



RIB MOUNTAIN

Where Nature, Family & Sport Come Together

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

THIS AGENDA SHALL SERVE AS NOTICE FOR THE REGULAR MEETING OF THE VILLAGE OF RIB MOUNTAIN PLAN COMMISSION, WHICH IS TO BE HELD ON **DECEMBER 13, 2023, Meeting at 5:00 P.M. at the Village of Rib Mountain Municipal Center, 227800 Snowbird Avenue**. SAID MEETING SHALL BE CALLED IN ACCORDANCE WITH WIS. STATS. § 19.83 AND § 19.84. THE VILLAGE TRUSTEES MAY ATTEND FOR PURPOSES OF GATHERING INFORMATION. SUBJECT MATTER FOR CONSIDERATION AND POSSIBLE ACTION FOLLOWS:

- 1) Call to Order – Roll Call
- 2) Public Comment
- 3) Discussion and Action on the Minutes of the [11/08/2023 Regular Meeting](#)
- 4) Public Hearing(s):
 - a) **Docket #2023-020:** Discussion and recommendation on a requested conditional use permit to install an electronic message sign at the property located at 226500 Rib Mountain Dr.
 - b) **Docket #2023-022:** Discussion and recommendation on a request for a Zoning Map Amendment of 4.269 +/- acres from Urban Commercial District (UC) to Unified Development District (UDD) (Ord. #2023-08) and General Development Plan located at 225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.
 - c) **Docket #2023-023:** Discussion and recommendation on Ord. #2023-08 Chapter 26 Floodplain Overlay District.
- 5) New Business:
 - a) **Docket #2023-021:** Discussion and recommendation on a certified survey map for a 4-lot land division located at 225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.
 - b) **Docket #2023-024:** Preapplication discussion and direction on Non-metallic mine site located off Red Bud Rd.
 - c) **Docket #2023-025:** Preapplication discussion and direction on potential Indoor Sales or Service and In-Vehicle Sales or Service between Cloverland Ln, Swan Ave, and Morning Glory Ln.
 - d) Discussion on contract with E-Plan Exam for commercial plan review services for the Village.
- 6) Correspondence/ Questions/ Town Board & Commission Update(s):
 - a) [Community Development Department Report](#)
 - b) [Update from Commissioners](#)
- 7) Next Meeting Date(s):
 - a) January 10, 2023 – Regular Scheduled Plan Commission Meeting
- 8) Future Agenda Items
- 9) Adjourn

Jay Wittman (JG)

Commission Chair

12/08/2023

Date

***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 Village of Rib Mountain at [\(715\) 842-0983](#) during normal office hours (8:00 AM – 4:30 PM, Monday through Friday).

Village OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
November 8, 2023

Vice Chairperson Carrie Edmondson called the meeting of the Plan Commission to order at 5:00 pm. Present in person were Jim Hampton, Thomas Kipp, Cory Sillars, Jesse Werner, Jeanine Knapp, and Jay Wittman was excused. Also, present Director of Community Development Jared Grande, Cleark Lynae Kolden, Fire Marshal Martin Christiansen. Present remotely was Tonia Westphal,

PUBLIC COMMENT: None Received

MINUTES:

Motion by Thomas Kipp, second by Jeanine Knapp to approve the minutes of the September 13, 2023, Plan Commission Meeting. Motion Carried 7-0.

PUBLIC HEARING(S):

- a) **Docket #2023-018: Discussion and recommendation on a requested conditional use permit for a second driveway on one parcel 150200 Bellflower Street.**

The first item discussed was a recommendation on a requested conditional use permit for a second driveway on a parcel at 150200 Bellflower Street. It was stated that the additional driveway (southern driveway) would be covered by snow during plowing operations to keep the cul-de-sac clear. If the homeowners were to request the removal of the snow, it would be at their responsibility and cost.

RECOMMEND APPROVAL: Plan Commission recommends the Village Trustees approve the application for conditional use allowing for installation of a second driveway at 150200 Bellflower St, with the following conditions:

1. Construction of the second driveway shall be in accordance with the performance standards of aforementioned ordinance sections and what depicted on the Site Plan and Building Specifications on EXHIBIT A (as approved by the Building Permit).
2. The total number of driveways accessing the parcel described above shall not exceed two (2).
3. Public Works at their discretion may plow snow into the second driveway (southern driveway) and are not required to remove any snow plowed from Bellflower Street. It would be the owner's responsibility to remove any snow from the second driveway if they choose to.
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.

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.

Motion by Carrie Edmonson, second by Jessie Werner to approve the permit with the conditions outlined by staff. Motion Carried 7-0.

New Business:

a) Docket #2023-019: Preapplication discussion and direction on potential County Rd NN restaurant on County Road NN.

The Commission discussed the pre-application regarding a potential restaurant on County Road NN. There was discussion of phase one of the development involving the restaurant and a future phase two. It was noted that the scope of the project might have traffic impacts on the area and the possibility of widening the driveway was suggested. It was also mentioned that it would be valuable to consider the impact on the neighboring residences and the style and scale of the restaurant. The developer highlighted the importance of considering traffic impact and land use separately. Furthermore, the developer stated they had consulted with Kevin Lang of the County Highway Department regarding site access which would include narrowing the driveway access to one instead of two. Lang had suggested making the driveway wider and including incoming and outgoing turn lanes in the driveway. There was also discussion about existing and potential customer loading times and future use of the property. Some concerns raised by the members included potential issues with parking and the arrangement of the building. It was suggested that a single business with adequate parking may be preferred and the possibility of expanding the first building was put forward. Despite some concerns, there was a consensus that such development is part of the area's future land use planning. There was no motion made, only feedback provided to the applicant.

b) Discussion and Recommendation on draft Ordinance #2023-06: Shoreland Overlay Zoning District.

The Commission reviewed the draft Shoreland Overlay Zoning District ordinance. It was stated that the Village Board preferred to keep to the minimum standards as defined by statute which includes a 50-foot setback, setback averaging while including a hybrid approach for maintaining vegetation within the vegetative buffer zone; a thought is 50% of the vegetative buffer area and areas with steep slopes (12% or greater). Further specified in this ordinance was a focus on tree cutting and shrubbery clearing to balance aesthetics of the water viewing inland and conservation efforts.

Feedback from the commission was requested particularly on the issue of vegetation clearing. Comparisons were made with the ordinances of other local municipalities.
No formal motion was made.

Correspondence/ Questions/ Town Board & Commission Update(s):

a) Community Development Department Report

The Community Development Department Report was presented, providing updates on various projects and initiatives. The report highlighted ongoing work with Olsen Solar and exploring the E-Plan Exam option for our commercial plan reviews, challenges, and achievements in the department.

b) Update from Commissioners

Thomas Kipp was appointed Commissioner of Rib Mountain Metropolitan Sewerage District

Next Meeting Date(s):

December 13-2023 – Regular Scheduled Plan Commission Meeting

Future Agenda Items

Nothing was discussed.

ADJOURN: Motion by Jesse Werner, second by Thomas Kipp to adjourn the Plan Commission Meeting.

Motion carried 7-0. The meeting adjourned at 6:16 pm.

Respectfully Submitted,

Jeremy Kloos Building Inspector / Assistant Zoning Administrator and minutes software.

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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AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, December 13, 2023
ITEM:	Docket #2023-020: Discussion and recommendation on a requested conditional use permit to install an electronic message sign at the property located at 226500 Rib Mountain Dr.
FROM:	Jared Grande, Community Development Director

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Finishing Touch Signs, LLC, 1296 Kowalski Rd, Kronenwetter, WI 54455
OWNER:	Blue Moon Properties LLC: Attn Lawrence Rickert, 226500 Rib Mountain Dr, Wausau, WI 54401
PROPERTY ADDRESS:	226500 Rib Mountain Dr, Wausau, WI 54401
PIN/PARCEL #:	068-2807-104-0951
ZONING:	UDD Unified Development District
ADJACENT ZONING:	NORTH: UDD SOUTH: UDD EAST: SC WEST: UDD
FUTURE LAND USE:	Regional Commercial

BACKGROUND

As part of Plan Commission Docket #2003-51, the Commission decided to use the frontage of interior streets when calculating total allowable signage. Doing so allows for roughly 350 square feet of signage.

Currently, the development displays 298 square feet of signage. The monument sign was modified in 2015 through Docket # 2015-37 which allowed the increase to the monument sign from 65 square feet to 85 square feet and allowed the height up to 12 feet in height. In early 2014, the Plan Commission made amendments to the signage portion of the Zoning Ordinance related specifically to pylon/monument signs. These amendments allow for the 10-foot maximum sign height to be exceeded via conditional use, if located within the I-39/USH-51 Corridor. The property in question does not fall within the highway corridor.

The drawings provided in 2015 actually had an overall height of 151 inches, or 12.6 feet in overall height. The sign previously approved had a 38-inch arch between the sign and base.

PREVIOUS ACTIONS:	None.
STAFF COMMENTS:	See Determination Report (attached).
ATTACHMENTS:	Conditional Use Determination Report, Site Plan, Narrative, Sign drawing, Public Notice items, Zoning Map

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 Village Board on 12/19/2023 (Staff)

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CONDITIONAL USE PERMIT REPORT

FROM:	Jared Grande, Community Development Director		
DOCKET NO.	2023-020	HEARING DATE:	December 13, 2023
APPLICANT:	Finishing Touch Signs, LLC, 1296 Kowalski Rd, Kronenwetter, WI 54455		
OWNER:	Blue Moon Properties LLC: Attn Lawrence Rickert, 226500 Rib Mountain Dr, Wausau, WI 54401		
LOCATION:	226500, Rib Mountain Dr, Wausau, WI 54401		
DESCRIPTION:	Electronic Message Center Sign		

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:	UDD Unified Development District
DEFINITION: 17.038	<p>This district is intended to provide for flexible development. This District is designed to forward both aesthetic and economic objectives of the Town by controlling the site design and the appearance, density, or intensity of development within the district in a manner that is consistent with sound land use, urban design, and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to Section 17.233 for the procedure applicable to proposal review in this overlay district.</p> <p>The purpose of the Unified Development District is also to promote the maximum benefit from coordinated area site planning, diversified location of structures and mixed compatible uses in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage and facilitate the conservation of open land and other natural features, such as woods, streams, wetlands, etc., as integral components of a balanced ecology. The intent of these regulations provides for the development of land on the basis of comprehensive and coordinated site plans for specific project development, regulated by objective criteria rather than through the application of fixed formulae, thereby allowing for greater flexibility and improved quality of environmental design. Such a district may be established only with the consent of the owners of the land affected.</p>
SIGN TYPE:	Pylon & Monument Sign
DEFINITION: 17.213(2)(E)	<p>Freestanding signs resting on or supported by means of poles, pylons, standards, or any other type of base on the ground. The base or support(s) of any and all pylon and monument signs shall be securely anchored to a concrete base or footing. The height of pylon and monument signs shall be measured from the ground grade adjacent to the sign to the top of the sign, and shall not exceed 10 feet in height. Pylon and monument signs shall be erected so that they do not obstruct vision triangles for</p>



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street and/or driveway intersections, or impede visibility for safe pedestrian and/or vehicular circulation. (Refer to Sections 17.214(2)(g) and Table 17.216(6).) The footing and related supporting structure of a pylon or monument sign, including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or through the use of evergreen shrubs (Refer to Section 17.173 and Table 17.216(6)).

REVIEW OF PERFORMANCE STANDARDS

No more than one pylon or monument sign over the permitted maximum height of 10 feet may be approved for any single parcel. Pylon and monument sign height may exceed the permitted maximum height through a conditional use approval, if located within the areas described in (e)1.c. of this section; subject to, but not limited to, the conditions listed in (e)1.d. through (e)1.k. of this section.	Docket # 2015-37 allowed the sign height 12 feet in height in it's location.
Sign height shall not exceed 35 feet from ground level.	Does not exceed.
Any portion of the pylon or monument sign shall be set back from all property lines a minimum of 10 feet. and must be set back from a property line abutting a residentially zoned property a minimum of 35 feet.	Will be in same location as previous sign which met setbacks.
Shall not obstruct vision triangles for street and/or driveway intersections, or impede visibility for safe pedestrian and/or vehicular circulation (Refer to Sections 17.214(2)(g) and Table 17.216(6)).	Will be in same location as previous sign which does not impede the vision triangle.
Building Frontage Length Ratio: 0.50:1 or maximum total sign area may be selected using either the building frontage length ratio or the frontage length ratio or the facade area ratio for the first-floor area of the external wall to be signed.	As part of Plan Commission Docket #2003-51, the Commission decided to use the frontage of interior streets when calculating total allowable signage. Doing so allows for roughly 350 square feet of signage. Currently, the development displays 298 square feet of signage.
Street Frontage Length Ratio: 0.25:1 or maximum total sign area may be selected using either the building frontage length ratio or the frontage length ratio or the facade area ratio for the first-floor area of the external wall to be signed.	See information from Docket #2003-51
Building Façade Area Ratio: 5% or maximum total sign area may be selected using either the building frontage length ratio.	See information from Docket #2003-51
Maximum Total Sign Area per Business: Maximum of 150 square feet per sign, up to 500 square feet of total sign area as determined by one of the three ratio calculations	See information from Docket #2003-51



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Maximum Number of Signs Per Street Frontage: 1 per lot. One sign is proposed.

DETERMINATION / FINDING OF FACT

1. How is the proposed precise implementation plan (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Village 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
Revitalize and redevelop older commercial areas of the Town.
2. How is the proposed precise implementation plan (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Town of Rib Mountain Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Town?
The Town of Rib Mountain is committed to responsible growth within the Rib Mountain Drive Commercial Corridor. This project is pursuant to that objective.
3. Is it likely that the proposed precise implementation plan, 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?
No, the sign will not have any adverse impact on neighboring properties, neighborhoods, the environment, or traffic or pedestrian movement. The sign is located outside of the vision triangle for this intersection.
4. Does the proposed precise implementation plan maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
Yes, the overall development plan shall maintain the desired consistency of commercial land use on the Rib Mountain Drive Corridor.
5. Is the proposed precise implementation plan 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?
Yes, this area of Rib Mountain Drive is currently served by public water and sewer.
6. Do the potential public benefits of the proposed precise implementation plan 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, this sign is a low impact use on this property. Having one sign for the 3 properties will improve the overall consistency of signage along the corridor. Multi-tenant signs should be encouraged throughout the corridor.

BACKGROUND INFORMATION



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As part of Plan Commission Docket #2003-51, the Commission decided to use the frontage of interior streets when calculating total allowable signage. Doing so allows for roughly 350 square feet of signage.

Currently, the development displays 298 square feet of signage. The monument sign was modified in 2015 through Docket # 2015-37 which allowed the increase to the monument sign from 65 square feet to 85 square feet and allowed the height up to 12 feet in height. In early 2014, the Plan Commission made amendments to the signage portion of the Zoning Ordinance related specifically to pylon/monument signs. These amendments allow for the 10-foot maximum sign height to be exceeded via conditional use, if located within the I-39/USH-51 Corridor. The property in question does not fall within the highway corridor.

The drawings provided in 2015 actually had an overall height of 151 inches, or 12.6 feet in overall height. The sign previously approved had a 38-inch arch between the sign and base

CURRENT PROPERTY CONDITIONS

Owners of the multi-tenant building housing both Jim Kryshak Jewelers and Cellcom are considering an alteration to the existing monument sign located along Rib Mountain Drive. Conversations with Finishing Touch Signs, LLC indicated the foundation was failing requiring the sign to be removed. In the meantime, staff allowed permitting of a temporary sign with the understanding the owners would be applying for a new sign.

REVIEW OF SIGNAGE STANDARDS

ELECTRONIC MESSAGE SIGN REQUIREMENTS

PROPOSED

No electronic message signs shall be permitted within 100 feet of a neighboring residential zoning district within the UC, SC, SR-3 and UDD zoning districts or 150 feet within the SO district.

