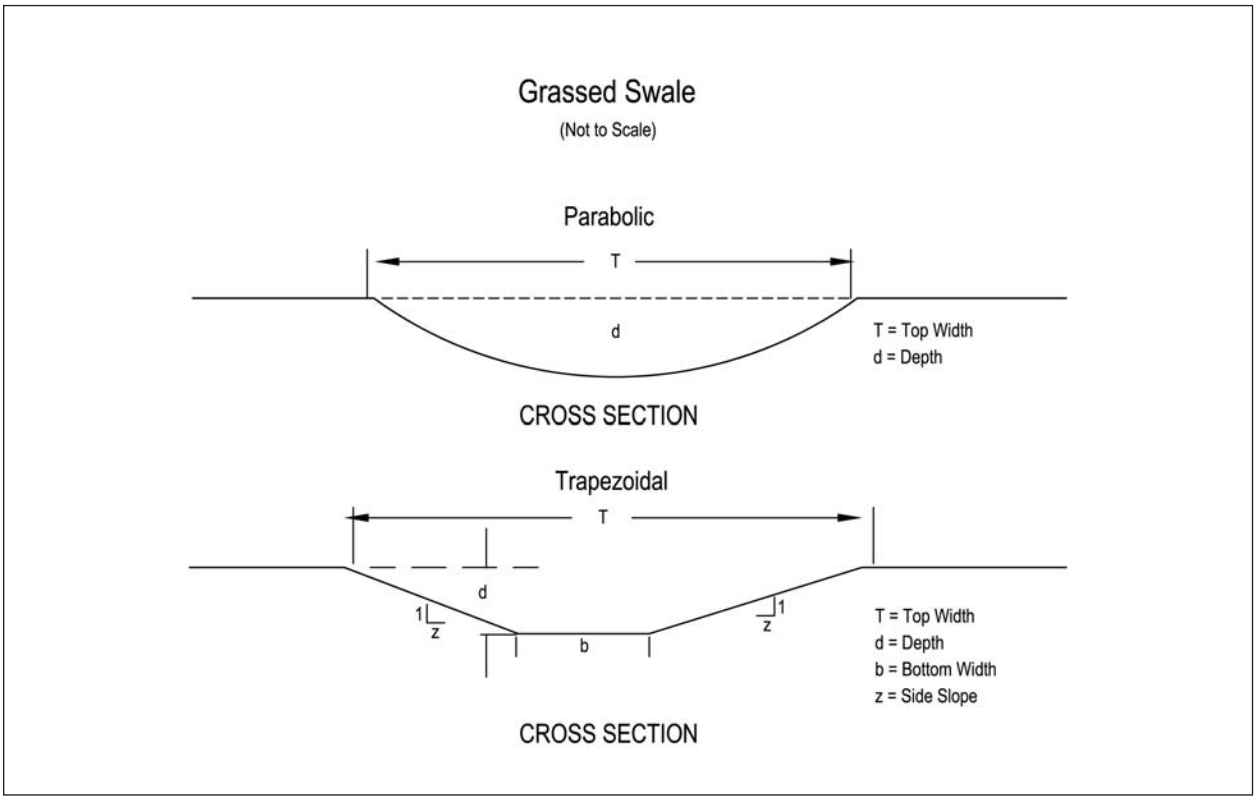
Specifications
for

Grassed Swale



1. All trees, brush, stumps, and other unsuitable material shall be removed from the site.
2. The channel shall be excavated and shaped to the proper grade and cross section.
3. Fill material used in the construction of the channel shall be well compacted in uniform layers not exceeding 9 inches using the wheel treads or tracks of the construction equipment to prevent unequal settlement.
4. Excess earth shall be graded or disposed of so that it will not restrict flow to the channel or interfere with its functioning.
5. Stabilization shall be done according to the appropriate specifications for permanent seeding, vegetative practices, sodding and matting.
6. Construction shall be sequenced so that newly constructed channels are stabilized prior to becoming operational. To aid in the establishment of vegetation, surface water may be prevented from entering the newly constructed channel through the establishment period.
7. Gullies that may form in the channel or other erosion damage that occurs before the grass lining becomes established shall be repaired without delay.