Meets Requirements.

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

See Conditional Use Permit.

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

See Conditional Use Permit.

- 1.10 seconds for properties within the USH 51 and STH 29 Overlay District (per Section 17.039).
- 2.30 seconds for properties outside of the USH 51 and STH 29 Overlay District.

The electronic message sign area or display face shall be included in the calculation of sign measurement and shall not exceed 50 percent of total sign area (per Section 17.213(3)(b)(I) - Sign Measurement).

Meets Requirements.

Electronic message signs shall be equipped with a sensor or other device programmed to automatically determine

See Conditional Use Permit.



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the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e., sunrise to sunset) and nighttime hours (i.e., sunset to sunrise).

The electronic message sign shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction.

See Conditional Use Permit.

STAFF COMMENTS

The property is within a previously approved Unified Development District with previously approved Precise Implementation Plans. As stated, the last update was Docket # 2015-37 which allowed 12-feet in height and 85 square feet for the monument sign. Docket #2003-51 called out allowing 350 square feet of signage on the property and with the approval of Docket # 2015-37, there is currently 298 square feet total. The proposed additional square footage of the electronic message sign will still have the overall square footage below the previously approved 350 square feet.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends the Board of Supervisors approves the requested conditional use allowing for an electronic message center sign at uses at 226500 Rib Mountain Drive, with the following conditions:

1. The installation and use of the electronic message center sign shall be in accordance with the approved plans, attached to this permit as "Exhibit A" and per Section 17.214 *General Signage Regulations*, specifically subsection (3) *Electronic Message Sign Requirements*;
2. The footing and related supporting structure of a pylon or monument sign, including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or through the use of evergreen shrubs
3. 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);
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.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends the Village Trustees approve the application for an electronic message center sign at uses at 226500 Rib Mountain Drive, with additional (or less) conditions, as discussed.



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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 a detached energy system (ground mounted photovoltaic system) shall be forwarded to the Village Trustees without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends the Village Trustees deny the application for conditional use permit based on substantial evidence (or lack thereof) provided at the public hearing.



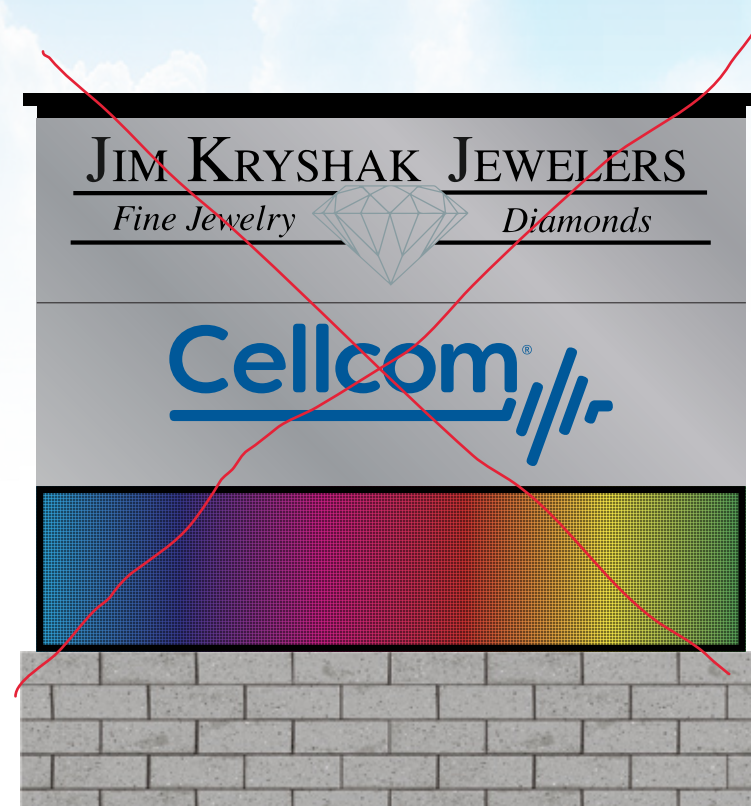
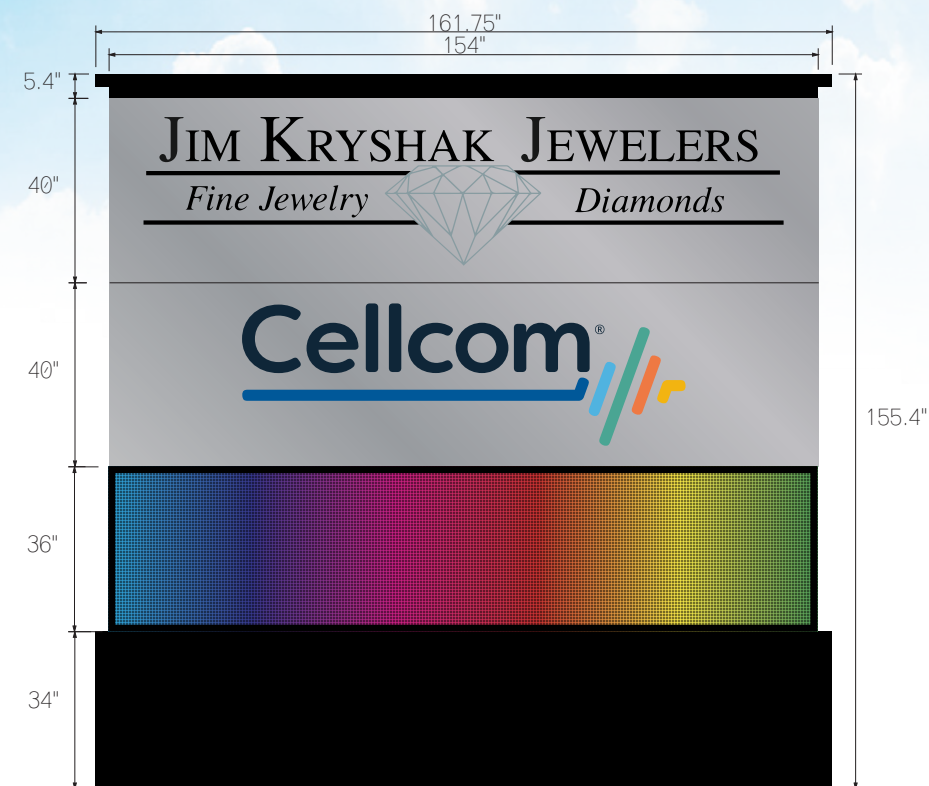
1296 Kowalski Road,
Kronenwetter, WI
Office: 715-845-0500

Customer: Jim Kryshak
Job Location: Rib Mountain
Job #: 19081
Proof Date: 10/10/23
Sales Rep: Tom Diedrick
Designer: Suzi Wopp
Client Approval:

Substrate:

- ☒ Double Sided
- ☐ Single Sided
- ☐ Lit Sign
- ☒ Non Lit
- ☐ Opaque Vinyl
- ☐ Translucent Vinyl
- ☐ Frosted
- ☒ Painted
- ☒ Exterior
- ☐ Interior

- Colors:
- ☐ White
 - ☒ Black
 - ☐ Daintree
 - ☐ Deep Cerulean
 - ☐ Picton Blue
 - ☐ Bright Green
 - ☐ Bright Orange
 - ☐ Yellow Sea



Sign Specifications:

- (1) Internally lit cabinet; re-use top panels from previous sign; paint any faded parts black
- EMC below cabinet (size TBD); Base can be stone (Stone type TBD) or painted aluminum
- Cellcom panel to be routed 1/8" thick aluminum with 3/4" thick acrylic push thru letters

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. Once the design is approved Finishing Touch will not be responsible for errors. Colors shown for representation only. Actual paint or vinyl graphics may not match ink colors on layout.

This artwork is copyrighted and may not be reproduced or used without written permission. Design fees will be charged without authorized use.



Land Information Mapping System



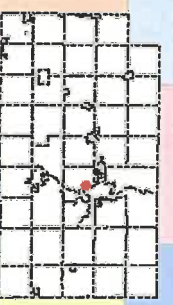
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DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is 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

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

Notes

Report Criteria:

Permit.Permit number = "DKT - 2023 - 020"

Permit Number	Application Date	Permit Type	Property Address	Applicant	Status
DKT - 2023 - 02	11/09/2023	CD - Conditional Use Permit	226500 RIB MOUNTAIN DR	Finishing Touch Signs	Submitted

Description of WorkContractors

Name	Contractor Type	Primary Contractor
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Transactions

Date	Description	Source ID	Fee Number	Quantity	Unit of Measurement	Amount	Due at
11/09/2023	Conditional Use		12	.0000		300.00	Setup
11/24/2023	BUILDING PERMIT CLEARING-DKT 2023-020	1.000523		.0000		300.00-	
Grand Totals:						.00	

Approvals

Approval Type	Days to Approve	Due Date	Status	Approved Date	Assigned To
Application	10	11/19/2023	Active		Building Dept
Zoning	10		Pending		Zoning

Inspection Activity

Inspection Number	Inspection Type	Status	Appointment Date	Appointment Time
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Conditions

Condition	Comment
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Proposed sign is for 2 businesses on a main town road. Sign would be for the 2 businesses, illuminated faces and would contain an electronic message board (EMC). EMC will promote awareness for the business, Jim Kryshak.

The EMC will not impact negatively the surrounding properties, environment, or general safety of others.

**VILLAGE OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that public hearing(s) will be held before the Plan Commission of the Village of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, December 13, 2023**, at 5:00 P.M. to hear and consider the request of:

Finishing Touch Signs, agent, requests a conditional use permit to install an electronic message sign at the property located at 226500 Rib Mountain Dr, per Rib Mountain Municipal Code Section 17.214(3) – Electronic Message Sign Requirements.

Kurt Schmidt, REI Engineering, agent, requests an amendment to the Village of Rib Mountain Zoning Map of 4.269 +/- acres from Urban Commercial District (UC) to Unified Development District (UDD). Legal Description of the subject property: Commencing at the West 1/4 corner of said Section 14; thence North 00°32'24" West, coincident with the West line of said Government Lot 3, 1146.33 feet; thence North 89°27'36" East, 53.61 feet to the East right-of-way line of Menton Lane and the Northwest corner of Parcel 1 of Certified Survey Map number 4185, recorded in Volume 15, on Page 183, as Document Number 856724, filed in the Marathon County Register of Deeds Office; thence North 00°11'04" East, coincident with said East right-of-way line of Menton Lane, 26.73 feet to the point of beginning; thence North 88°38'48" West, coincident with said East right-of-way line of Menton Lane, 10.12 feet; thence North 44°44'19" West, coincident with said East right-of-way line of Menton Lane, 62.87 feet to said West line of Government Lot 3; thence North 00°32'24" West, coincident with said West line of Government Lot 3, 91.45 feet to the East right-of-way line of Rib Mountain Drive and the beginning of a curve concave to the Southeast; thence 61.33 feet, coincident with said East right-of-way line of Rib Mountain Drive and the arc of said curve, said curve having a radius length of 90.00 feet, a central angle of 39°02'35", and a chord that bears North 55°29'24" East for a distance of 60.15 feet to the North right-of-way line of vacated Menton Lane and the Southwest corner of said Lot 3 of Certified Survey Map Number 16687; thence North 02°09'07" West, coincident with said East right-of-way line of Rib Mountain Drive, 181.93 feet; thence North 07°44'07" East, coincident with said East right-of-way line of Rib Mountain Drive, 60.95 feet; thence North 04°03'24" East, coincident with said East right-of-way line of Rib Mountain Drive, 56.74 feet; thence North 00°22'43" East, coincident with said East right-of-way line of Rib Mountain Drive, 3.64 feet to the North line of said Lot 3 of Certified Survey Map Number 16687; thence North 89°41'41" East, coincident with said North line of Lot 3 of Certified Survey Map Number 16687, 409.92 feet to the Northeast corner of said Lot 3 of Certified Survey Map Number 16687 and the West right-of-way line of Lilac Avenue; thence South 00°38'07" East, coincident with said West right-of-way line of Lilac Avenue, 129.42 feet to the beginning of a curve concave to the Northwest; thence 124.44 feet, coincident with said West right-of-way line of Lilac Avenue and the arc of said curve, said curve having a radius length of 239.84 feet, a central angle of 29°43'38", and a chord that bears South 14°14'19" West for a distance of 123.05 feet; thence South 34°51'24" West, coincident with said West right-of-way line Lilac Avenue, 70.30 feet to the Southeast corner of said Lot 3 of Certified Survey Map Number 16687; thence South 40°38'30" West, coincident with said West right-of-way line Lilac Avenue, 86.60 feet to the South right-of-way line of vacated Menton Lane; thence South 17°04'06" West, coincident

with said West right-of-way line Lilac Avenue, 74.65 feet; thence South 09°23'16" West, coincident with said West right-of-way line Lilac Avenue, 59.22 feet; thence North 89°58'36" West, coincident with said West right-of-way line of Lilac Avenue, the North line of Lot 1 and Lot 2 of Certified Survey Map Number 7614, recorded in Volume 29, on Page 77, as Document Number 1006307, filed in the Marathon County Register of Deeds Office, and the North line of said Parcel 1 of Certified Survey Map Number 4185, 235.80 feet; thence North 01°21'12" East, 26.33 feet; thence North 88°38'48" West, 17.50 feet to said East right-of-way line of Menton Lane and the point of beginning. Section 14, Township 28 North, Range 7 West, Village of Rib Mountain, Marathon County, Wisconsin.

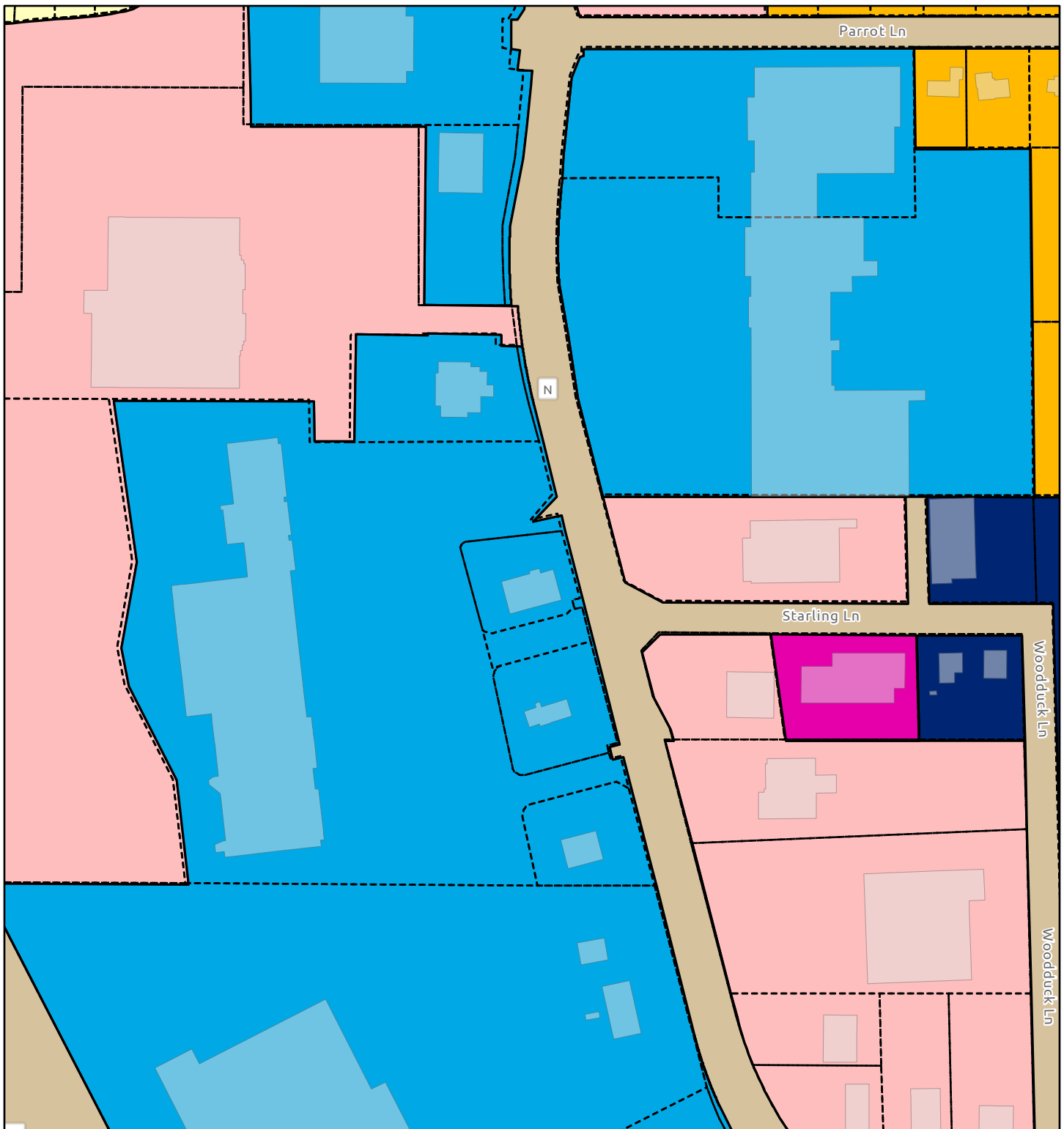
Village of Rib Mountain, petitioner, requests amendment to Rib Mountain Municipal Code, Chapter 17 Zoning Ordinance, to amend section 17.113 Flood Plain Zoning by repealing and re-enacting Chapter 25 Floodplain Zoning. The proposed ordinance amendments are on file in the Office of the Community Development Director and the document is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

Written testimony may be forwarded to the Village of Rib Mountain Plan Commission, Jared Grande, 227800 Snowbird Ave, Wausau, WI 54401 or emailed to jgrande@ribmountainwi.gov by noon on the date of the hearing. All interested persons will be given an opportunity to be heard at the hearing. For questions and more information, please contact the Village prior to the meeting.

DATED this 27th day of November 2023.

Jared Grande, Community Development Director

Village of Rib Mountain Zoning Map



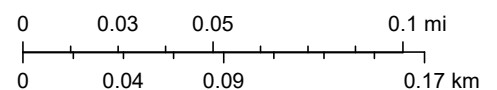
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VRM Zoning 9/18/2023

- SR-3
- SC
- UDD
- MR-4
- UC

- SI
- ROW
- Building Outline
- Tax Parcels (3/29/23)
- Road Centerline

1:4,514



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Name	Address	CITY	STATE	ZIP5
FREEDOM GROUP LLC	2181 S ONEIDA ST SUITE 1	GREEN BAY	WI	54304
DSDH RIB MOUNTAIN LLC	9251 WILLOW LN	FREMONT	WI	54940
QUATTRO WAUSAU LLC	1100 JORIE BLVD #140	OAK BROOK	IL	60523
MOUNTAIN VIEW RETAIL DST	PO BOX 2148	MILWAUKEE	WI	53201
MOUNTAIN VIEW RETAIL DST	1000 GARDEN CENTER DR	ORLANDO	FL	32837
AGREE LIMITED PARTNERSHIP; c/o RYAN LLC	PO BOX 460389 DEPT 125	HOUSTON	TX	77056
GRANITE OAK PROPERTIES LLC	P.O. BOX 648	WESTON	WI	54476
LONG GREEN LLC	PO BOX 899	ANTIOCH	IL	60002
BLUE MOON PROPERTIES LLC: ATTN LAWRENCE RICKE	226500 RIB MOUNTAIN DR	WAUSAU	WI	54401
LONG GREEN LLC; C/O UPTON PROPERTIES INC	PO BOX 899	ANTIOCH	IL	60002

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AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, December 13, 2023
ITEM:	Rezoning of 4.269 +/- acres from Urban Commercial District (UC) to Unified Development District (UDD) (Ord. #2023-08) and General Development Plan located at 225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.
FROM:	Jared Grande, Community Development Director

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Kurt Schmidt, REI, 4080 N. 20 th Ave, Wausau, WI 54401
OWNER:	RL 225421 Rib Mountain Drive LLC; 40, MM 225421 Rib Mountain Drive LLC; 30, PO BOX 215, Plover, WI 54467
PROPERTY ADDRESS:	225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.
PIN:	068-2807-142-0968 and 068-2807-145-0991
CURRENT ZONING:	Urban Commercial (UC)
ADJACENT ZONING:	NORTH: UDD SOUTH: UC EAST: UC/SR-3 WEST: UDD
PROPOSED ZONING:	Unified Development District (UDD)
FUTURE LAND USE:	Mixed-Use (Emphasis on Office/Institutional); Regional Commercial (Comp Plan)

BACKGROUND

The owners initially bought the property at 225421 Rib Mountain Dr and later acquired 152531 Menton Ln. The owners presented a pre-application in November 2022 and March 2023 to gain feedback from the Plan Commission. Olson Carpet (not in use) sits at 225421 Rib Mountain Dr. and the building had Halloween Spirit seasonally used it in 2022 and 2023. The owners also bought the single-family home to the south at 152531 Menton Ln.

PREVIOUS ACTIONS:	None.
STAFF COMMENTS:	See Determination Report (attached)
ATTACHMENTS:	Rezone Determination Report, Zoning Map, Building Elevation Drawings, Chipotle Floor Plans, Cover Sheet, Olson Carpet preliminary CSM, Landscape Plan and TIA map.

POSSIBLE ACTIONS TO BE TAKEN

APPROVE: Plan Commission recommends to the Village Board Rezoning of 4.269 +/- acres from Urban Commercial District (UC) to Unified Development District (UDD) (Ord. #2023-08) and General Development Plan located at 225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.

DENY: Town Board of Supervisors denies Resolution No. 22-07

REQUESTED ACTION: Recommend approval of the rezone (Ord. # 2023-08) and General Development Plan with findings specific to Section 17.233(5)(e)(1-3); see section under "Determination/Finding of Fact" within the Determination Report.

FURTHER ACTION(s): Forward the Plan Commission recommendation to the Village Trustees on 12/19/2023 (Staff)

**RIB MOUNTAIN**

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REZONE/GENERAL DEVELOPMENT PLAN DETERMINATION REPORT

FROM:	Jared Grande, Community Development Director		
DOCKET No.	2023-022	HEARING DATE:	December 13, 2023
APPLICANT:	Kurt Schmidt, REI, 4080 N. 20 th Ave, Wausau, WI 54401		
OWNER:	RL 225421 Rib Mountain Drive LLC; 40, MM 225421 Rib Mountain Drive LLC; 30, PO BOX 215, Plover, WI 54467		
LOCATION:	225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.		
DESCRIPTION:	Rezoning of 4.269 +/- acres from Urban Commercial District (UC) to Unified Development District (UDD) (Ord. #2023-08) and General Development Plan located at 225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.		

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.223 Amendment of Official Zoning Map Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

CURRENT ZONING:	UC Urban Commercial
DEFINITION: 17.035(3)(E)	<p>Description and Purpose. This district is intended to permit both large and small scale commercial development at intensities which provide significant incentives for infill development and the continued economic viability of existing development. To accomplish this effect, maximum permitted Floor Area Ratios (FARs) are significantly higher and minimum required Green Space Ratios (GSRs) are lower than those required in the Suburban Commercial (SC) District. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.</p> <p>Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Suburban Commercial (SC) District. Performance standards for the Urban Commercial (UC) District are designed to ensure the long-term economic health of strip commercial development areas, existing as of the effective date of this Ordinance, by limiting the attraction of the Suburban Commercial (SC) District to those and uses which can afford the relatively higher development costs and rents associated with development in that district.</p>
PROPOSED ZONING:	UDD Unified Development District
DEFINITION: 17.233(1) & (2)	<p>(a) The Unified Development District (UDD) provides a regulatory framework to encourage improved environmental design by allowing flexibility in the development of land while ensuring compliance with the basic intent of the Zoning Ordinance and with the Town Master Plan.</p> <p>(b) To achieve the community benefits of Unified Development District (UDD) zoning, it is generally true that the project size should be large enough to allow clustering and to</p>



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establish a coherence of design. Parcels less than 100,000 square feet are presumptively too small to be approved, but smaller projects may still be submitted and considered. For all projects, the petitioner should clearly demonstrate the public benefits of the UDD approach over those provided by adherence to the zoning standards provided by this Ordinance.

(c) The Unified Development District has no "set" standards or specifications. Developers can propose uses or a combination of uses and configurations of intensity and density of development. Through a process of both informal and formal Plan Commission review and Town Board review and approval, accompanied by discussions with developers and, as appropriate, with other interested parties, a binding development agreement is reached between the property owner and the Town of Rib Mountain. The details of this agreement constitute the zoning controls of the property. These controls have the same legal force and effect as standard zoning requirements.

Overview of UDD Review Process. The rezoning of property to a Unified Development District (UDD) is an amendment to the Official Zoning Map. However, as discussed in (1), above, some or many of the otherwise strict zoning requirements imposed by this Ordinance may be ignored or modified through the UDD process. Therefore, the procedure for rezoning to a UDD shall be as required for any other Amendment to the Official Zoning Map under this Ordinance (Section 17.223).

FUTURE LAND USE	Regional Commercial (Comp Plan); Mixed-Use (Emphasis on Office/Institutional) (Rib Mountain Drive/TID 1 Master Plan & Corridor Study adopted Sept. 7, 2021)
FLU DESCRIPTION:	Large scaled, high-impact, high-traffic volume commercial development, big box retail, large indoor commercial entertainment scaled to provide sales or service at a regional level. These areas shall be served by public sewer and water facilities as this designation is within the 2040 sewer service boundary.
TYPICAL ZONING DISTRICT:	<ul style="list-style-type: none">▪ SC Suburban Commercial▪ SO Suburban Office▪ UC Urban Commercial▪ CC Central Commercial
DENSITY:	Minimum lot sizes per the associated zoning district
DEVELOPMENT POLICIES:	<ol style="list-style-type: none">1. Assure that new development provides an attractive rear yard appearance for existing and future development behind these sites.2. Require developments to address off-site traffic, environmental, and neighborhood impacts.3. Promote infill and redevelopment projects of outdated sites along the Rib Mountain Drive Corridor and the County Road NN overpass areas.4. Sites should be designed for multi-modal transportation.

REVIEW OF PERFORMANCE STANDARDS

- a) Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s). *See site plan.*



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- | | |
|---|--|
| b) The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. | <p><i>See site plan. There was a Traffic Impact Analysis done for the development. See summary of items below from the Street and Park Superintendent:</i></p> <ol style="list-style-type: none">1. <i>TIA recommends eliminating left in / left out to the Olson Carpet site</i>2. <i>TIA recommends allowing left in only to Texas Roadhouse/ Starbucks. Right in/right out will still be provided.</i>3. <i>TIA recommends constructing dual westbound left turn lanes on Valley In Way at Rib Mountain Dr</i>4. <i>WisDOT reviewed the TIA and does not have any immediate concerns with the addition of the projected traffic to the US 51 ramp terminals. However, if negative impacts are observed, we would be investigating the impacts and mitigations needed to ensure acceptable operation of these critical intersections.</i> |
| c) In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section. | <p><i>See site plan. There may be needed buffer's from the south property line adjacent to the drive-through.</i></p> |
| d) The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure. | <p><i>Not able to determine. May be identified on future Precise Implementation Plan.</i></p> |
| e) All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4 ton axle load. | <p><i>Need to verify as part of the Precise Implementation Plan.</i></p> |
| f) Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150). | <p><i>Not able to determine. May be identified on future Precise Implementation Plan.</i></p> |
| g) Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high | <p><i>Not able to determine. May be identified on future Precise Implementation Plan.</i></p> |



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and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.

- h) Drive-in restaurants for food pick-up: A minimum of 80 feet shall be provided in front of each drive-up window where food is ordered. **Need to verify as part of the Precise Implementation Plan.**
- i) Drive-in restaurants where food is delivered to and eaten in the vehicle: Minimum of 15 spaces. **Meets requirements.**
- j) Other drive-up and drive-in uses: As determined by the Plan Commission. **To be determined.**

BACKGROUND INFORMATION

The owners initially bought the property at 225421 Rib Mountain Dr and later acquired 152531 Menton Ln. The owners presented a pre-application in November 2022 and March 2023 to gain feedback from the Plan Commission. Olson Carpet (not in use) sits at 225421 Rib Mountain Dr. and the building had Halloween Spirit seasonally used it in 2022 and 2023. The owners also bought the single-family home to the south at 152531 Menton Ln.

CURRENT PROPERTY CONDITIONS

Royal Vista is a 10-lot subdivision with a Homeowner's Association. This is a no-maintenance living option, as snow removal and lawncare is taken care of by the Homeowner's Association.

STANDARDS WHICH WILL NOT BE MET

- Setbacks to hard surfaces within the proposed lots.
- Frontage requirements for lot 1 and 2.
- Access points.
- Storm water requirements.
- From staff's review, landscape requirements appear to not meet standards; this is difficult to determine due to the request being a GDP, not a Precise Implementation Plan.
- Rib Mountain Municipal Code now requires the In-Vehicle Sales or Service land use to go through the UDD/GDP process.

DETERMINATION / FINDING OF FACT

REZONE

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
Yes, the UDD is a special zoning district that can be applied in various situations. In this instance, the UDD is being utilized for a multi lot/multi-building development. Additionally, the Village Board previously approved the ordinance to require In-Vehicle Sales to go through the UDD process.
2. Does the rezoning further the purpose and intent of this Chapter?
Chapter 17 is written to implement the Comprehensive Plan to the extent possible under zoning. The rezone to the UDD allows greater development of the overall property. However, the recent Rib Mountain Drive/TID 1



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Master Plan & Corridor Study shows this area as Case Study #1: Southern Gateway and showcases a signature building whether a hotel or clinic [here](#). The Corridor study was adopted into the 2020 Comprehensive Plan

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
 2. **Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.**
 3. **Growth patterns or rates have changed, thereby creating the need for a rezoning.**

These properties are underdeveloped and is an eye-soar for the entrance to Rib Mountain Drive. The land uses along with all aspects of the development are extremely important for Rib Mountain Drive.

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

While the initial Future Land Use Map in the 2020 Comprehensive Plan shows the properties as Regional Commercial, the newly adopted Future Land Use Map identifies this area as Mixed-Use (Emphasis on Office/Institutional). This type of development is consistent with past developments along Rib Mountain Drive.

GENERAL DEVELOPMENT PLAN

As the key step in its review of the proposed UDD/GDP the Plan Commission shall make explicit findings specifically in regard to the following:

1. Character and intensity of land use: the uses proposed and their intensity and arrangement on the site:
 - A. Respect the physical attributes of the site with particular concern for preservation of protected natural resource areas, and open space;
 - B. Produce an attractive environment of sustained aesthetic and ecological desirability, economic stability and functional practicality which is compatible with the planned development of the area;
 - C. Do not adversely affect the anticipated provision of school or municipal services; and
 - D. Do not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.
2. Engineering Design Standards: Streets, drives, walkways and paths, outdoor lighting, provision for storm water drainage, sanitary sewer service, water supply, or other similar environmental and municipal engineering considerations are based on appropriate standards necessary to implement the specific function and the specific situation, and in not instance are less than those necessary to achieve the public health, safety and welfare as determined by the Town.
3. Preservation and maintenance of open space in a Unified Development District; Provision has been made for the preservation and maintenance of appropriate open spaces either by public reservation or dedication to public entities, or by commitment to preservation by a private entity. UDD contracts shall contain specific reference to the ownership of such open space areas and to provision for maintenance.