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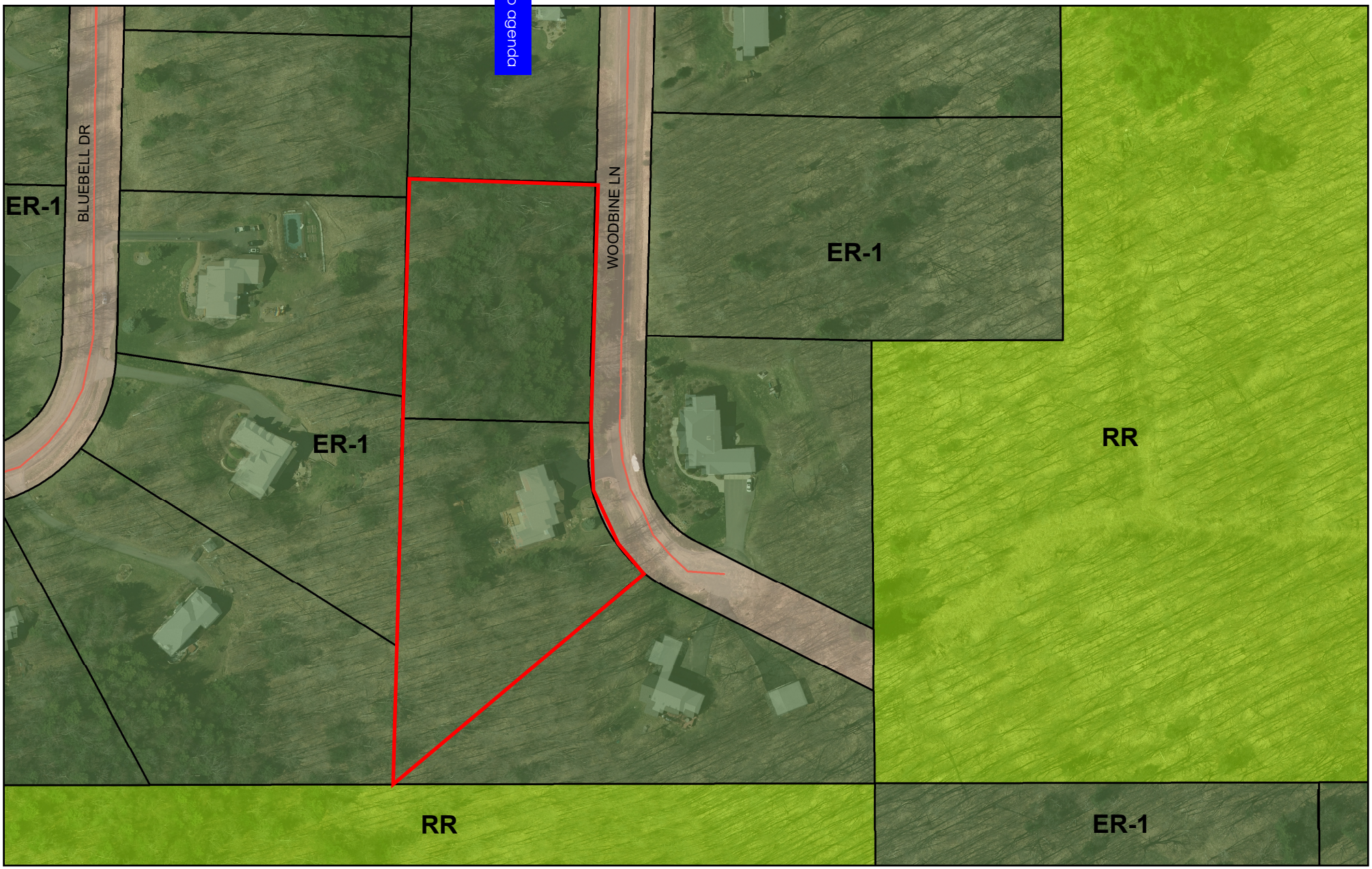

Rib Mountain: "Where Nature, Family, and Sport Come Together"

Prepared by:

mi-TECH
www.mi-tech.us

Map Printed: 2/3/2023

Parcels Outline

Zoning Districts (Sept 2017)

Zoning Districts

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

Labels

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

0 105 210
Feet

N

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.