STAFF COMMENTS



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This request is in line with the Future Land Use Map from the 2020 Comprehensive Plan, however it doesn't provide the signature building at the entrance of Rib Mountain Drive as shown in the Rib Mountain Drive/TID 1 Master Plan & Corridor Study. The development of the site is consistent with development near the south entrance of Rib Mountain Drive, and through the TIA and review of it including WisDOT, there wasn't highlighted issues with traffic provided modifications are made to the median and full access is reduced. Staff believes it's necessary do address the aesthetics, bike and pedestrian accessibility as feasible, and overall design of the site through the Precise Implementation Plan, and furthermore recommends additional conversation with the owners and developers to analyze Phase II, the north lot development in the future.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends approval of the rezone request from UC to UDD/General Development Plan and forwards the recommendation on to the Village Board for the December 19, 2023, meeting.

DEFER ACTION: Defer action on the request based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A recommendation shall be made within 60 days of submittal of the application. If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 60 days of the submittal of the application, then the Village Board shall hold the public hearing without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends denial of the rezone request from UC to UDD/General Development Plan and forwards the recommendation on to the Town Board for the September 21, 2021, meeting.



November 16, 2023

Village of Rib Mountain
227800 Snowbird Ave.
Wausau, WI 54401



Subject: Review and approval of a Rezone Application, Certified Survey Map and General Development Plan for 225421 Rib Mountain Drive and 152531 Menton Ln.

Dear Village of Rib Mountain,

The intent of the Rezone Application, Certified Survey Map, and General Development Plan is to propose an efficient redevelopment strategy for the subject area to better serve the Village of Rib Mountain and the continued growth & success of the commercial district. The subject properties outlined in the application have been acquired and conceptually designed (refer to site plan set attached) with the goal of presenting an effective solution for how this can be accomplished.

Due to the limitations & overall constraints of the existing zoning regarding lot line setbacks, access points, overall stormwater requirements and utility layouts outlined in standard UC (Urban Commercial) Zoning, which would limit the ability to maximize the commercial density and create access inefficiencies, we are pursuing a rezone of the parcels to UDD (Unified Development District). This approach would allow us to relax such restrictions and take an overall shared approach to the development.

We are also proposing a CSM to establish 3 parcels, 1 Outlot, and public roadway dedications (refer to CSM attachment). The resulting parcels are all planned to exhibit commercial land uses which will share elements such as access points, stormwater facilities, utilities, overall landscape requirements and relax internal setback requirements for buildings/pavement. Please refer to the attached GDP plan set representing a detailed vision for each parcel and overall UDD including the proposed floor area ratio, impervious surface area ratio, general relationship to public streets, and treatment of natural features. This GDP proposal also aligns with the future land use goals outlined within the Village of Rib Mountain Comprehensive Plan.

Please contact us if you need any additional information to complete the review and approval of this request.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink that reads "Thomas A. Radenz".

Tom Radenz, PLS

INDEX OF SHEETS

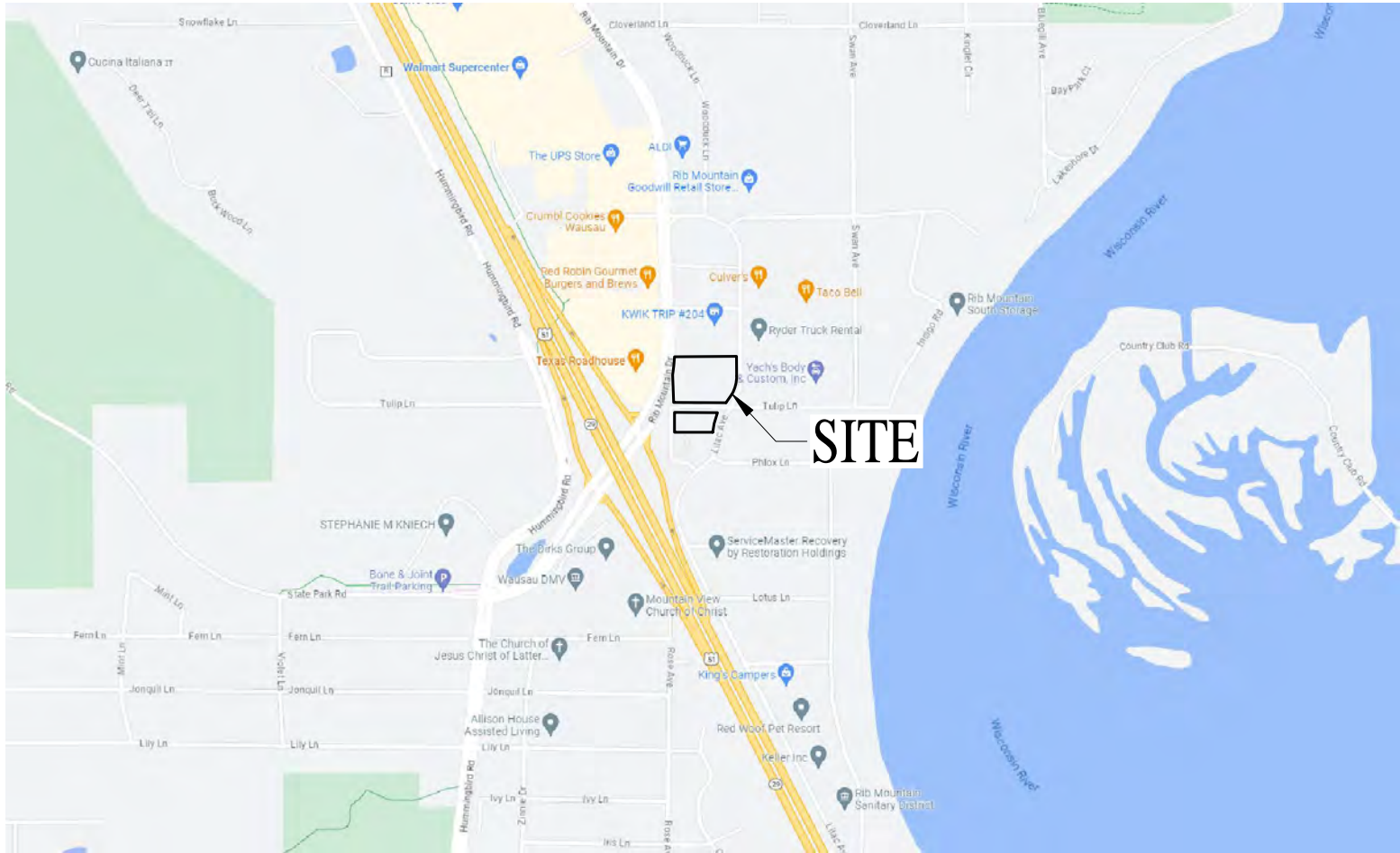
SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C300	UTILITY PLAN

TOTAL SHEETS = 5

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

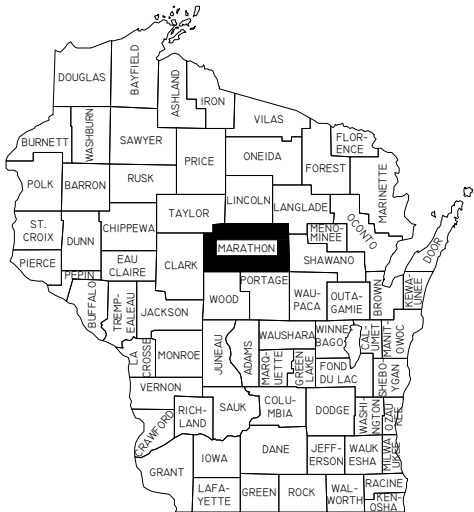
REVIEW PLANS FOR:
LOKRE DEVELOPMENT
VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN



TOLL FREE: 811 OR (800) 242-8511
HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
WWW.DIGGERSHOTLINE.COM

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.



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
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL -1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL -1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

OWNER:
LOKRE COMPANY

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:
VILLAGE OF RIB MOUNTAIN
WDNR
DSPS

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

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



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE: 11/16/2023
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

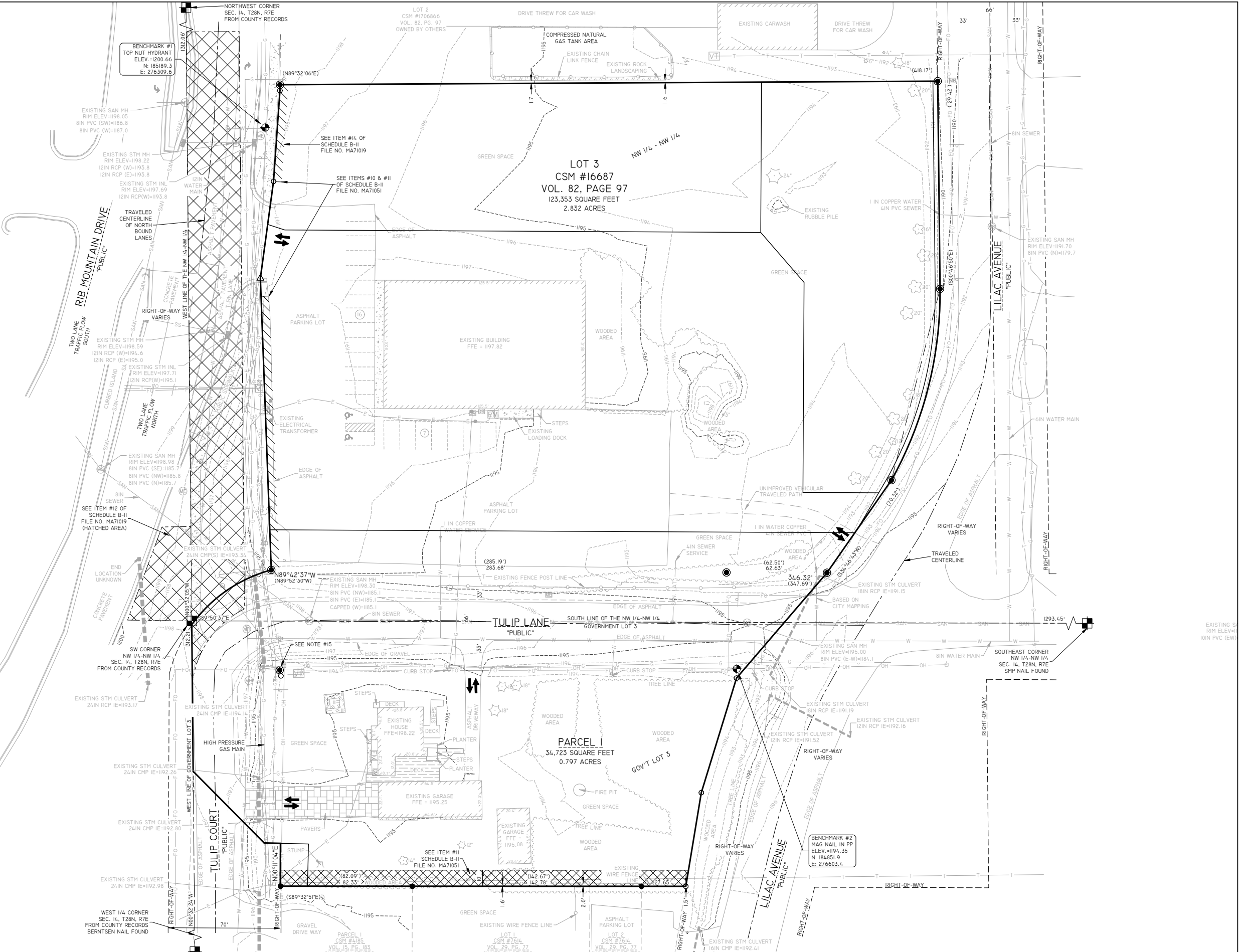
TITLE SHEET
LOKRE DEVELOPMENT
FORMER OLSON CARPET / COSMOS SITE
RIB MOUNTAIN, WISCONSIN

REI
REI No. 8140B
SHEET C001

DRAWING FILE: P:\8100-8199\8140B LOKRE OLSON CARPET\DRAWING\8140B-C010-EXISTING-PRELIM.DWG LAYOUT: C010
PLOTTED: Nov 16, 2023 - 3:12PM PLOTTED BY: LOGANZ

SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 04-25-2018.
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 #20181607945.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
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.
6. SURVEY WAS COMPLETED DURING SNOW COVERED CONDITIONS WHICH MAY IMPACT THE SURVEY ACCURACY AND THE ABILITY TO LOCATE CERTAIN FEATURES.



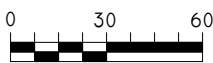
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
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REI

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ENGINEERING, SURVEYING**

SCALE

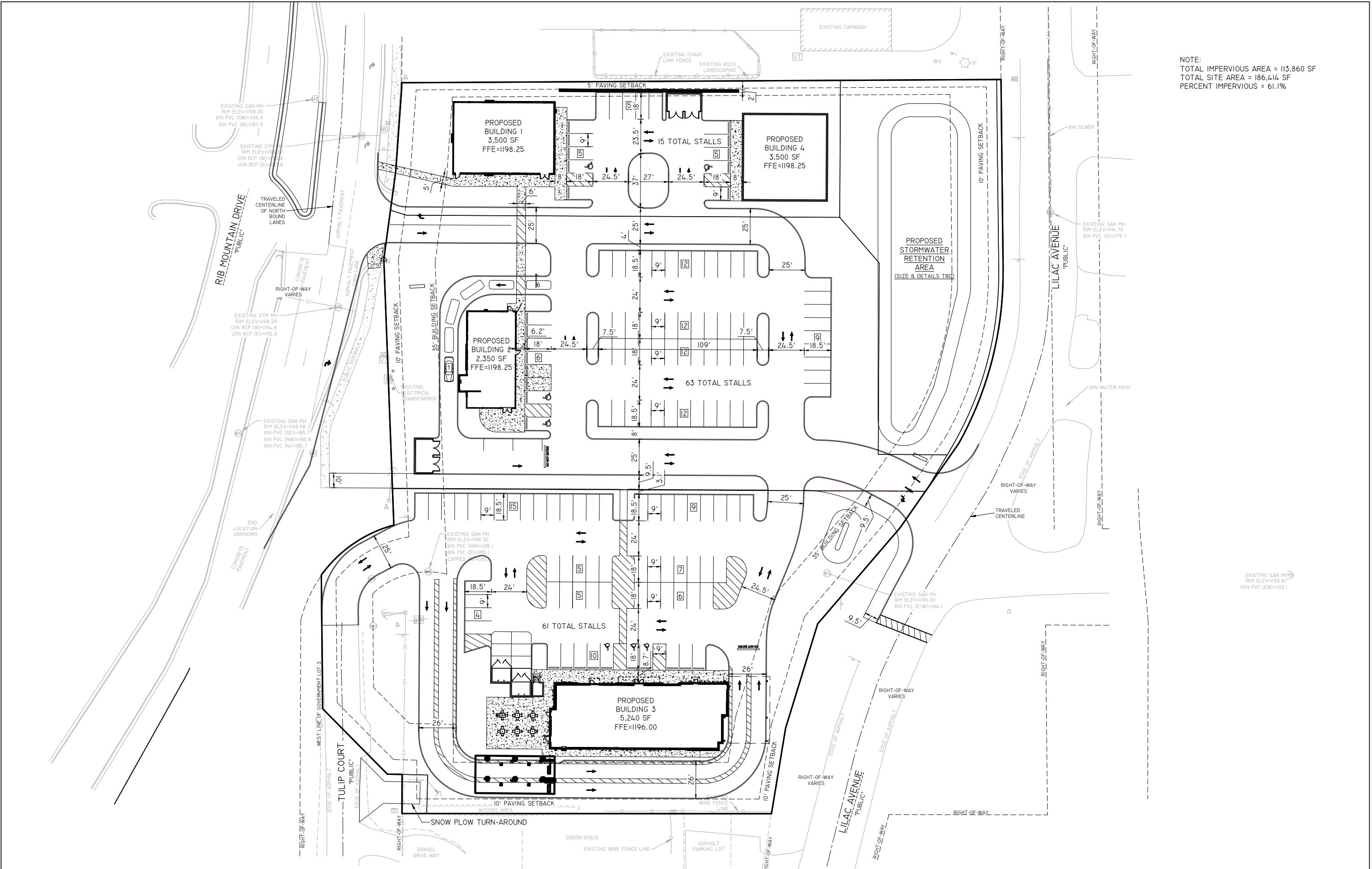


DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE: 11/16/2023
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

EXISTING SITE CONDITIONS
LOKRE DEVELOPMENT
FORMER OLSON CARPET / COSMOS SITE
RIB MOUNTAIN, WISCONSIN

REI
REI No. 8140B
SHEET C010

DRAWING FILE: P:\8100-8199\8140B LOKRE OLSON CARPET\DRAWING\8140B-C100-SITE-PRELIM.DWG LAYOUT: C100
PLOTTED: Nov 16, 2023 - 3:13PM PLOTTED BY: LOGANZ



NOTE:
TOTAL IMPERVIOUS AREA = 113,860 SF
TOTAL SITE AREA = 186,414 SF
PERCENT IMPERVIOUS = 61.1%

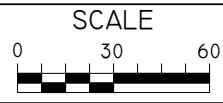
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PLOTTED: Nov 16, 2023 - 3:14PM PLOTTED BY: LOGANZ

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EMAIL: MAIL@REIENGINEERING.COM



REI

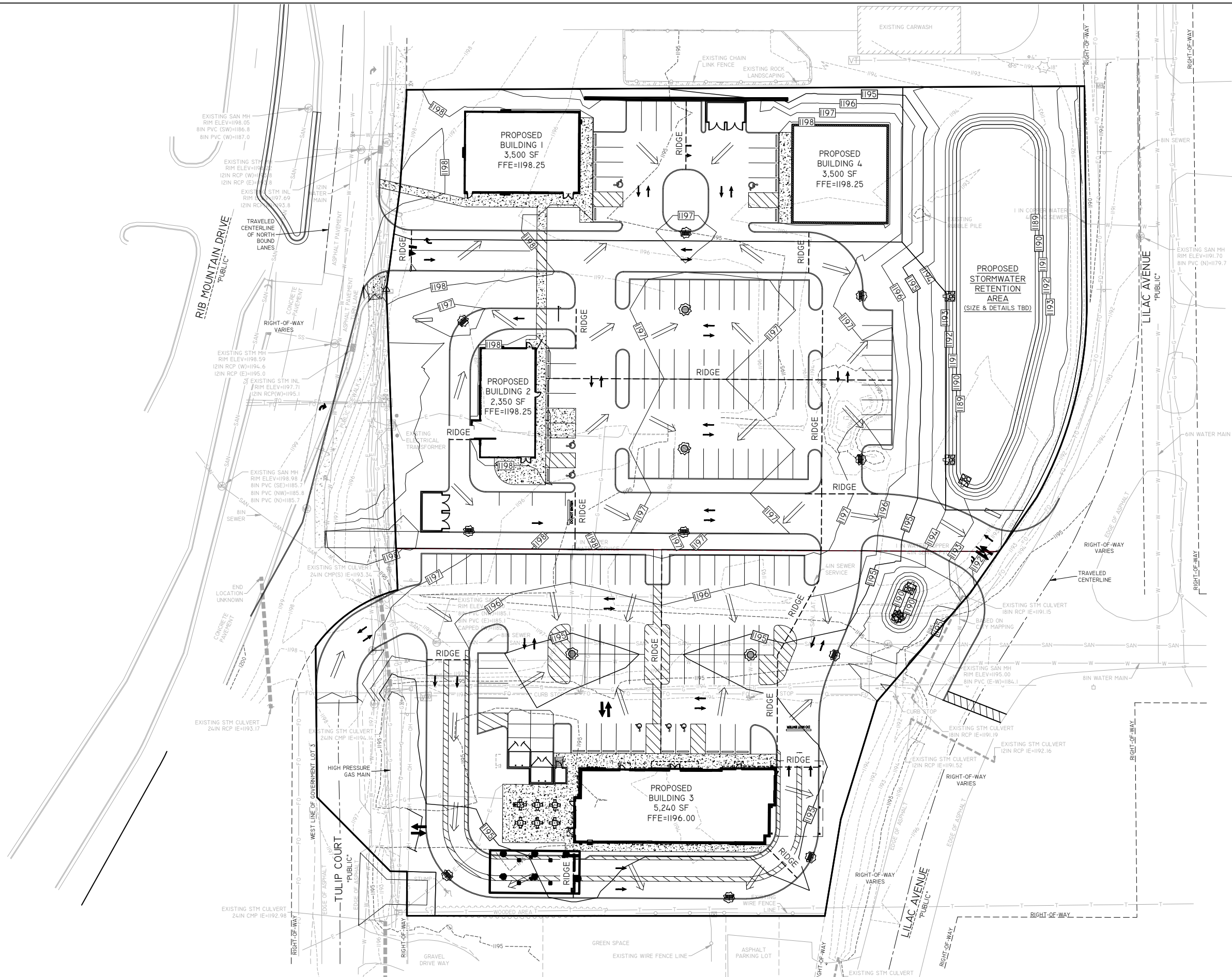
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DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE: 11/16/2023
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

GRADING & EROSION CONTROL PLAN
LOKRE DEVELOPMENT
FORMER OLSON CARPET / COSMOS SITE
RIB MOUNTAIN, WISCONSIN

REI
REI No. 8140B
SHEET C200



DRAWING FILE: P:\8100-8199\8140B LOKRE OLSON CARPET\DRAWING\8140B-C300-UTILITIES-PRELIM.DWG LAYOUT: C300
PLOTTED: Nov 16, 2023 - 3:15PM PLOTTED BY: LOGANZ

REI Engineering, INC.
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EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

SCALE

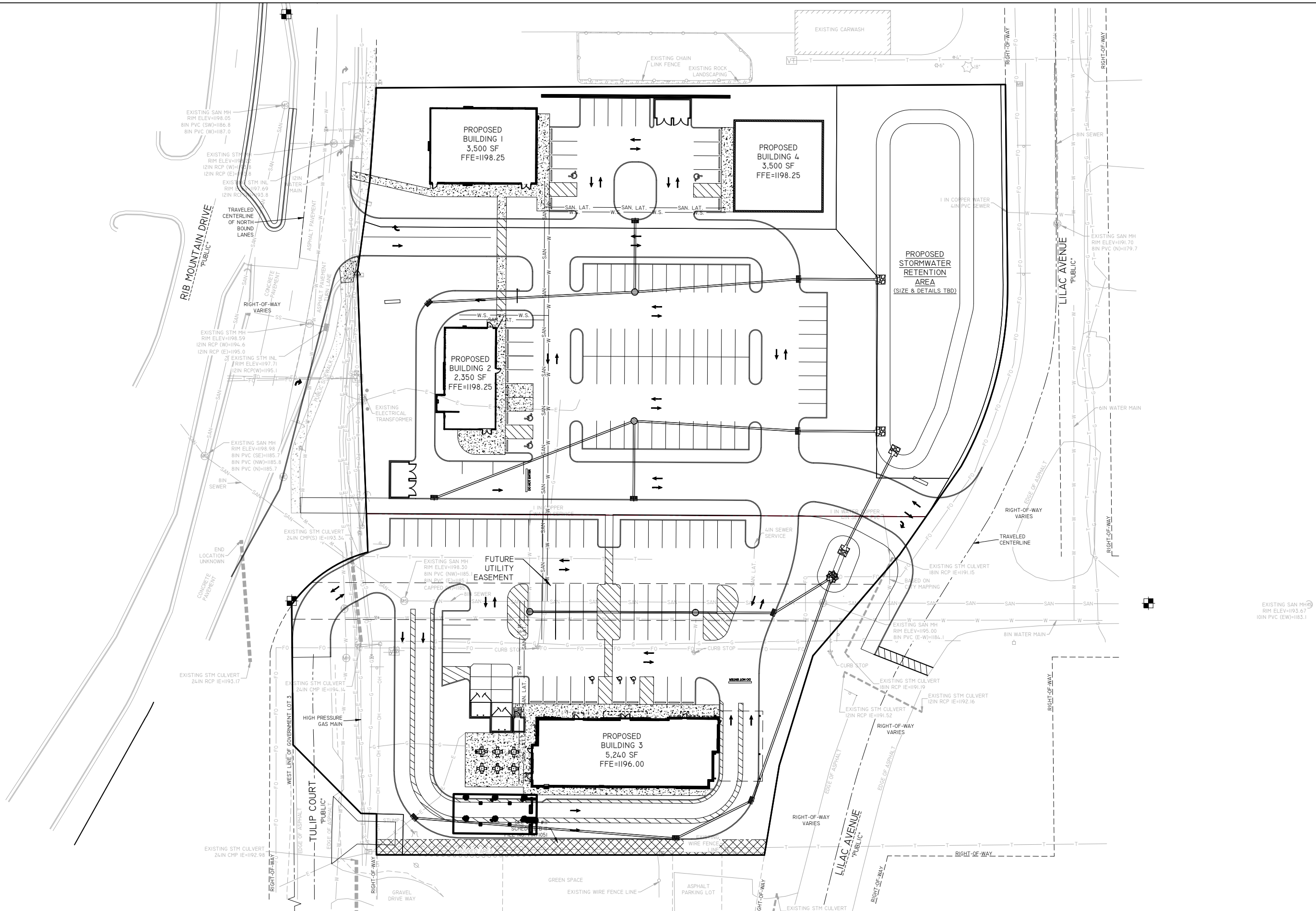


DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:	CIVIL DATE: 11/16/2023
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

UTILITY PLAN - NORTH
LOKRE DEVELOPMENT
FORMER OLSON CARPET / COSMOS SITE
RIB MOUNTAIN, WISCONSIN



REI No. 814.0B
SHEET C300



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



NE Street View



SE Corner



SW Patio



SW Street View

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Proposed Outlot Building @ Rib Mountain Dr.

Wausau, WI | November 17th, 2023



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



SW Corner



NW Corner



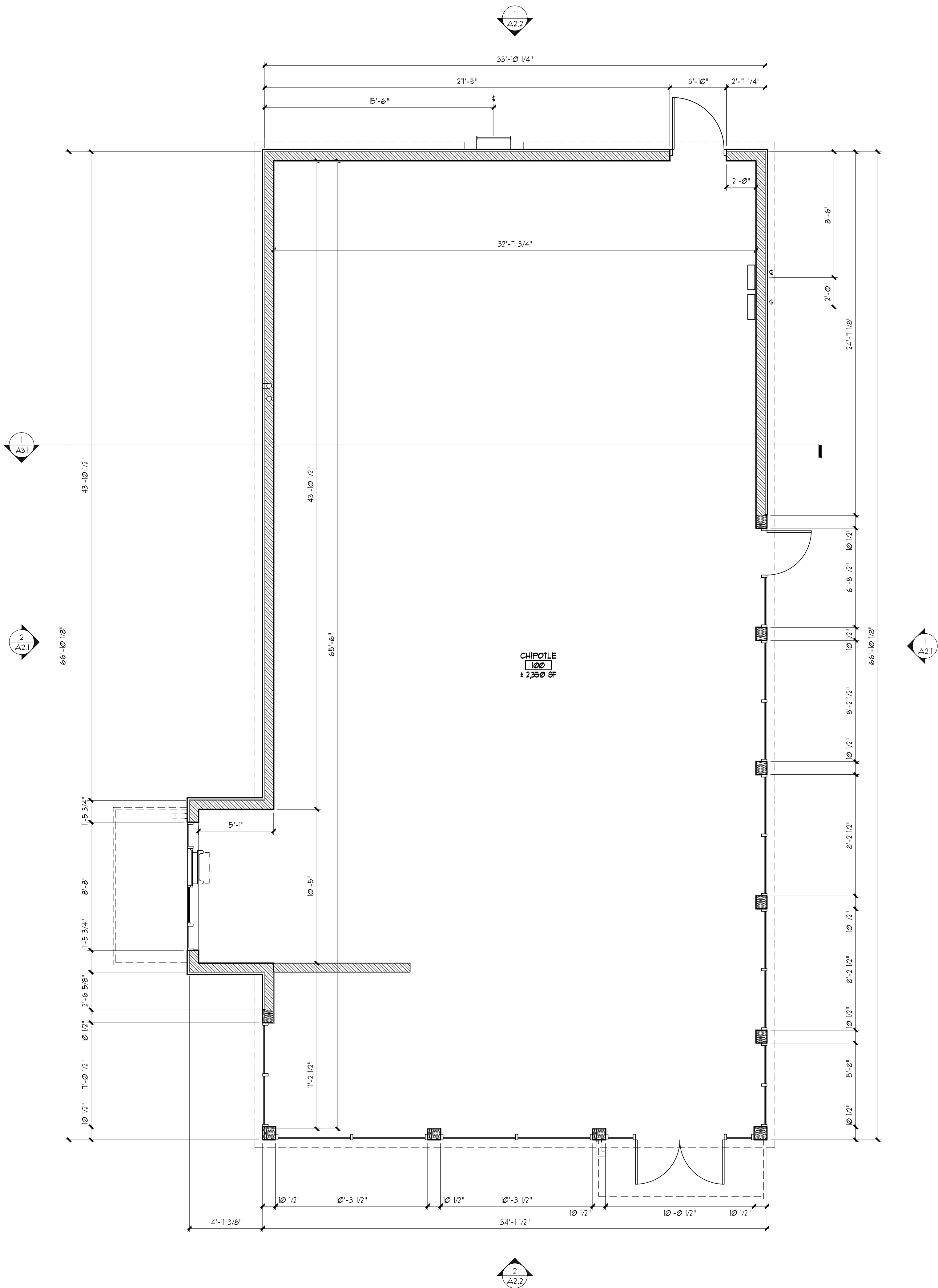
Street View

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Proposed Outlot Building @ Rib Mountain Dr.