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PARCEL COMBINATION AFFIDAVIT

This affidavit is made by the owner(s) to combine parcels identified below.

Affidavit Date: 1/20/2023

Parcel Identifier Number (PIN) Description #1 068280727 10018

Parcel Identifier Number (PIN) Description #2 068280727 10019

Parcel Identifier Number (PIN) Description #3 _____

From tax bills: xxx.xxxx.xxx.xxxx

Owner(s)(name(s) (As appearing on all tax bills for parcels contained in this affidavit.)

Jeremy Russell
Lisa A Russell

I (we), owner(s), acknowledge that this affidavit is to combine parcels under my/our ownership.

Legal Land Description #1 NW 1/4 NE 1/4, Sect. 27, T28N, R7E Golden View Lot 9, Town of Rib Mountain

Legal Land Description #2 NW 1/4 NE 1/4, Sect. 27, T28N, R7E Golden View Lot 10, Town of Rib Mountain

Legal Land Description #3 _____

Name and Return Mailing Address:

Jeremy and Lisa Russell
222260 Woodbine Lane
Wausau, WI 54401

Phone Number: (715) 298-0907

$30.00 chg CPZ

Any effects of combining parcels are the owner's responsibility.

This combination may not be revoked. All landowner(s) must comply with land division ordinances in effect at the time of any further division.

This agreement is binding upon the owner and his/her heirs, successors, and assigns.

The owner shall record the Parcel Combination Affidavit with the Marathon County Register of Deeds in a manner which will permit the existence of the affidavit to be determined by reference to the property

Owner(s) Name(s) - **Please print**:	This instrument was acknowledged before me on this date: January 20, 2023 by Jeremy + Lisa Russell Owner(s)	Marathon County CPZ Official Name - **Please print**: Robert M Mayer, Jr
Notarized Owner(s) Signature(s):	Notary Public- Marathon County, State of WI	Marathon County CPZ Official Title - **Please print**: Real Property Lister
	My commission expires: January 6, 2025	Marathon County CPZ Official Signature:

NICOLE DELONAY NOTARY PUBLIC STATE OF WISCONSIN

Drafted by: Jeremy Russell
Required - Person completing this document

Personal information you provide may be used for secondary purposes [Privacy Law,s.15.04(1)(m)]
O:\CPZ\FORMS\CombinedParcelAFFIDAVIT.doc 4/16

Black Ink Only

Newly combined Parcel Identification Number (PIN) 068-2807-271-0026
To be completed by Real Property Lister

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MARATHON COUNTY

PARCEL COMBINATION APPLICATION

Parcel ID Number (PIN) #1 068280727 10018

Parcel ID Number (PIN) #2 06 828072710019

Parcel ID Number (PIN) #3 _____

Can find these numbers on your tax bills: xxx.xxxx.xxx.xxxx

Owner(s) name(s) as appearing on all tax bills for parcels contained in this request.

Jeremy Russell
Lisa A Russell

All parcels included in the combination shall:

Municipality

☑ 1. Not conflict with local ordinances.

Signature: [signature] *Date:* 12-19-2022

County Treasurer and/or Real Property Lister

☒ 2. Have identical ownership.
☒ 3. Be located within the same taxation district.
☒ 4. Have no taxes due on any of the parcels.
☒ 5. Not be under a land contract.

Signature: [signature] / RPL *Date:* 1-20-23

Conservation, Planning and Zoning

☑ 6. Be contiguous and located within the same municipality.
☑ 7. Not conflict with county or state ordinances.
☑ 8. Not violate covenants restricting the combination.
☑ 9. Not alter the exterior boundary of any recorded subdivision.

Signature: [signature] *Date:* 1/20/23

Assessor

☒ 10. be combined for taxation purposes.

Signature: [signature] *Date:* 12/21/2022

11. Combinations in the current year will appear on the following year's assessment roll and tax bill.

12. A Certified Survey Map (CSM) may be required in the future to meet current subdivision requirements and minimum lot size requirements, and be recorded with the Register of Deeds, if the parcels combined by this affidavit are split into separate parcels.