Wausau, WI | November 17th, 2023





- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY

PLAN NORTH
FLOOR PLAN
1/4" = 1'-0"

NOT USED 1



LogicDA.com : 414.909.0080
Project Manager: WBM
Job Number: 20-089

Additional Info

Project Name

New Building For: Chipotle
Rib Mountain Drive
Wausau, WI 54401

Dates/Revisions

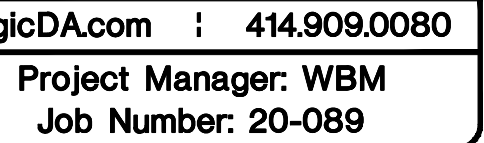
11.16.23
PC SUBMITTAL

Drawing Title

PROPOSED
FLOOR PLAN

A1.2

- PRELIMINARY -
NOT FOR CONSTRUCTION



Project Name	Project Manager	Project Status	Project Budget	Project Start Date	Project End Date	Project Description
Project A	John Doe	Completed	\$100,000	2023-01-01	2023-03-31	Project A Description
Project B	Jane Smith	In Progress	\$200,000	2023-04-01	2023-06-30	Project B Description
Project C	Mike Johnson	On Hold	\$50,000	2023-07-01	2023-09-30	Project C Description
Project D	Sarah Brown	Planned	\$75,000	2023-10-01	2023-12-31	Project D Description

New Building For: Chipotle

**Rib Mountain Drive
Wausau, WI 54401**

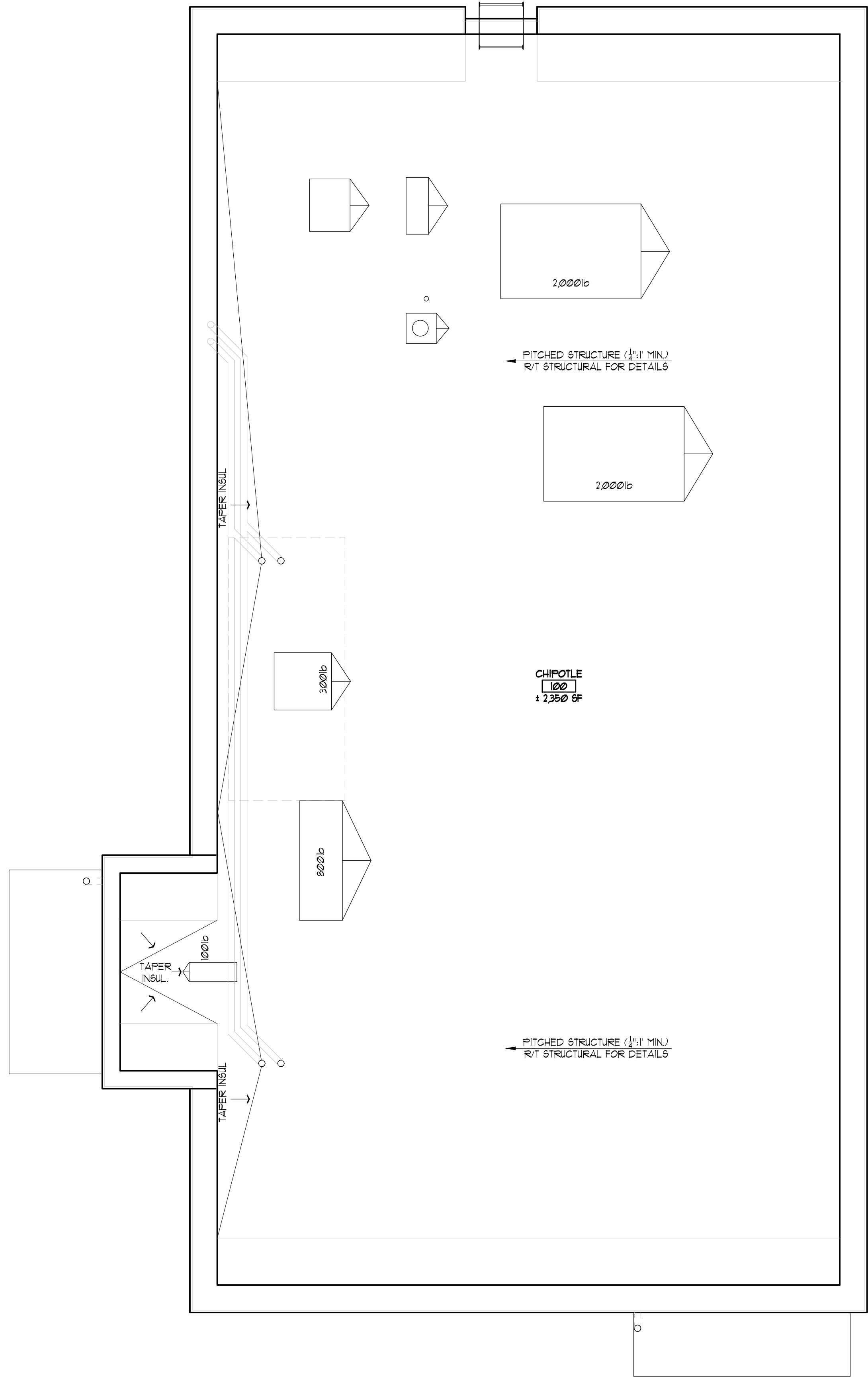
Dates/Revisions
6.23
SUBMITTAL

Drawing Title

PROPOSED ROOF PLAN

A1.4

- PRELIMINARY -
NOT FOR CONSTRUCTION



- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY

PLAN NORTH

ROOF PLAN

1/4" = 1'-0"

2

NOT USED	1
----------	---

Additional Info

Project Name

New Building For: Chipotle
Rib Mountain Drive
Wausau, WI 54401

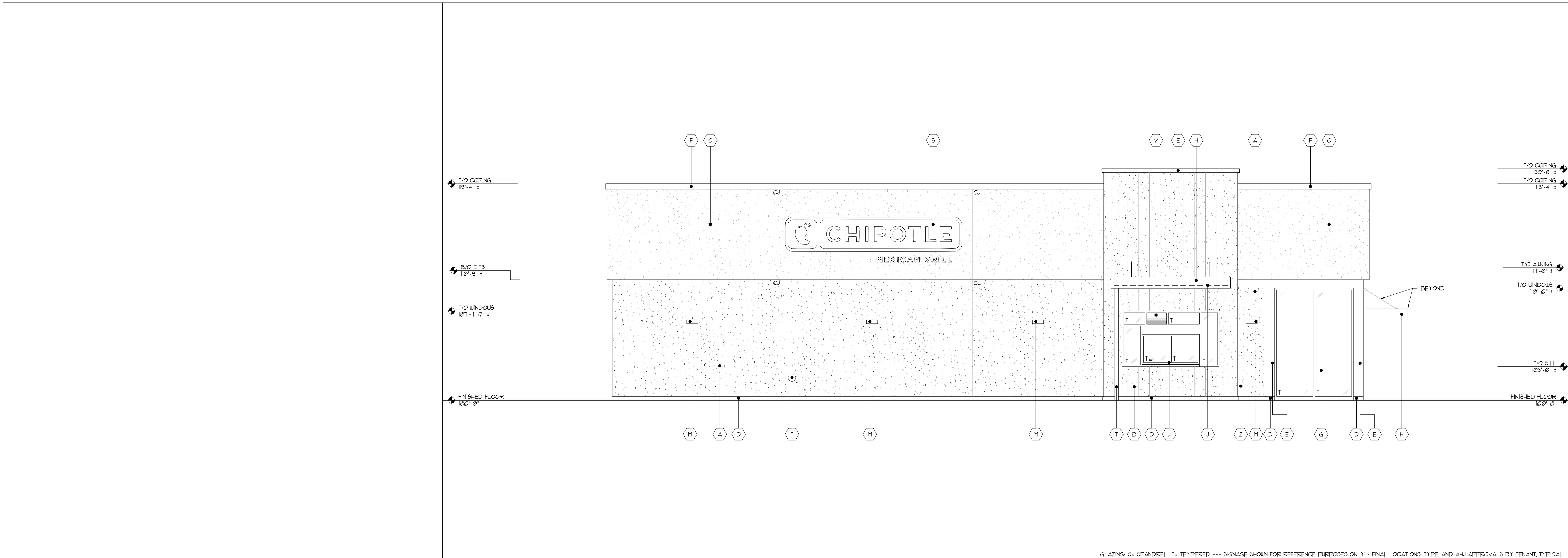
Dates/Revisions
11.16.23
PC SUBMITTAL

Drawing Title
PROPOSED
ELEVATIONS

A2.1

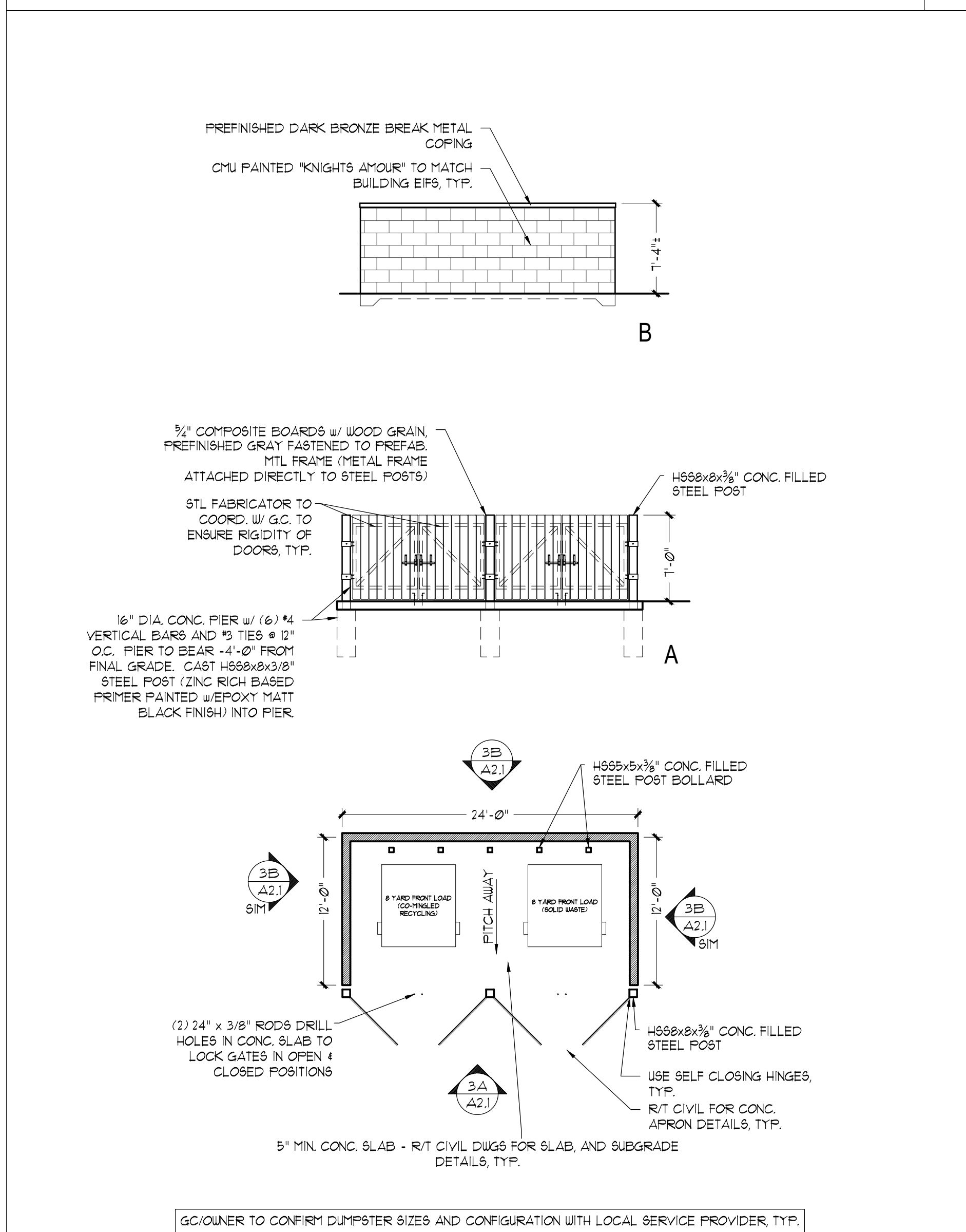
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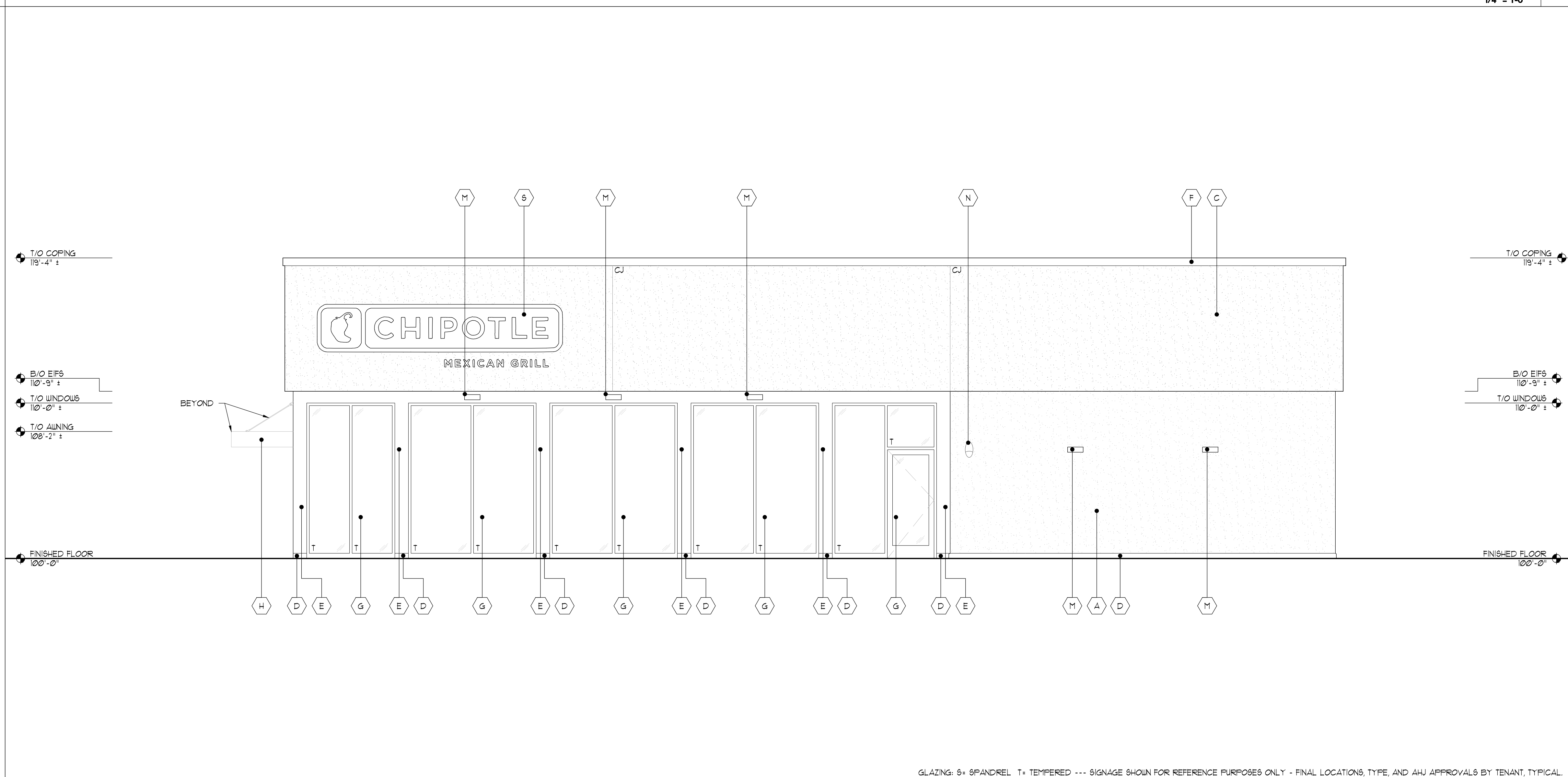


NOT USED 4

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

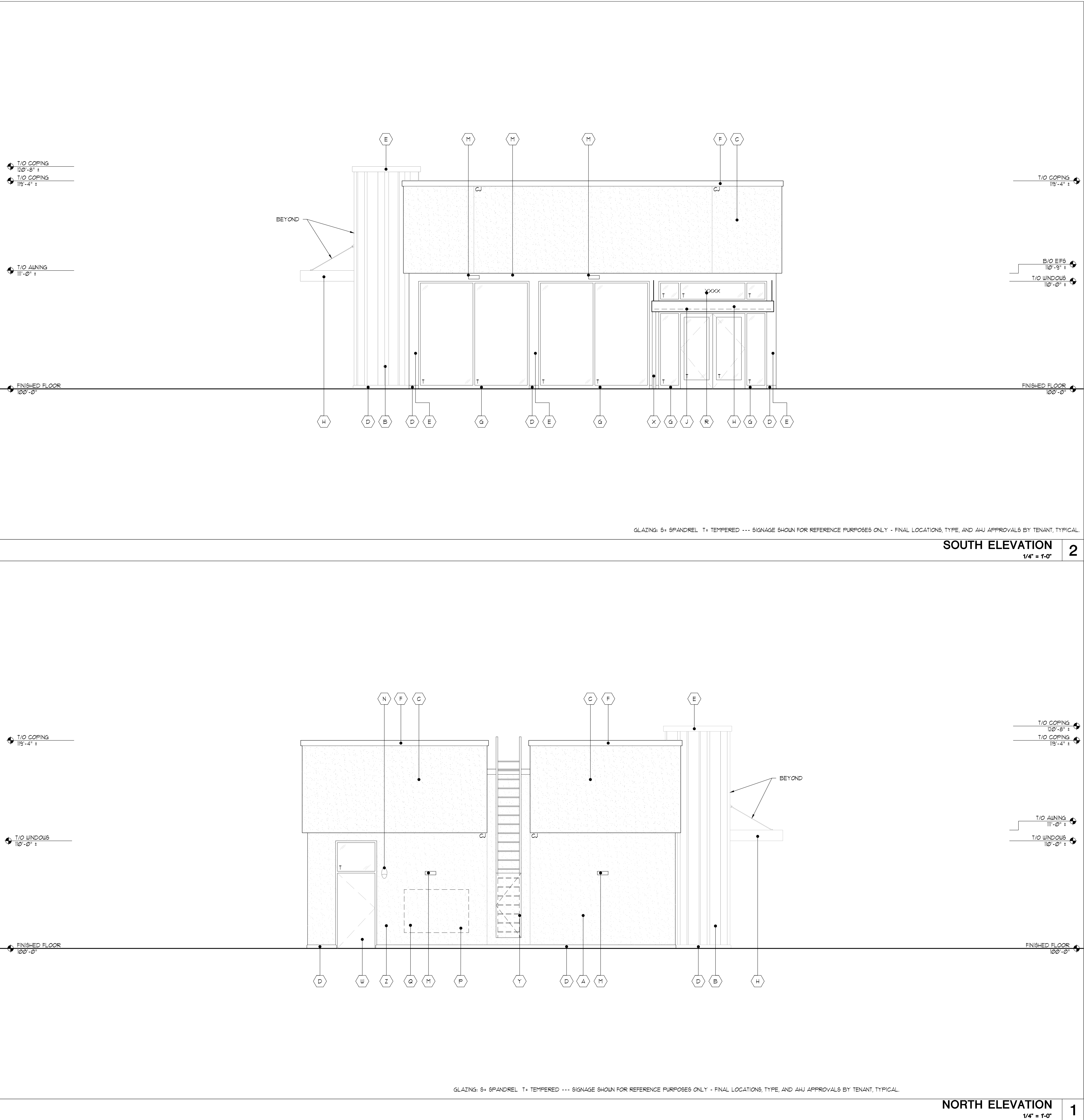


TRASH ENCLOSURE
1/8"=1'-0" 3



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

Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EIFS Finish	STO Lotusan or Equal Color: PPG20002-6 Knight's Armor	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	STO Lotusan
B	EIFS Finish	STO Lotusan or Equal Color: PPG20002-6 Knight's Armor	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval ** Scored Vertically varying widths (3", 4", 6", 8") EIFS w/ Limestone finish.	STO Lotusan
C	EIFS Finish	STO Lotusan or Equal Color: PPG Fog	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	STO Lotusan
D	Cast Stone / Precast Concrete	Soft Gray Smooth Finish	Caps, bands, sills - refer to sections Mortar: Gray (SM100) Apply penetrating sealer per mfg. Submit shop drawings for review and approval	Custom Cast Stone / Spec Mix
E	Metal #1	Match Pac-Clad Charcoal Gray	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
F	Metal #2	Color: Bone White	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
G	Aluminum Storefront System	Charcoal	Full lite doors w/ 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
H	Awning Canopy	Charcoal	Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval	TBD
J	LED Light Strip		Down X9 LED Strip Light Flex SR (R/T Chipotle for Exact Specs) Battery Back up at all door locations to emergency exit lighting per code, typ.	Paradigm LED
M	Wall Mounted Lighting	Black Finish	Down ARC2 P4 40K MVOLT DDBXD	Lithonia
N	Emergency Egress Lighting	Black Finish	TRL-EM-BR-EL Wall mounted centered over door	Triton LED
P	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU's	TBD
Q	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
R	Vinyl Address Decal	By Landlord	GC to coordinate final location & Details w/ local fire & city	TBD
S	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
T	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
U	Drive-Thru Window	Dark Brozne Anodized	Custom SST-4035E (Right) - R/T Tenant Specs	Quikserv
V	Drive-Thru Air Curtain	Dark Brozne Anodized	CHF-25 Air Curtain System - R/T Tenant Specs	Quikserv
W	Insulated HM Painted Door & Window Frame	Color: PPG20002-6 Knight's Armor	Paint to match EIFS 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations	TBD
X	Open Face Downspout	Color: Charcoal	Prefinished Charcoal Gray to match Pac-Clad Charcoal	TBD
Y	Roof Access Ladder & Gate	Color: PPG20002-6 Knight's Armor	Prefinished to match concrete panels Submit shop drawings for review and approval	TBD
Z	Hose Bib	By Landlord	GC to coordinate exact location w/tenant drawings	TBD
Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.				
MATERIAL SCHEDULE				4
NOT USED				3



logic design & architecture, inc.

LogicDA.com : 414.909.0080

Project Manager: WBM

Job Number: 20-089

Additional Info

Project Name

New Building For: Chipotle

Rib Mountain Drive
Wausau, WI 54401

Dates/Revisions

11.16.23
PC SUBMITTAL

Drawing Title

PROPOSED ELEVATIONS

A2.2

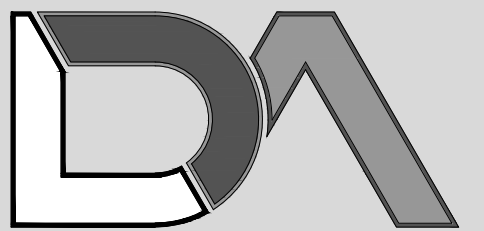
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NOT USED 1

SECTION 1
1/2"=1'-0"



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LogicDA.com : 414.909.0080

Project Manager: WBM

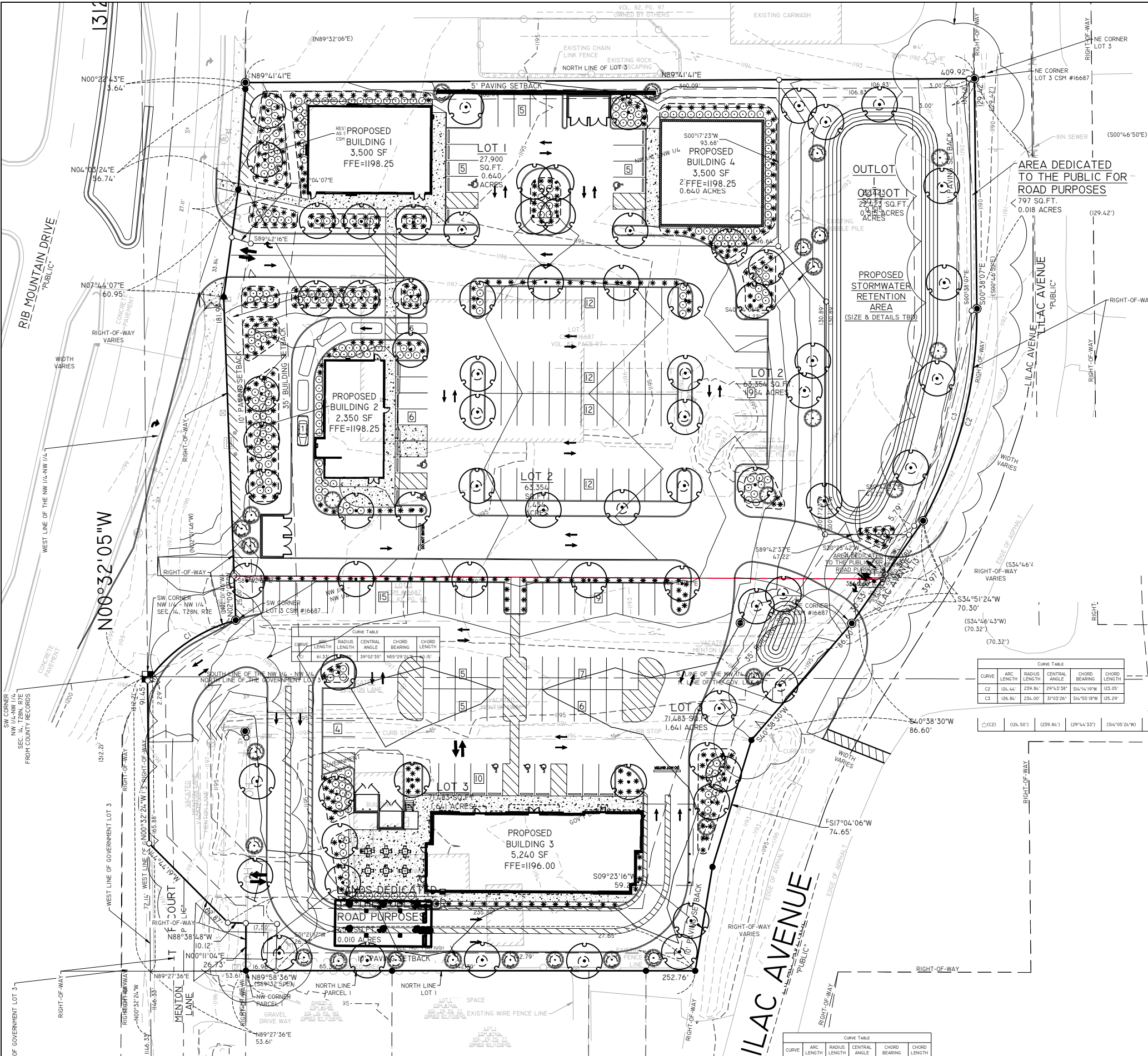
Job Number: 20-089

Additional Info	
Project Name	New Building For: Chipotle Rib Mountain Drive Wausau, WI 54401
Dates/Revisions	11.16.23 PC SUBMITTAL
Drawing Title	PROPOSED SECTION
A3.1	

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PLOTTED: Nov 20, 2023 - 10:09AM PLOTTED BY: MIKEM



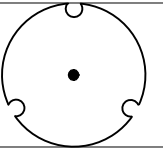
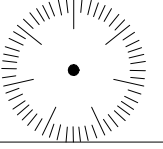
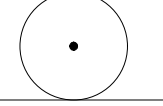
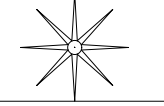
GENERAL INTENT OF LANDSCAPE PLAN:

THE OVERALL GOAL & INTENT OF THE LANDSCAPE PLAN IS TO ACCOMMODATE ALL LANDSCAPE REQUIREMENTS AS OUTLINED BY THE VILLAGE OF RIB MOUNTAIN PER THE EXISTING ZONING CODE TO EVERY EXTENT POSSIBLE. THE PROPOSED GENERAL LANDSCAPE PLAN INDICATES APPROXIMATE AREAS THESE REQUIREMENTS ARE INTENDED TO BE ACCOMMODATED TO ADDRESS THE STANDARD CATEGORIES OF BUILDING FOUNDATIONS, DEVELOPED LOTS, STREET FRONTAGES, PAVED AREAS AND BUFFERYARDS IF DEEMED NECESSARY.

OVERALL, THERE IS INTENDED TO BE A DIVERSE VARIETY OF PERENNIALS, SHRUBS, EVERGREENS AND DECIDUOUS TREES THROUGHOUT THE SITE, ALL OF WHICH ARE INTENDED TO BE APPROVED/NATIVE SPECIES BY THE VILLAGE OF RIB MOUNTAIN.

ALL PLANT SPECIES WILL BE LOW MAINTENANCE, COLD HARDY, SALT/URBAN TOLERANT AND DROUGHT TOLERANT.

PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE	CONT.	QTY
DECIDUOUS TREES				
	DECIDUOUS TREE	2" Cal.	B&B	74
EVERGREEN TREES				
	EVERGREEN TREE	5' Ht.	B&B	27
SHRUBS				
	SHRUB	3 gal.	Pot	312
PERENNIALS				
	PERENNIAL	1 gal.	Pot	393

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REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

SCALE



DATE

REVISION

BY

CHKD

SURVEYED BY:

SURVEY CHKD BY:

SURVEY APVD BY:

DESIGNED BY:

CIVIL CHKD BY:

CIVIL APVD BY:

SURVEY DATE:

CIVIL DATE: 11/16/2023

DRAWN BY: KJS

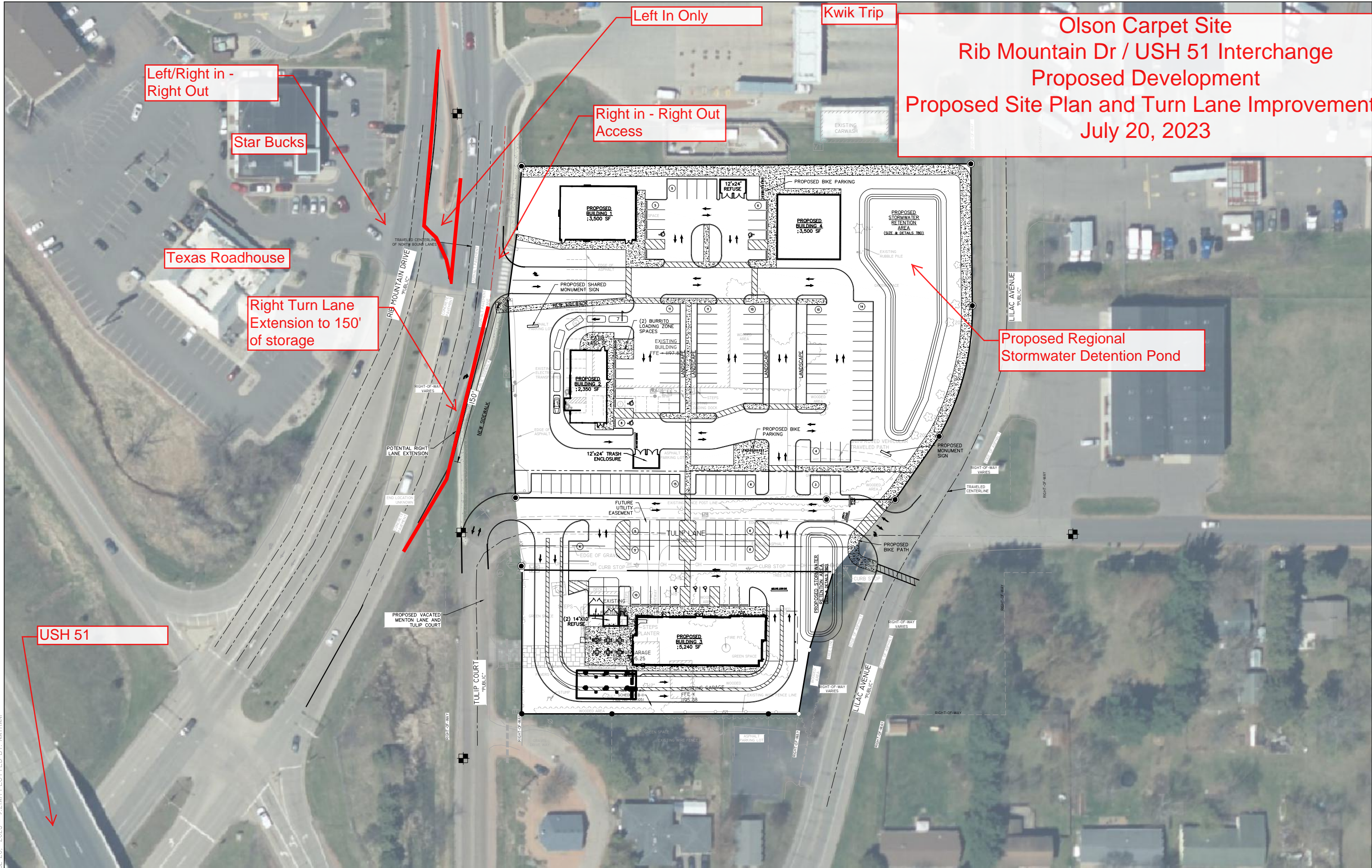
GENERAL LANDSCAPE PLAN

LOKRE DEVELOPMENT
FORMER OLSON CARPET / COSMOS SITE
RIB MOUNTAIN, WISCONSIN



REI No. 8140B
SHEET C400

Olson Carpet Site
Rib Mountain Dr / USH 51 Interchange
Proposed Development
Proposed Site Plan and Turn Lane Improvements
July 20, 2023