All four(4) signature blocks MUST BE COMPLETED PRIOR TO RECORDING the Combined Parcel Affidavit

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OFFICE USE – DO NOT PUBLISH IN PAPER

1ST NOTICE DATE: **Wednesday, January 25, 2023**
2ND NOTICE DATE: **Wednesday, February 1, 2023**

HEARING DATE: Wednesday, February 8, 2023

TOWN OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that public hearings will be held before the Plan Commission of the Town of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, February 8th, 2023,** at 5:00 P.M. to hear and consider the request of:

Jeremy Russell, owner/applicant, requests Conditional Use approval for a detached accessory structure to exceed 1000 square feet and which includes more than one plumbing fixture, at the property addressed 222260 Woodbine Ln; per Rib Mountain Municipal Code Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed.

DATED this 23rd day of January 2023.

Paul B. Kufahl, Building Inspector/Assistant Zoning Administrator

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ailing list

MAIL_NAME1	MAIL_ADDR1	CITY	STATE	ZIP5
ANDREW & SARAH BEAUMONT	222444 BLUEBELL LN	WAUSAU	WI	54401
DONALD & JOANN MAUL	222460 BLUEBELL LN	WAUSAU	WI	54401
RICHARD M TOTZKE	222464 BLUEBELL LN	WAUSAU	WI	54401
MATTHEW & LUZVIMINDA CLANCY	222207 WOODBINE LN	WAUSAU	WI	54401
ERIC & CAROLYN SCHAMBERGER	222210 WOODBINE LN	WAUSAU	WI	54401
ELIZABETH A NIETERT	222190 WINTERGREEN RD	WAUSAU	WI	54401
LEILA BORDERS & KEATON JONES	222450 BLUEBELL LN	WAUSAU	WI	54401
JEREMY & LISA RUSSELL	222260 WOODBINE LN	WAUSAU	WI	54401
JOHN & MOLLY PETERSON	222440 WOODBINE LN	WAUSAU	WI	54401
RYAN & ALEXIA GOSSETT	222441 WOODBINE LN	WAUSAU	WI	54401
CLINT & LYNN GRAMBORT	151900 FOXGLOVE RD	WAUSAU	WI	54401

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TOWN OF RIB MOUNTAIN

Community Development Report

Date: March 3, 2023

To: Town Board

From: Jared Grande

Projects/Tasks/Meetings

- Paul and I had multiple workshops working on the zoning code.
- 2/10 Met with Angel Whitehead - Centergy
- 2/13 Met with Peggy Hardt from Abby Bank to discuss commercial lending.
- 2/14 Met with Kristen Fish from CWED regarding GAP financing.
- 2/14 Met with SBDC to understand services they provide for small businesses.
- 2/15 Met with Jean Cook from CAP Services regarding small business assistance.
- 2/16-2/17 Ehlers Financial conference with Nicole in Wisconsin Dells
- 2/23 Met with Marathon Technical Services owner Nick Bancuk for a meet and greet.
- 2/27 staff met to discuss ARPA funds and where we currently are at
- 2/28 webinar with Retail Coaches on developing strong downtowns
- 2/28 webinar hosted by Von Briesen on debunking common TID and TIF myths

Notes:

- The department has continued allocating significant time between incorporation and the comprehensive zoning code update.
- Additional resources have been allocated to Caselle tweaks and modifications required since implementation Jan 1, 2023.
- I have attempted to reach out to various businesses sectors to understand what role staff could play to facilitate development. Reaching to small business resources, to commercial lending, and technical professionals. In addition, this has allowed me to network and meet new individuals.
- Staff has been researching and reviewing documents/studies associated with housing and/or economic development to assist in positioning the community going forward.

Current & Upcoming Tasks/Projects

Task/Project	Due Date	Status	Notes
Incorporation	Middle 2023	In progress	April 6 is the next scheduled meeting
Caselle permitting software	January 1, 2023	Complete	Paul is continuing to work on necessary adjustments that come with a new software implementation.

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TOWN OF RIB MOUNTAIN

Comp Zoning Code Update	Early 2023	In progress	Near final draft.
Direct Seller	Spring 2023	Just started	Drafting stage
Strategic Planning	Unknown	Complete	
Master Plan implementation	Unknown	In Progress	Zoning Code Update
TID Application	December 20, 2022	Completed	TB approved 12.20.22
Marketing/Branding	Unknown	Just started	Gathering information and assessing
Facility Improvement Plan	Unknown	Beginning phase	Only discussions at this point

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Permit Nu	Issued Date	Property Address	Applicant	Status	Total Valuation	Total Fees
CD - Conditional Use Permit						
DKT - 2023		147037 COUNTY ROAD N	Matt Eslinger (American Asphalt of WI)	Approved	0.00	300.00
Commercial Addition Electrical						
2023-018		226891 RIB MOUNTAIN DR	JACOB HEPFLER	Approved	10,000.00	457.00
Commercial Addition Mechanical						
2023-020		226675 RIB MOUNTAIN DR	SOUTHPORT ENGINEERED SYSTEMS	Submitted	75,375.00	0.00
2023-021	02/09/2023	225000 HUMMINGBIRD RD	jeremiah kressin	Issued	152,000.00	110.00
2023-039		225441 LILAC AVE	Chet's Plumbing & Heating, Inc.	Submitted	21,986.00	0.00
Commercial Alteration - Electrical						
2023-022	02/09/2023	147979 WHIPPOORWILL RD	Nylee Osborn	Issued	1,500.00	91.30
2023-023	02/14/2023	225696 RIB MOUNTAIN DR	Apex Electrical Solutions, Inc.	Issued	46,800.00	210.32
2023-026		225500 RIB MOUNTAIN DR	SIRANT ELECTRIC INC	Approved	4,100.00	119.00
Commercial Alteration Construction						
2021-081	02/06/2023	225000 HUMMINGBIRD RD	FINDORFF	Issued	400,000.00	239.00
2023-024		226675 RIB MOUNTAIN DR	W.R. Newman & Associates	Submitted	2,100,000.00	50.00
2023-025	02/16/2023	226483 WOODDUCK LN	Brent Lord	Issued	25,000.00	385.00
2023-028		222501 MOSINEE TOWER RD	Brent Lord	Approved	25,000.00	385.00
Commercial Alteration Plumbing						
2023-017	02/08/2023	225000 HUMMINGBIRD RD	jeremiah kressin	Issued	77,012.00	85.00
2023-033		226891 RIB MOUNTAIN DR	THOMAS J HEINZEN	Approved	4,500.00	85.00
2023-034		225696 RIB MOUNTAIN DR	Watters Plumbing Inc	Submitted	29,367.00	1.00
Commercial Signage						
2023-036		226675 RIB MOUNTAIN DR	SIGNARAMA	Approved	36,145.00	316.00
PW - Driveway Permit						
PW-2023-0		148981 MOCKINGBIRD LN	Cory Holzhauer	Submitted	0.00	50.00
Residential Alteration						
2023-019	02/06/2023	227914 SNOWBIRD AVE	JAMES MAAS	Issued	100,000.00	141.00
2023-031		151148 LAVENDER LN	KYLE JAMES SCHMITZ	Approved	75,000.00	229.00
2023-038		152303 GOLDENROD RD	TYLER F KNUDSON	Approved	35,000.00	89.00
Residential Deck						
2023-037		222830 STRAWFLOWER CIR	KYLE JAMES SCHMITZ	Approved	20,000.00	65.00
Residential Electric						
2023-032		227431 HERON AVE	All Energy Solar	Approved	16,300.00	65.00
Residential New Single Family Home						
2023-027		148981 MOCKINGBIRD LN	Cory Holzhauer	Approved	260,000.00	2,935.00
Residential Other						
2023-030		151505 KINGFISHER LN	Dana Stuard	Approved	500.00	50.00
Residential Plumbing						
2023-035		152660 PHLOX LN	Mike Volkers	Approved	250,000.00	73.00
2023-040		227495 BOULDER RIDGE CIR	Karen Storm	Approved	4,500.00	65.00
2023-041		227497 BOULDER RIDGE CIR	Karen Storm	Submitted	7,500.00	50.00
Residential Repair/Replacement						
2023-029		227544 MERGANSER WAY	Permits Department	Approved	4,316.00	50.00

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Grand Totals:	
	3,781,901.00
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