DRAWING FILE: P:\8100-8199\8140B LOKRE OLSON CARPET\DRAWING\DESIGN\8140B-Design.DWG LAYOUT: DC
PLOTTED: JUL 20, 2023 - 9:21AM PLOTTED BY: NATHANP



REI

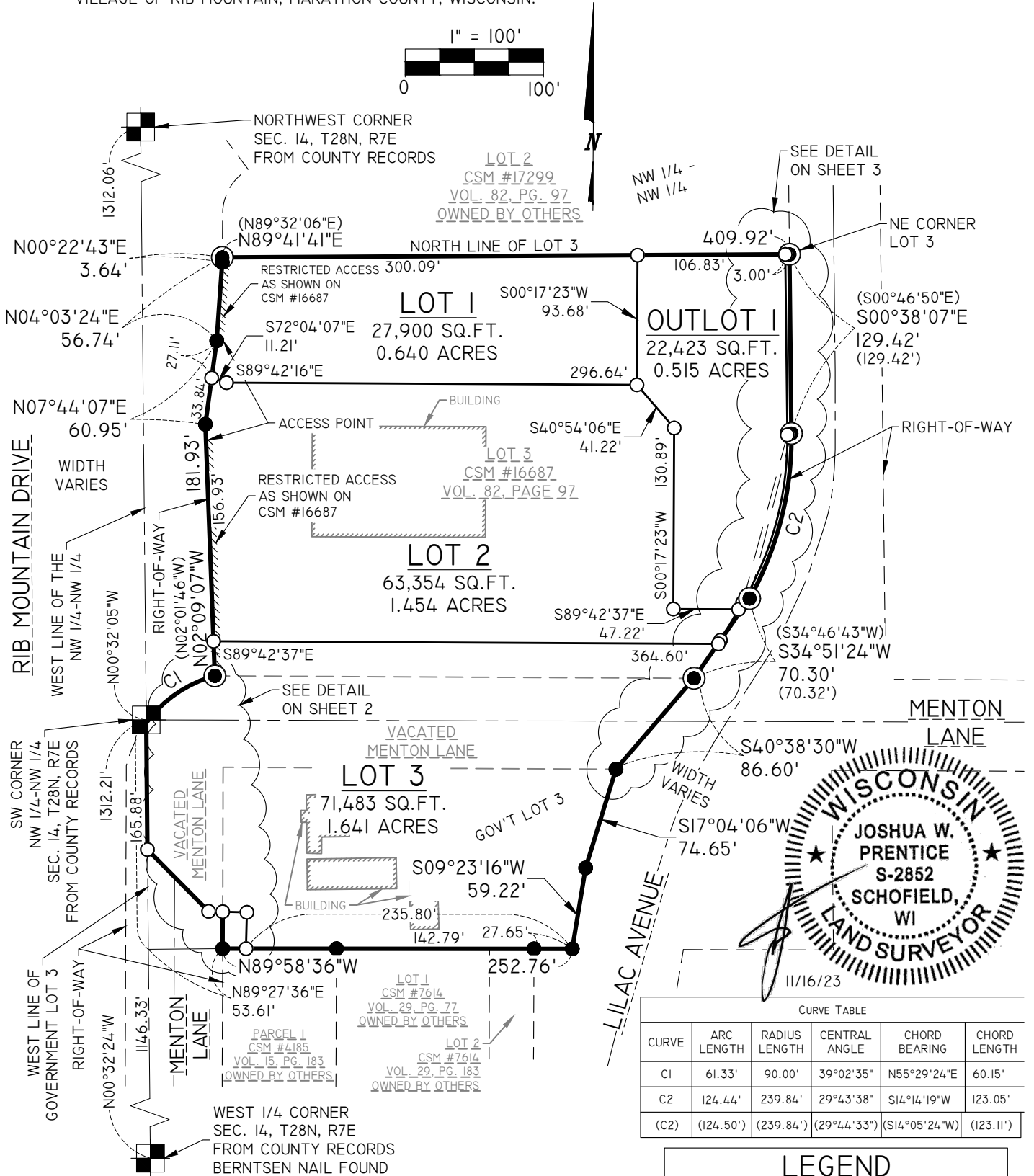
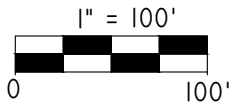
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: LOKRE COMPANY
LANDOWNER: RL 225421 RIB MOUNTAIN DRIVE LLC & MM 225421 RIB MOUNTAIN DRIVE LLC

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	61.33'	90.00'	39°02'35"	N55°29'24"E	60.15'
C2	124.44'	239.84'	29°43'38"	S14°14'19"W	123.05'
(C2)	(124.50')	(239.84')	(29°44'33")	(S14°05'24"W)	(123.11')

LEGEND

- 3/4 IN. IRON BAR FOUND

- 1-1/4 IN. O.D. IRON PIPE FOUND

- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET

(126')

- RECORDED BEARING/LENGTH

126.00'

- MEASURED BEARING/LENGTH

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 11-13-2023.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°32'05" WEST.
 3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.



MARATHON COUNTY CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY
MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT
NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED
OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST,
VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LOT 3
CSM #16687
VOL. 82, PG. 97

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CI	61.33'	90.00'	39°02'35"	N55°29'24"E	60.15'

VACATED
MENTON LANE

LOT 3
71,483 SQ.FT.
1.64 ACRES

457 SQ.FT.
0.010 ACRES

NORTH LINE
LOT

LOT 1
CSM #7614
VOL. 29, PG. 77
 OWNED BY OTHERS



REI

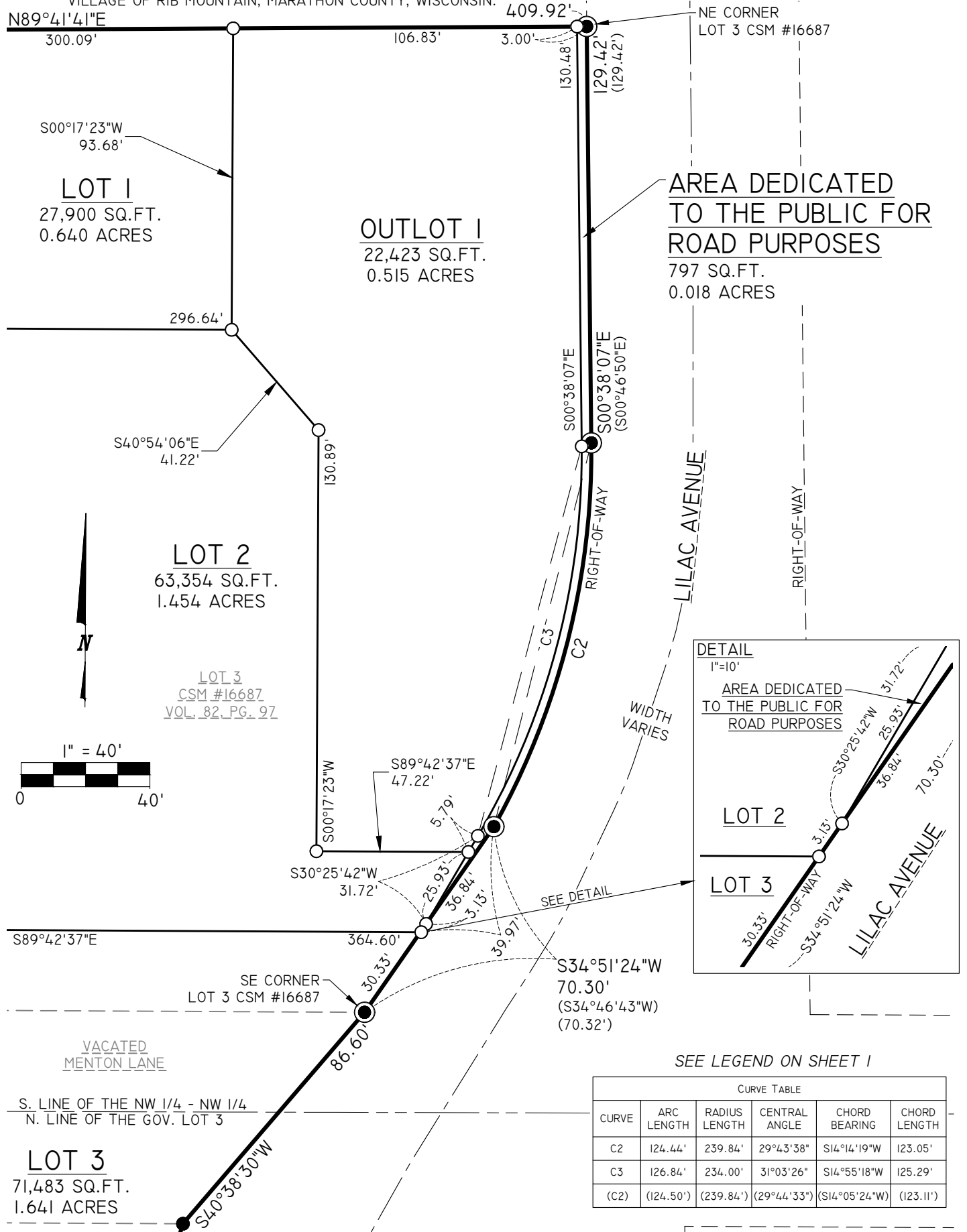
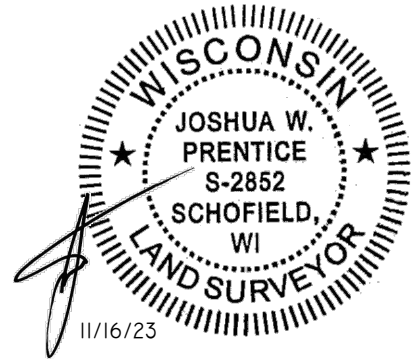
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

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PREPARED FOR: LOKRE COMPANY
LANDOWNER: RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

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REI

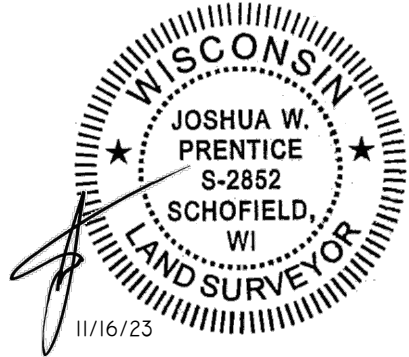
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: LOKRE COMPANY
LANDOWNER: RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

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SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 00°32'24" WEST, COINCIDENT WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, 1146.33 FEET; THENCE NORTH 89°27'36" EAST, 53.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF MENTON LANE, THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4185, RECORDED IN VOLUME 15, ON PAGE 183, AS DOCUMENT NUMBER 856724, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE POINT OF BEGINNING; THENCE NORTH 00°11'04" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, 26.73 FEET; THENCE NORTH 88°38'48" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, 10.12 FEET; THENCE NORTH 44°44'19" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, 62.87 FEET TO SAID WEST LINE OF GOVERNMENT LOT 3; THENCE NORTH 00°32'24" EAST, COINCIDENT WITH SAID WEST LINE OF GOVERNMENT LOT 3, 91.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 61.33 FEET, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 90.00 FEET, A CENTRAL ANGLE OF 39°02'35", AND A CHORD THAT BEARS NORTH 55°29'24" EAST FOR A DISTANCE OF 60.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VACATED MENTON LANE AND THE SOUTHWEST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687; THENCE NORTH 02°09'07" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 181.93 FEET; THENCE NORTH 07°44'07" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 60.95 FEET; THENCE NORTH 04°03'24" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 56.74 FEET; THENCE NORTH 00°22'43" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 3.64 FEET TO THE NORTH LINE OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687; THENCE NORTH 89°41'41" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687, 409.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687 AND THE WEST RIGHT-OF-WAY LINE OF LILAC AVENUE; THENCE SOUTH 00°38'07" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF LILAC AVENUE, 129.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 124.44 FEET, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF LILAC AVENUE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 239.84 FEET, A CENTRAL ANGLE OF 29°43'38", AND A CHORD THAT BEARS SOUTH 14°14'19" WEST FOR A DISTANCE OF 123.05 FEET; THENCE SOUTH 34°51'24" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 70.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687; THENCE SOUTH 40°38'30" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 86.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED MENTON LANE; THENCE SOUTH 17°04'06" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 74.65 FEET; THENCE SOUTH 09°23'16" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 59.22 FEET; THENCE NORTH 89°58'36" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF LILAC AVENUE, THE NORTH LINE OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 7614, RECORDED IN VOLUME 29, ON PAGE 183, AS DOCUMENT NUMBER 1006307, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE NORTH LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4185, 252.76 FEET TO SAID NORTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4185, SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 186,414 SQUARE FEET, 4.279 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF LOKRE COMPANY, AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

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

DATED THIS 16TH DAY OF NOVEMBER, 2023

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

VILLAGE OF RIB MOUNTAIN

THE DEDICATION SHOWN ON THIS CERTIFIED SURVEY MAP IS HEREBY ACCEPTED AND APPROVED FOR RECORDING UNDER THE TERMS OF THE VILLAGE OF RIB MOUNTAIN LAND DIVISION ORDINANCE.

BY: _____

DATE: _____



REI

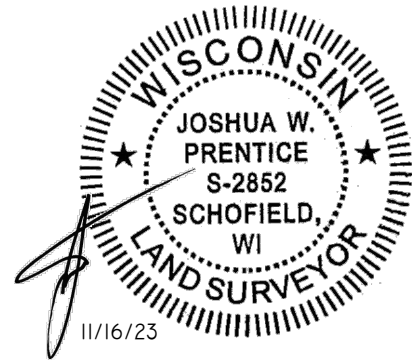
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ LOKRE COMPANY
LANDOWNER: _____ RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY
MAP NUMBER I6687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT
NUMBER I660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED
OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST,
VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

RL 225421 RIB MOUNTAIN DRIVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY
CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE
SURVEYED, DIVIDED, MAPPED, AND DEDICATED FOR USE AS THE RIGHT-OF-WAY OF LILAC AVENUE AND
MENTON LANE AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID RL 225421 RIB MOUNTAIN DRIVE, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS _____, DAY OF _____, 2023

IN THE PRESENCE OF: RL 225421 RIB MOUNTAIN DRIVE, LLC.

_____, MEMBER

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023

THE ABOVE NAMED _____, MEMBER

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

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES _____



REI

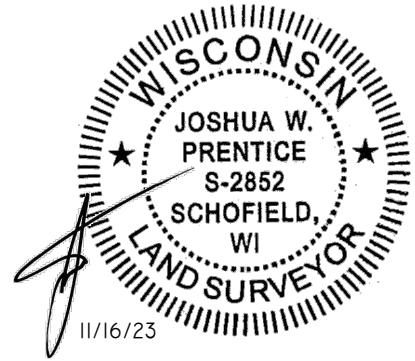
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

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VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



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IN WITNESS WHEREOF, THE SAID MM 225421 RIB MOUNTAIN DRIVE, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS _____, DAY OF _____, 2023

IN THE PRESENCE OF: MM 225421 RIB MOUNTAIN DRIVE, LLC.

_____, MEMBER

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023

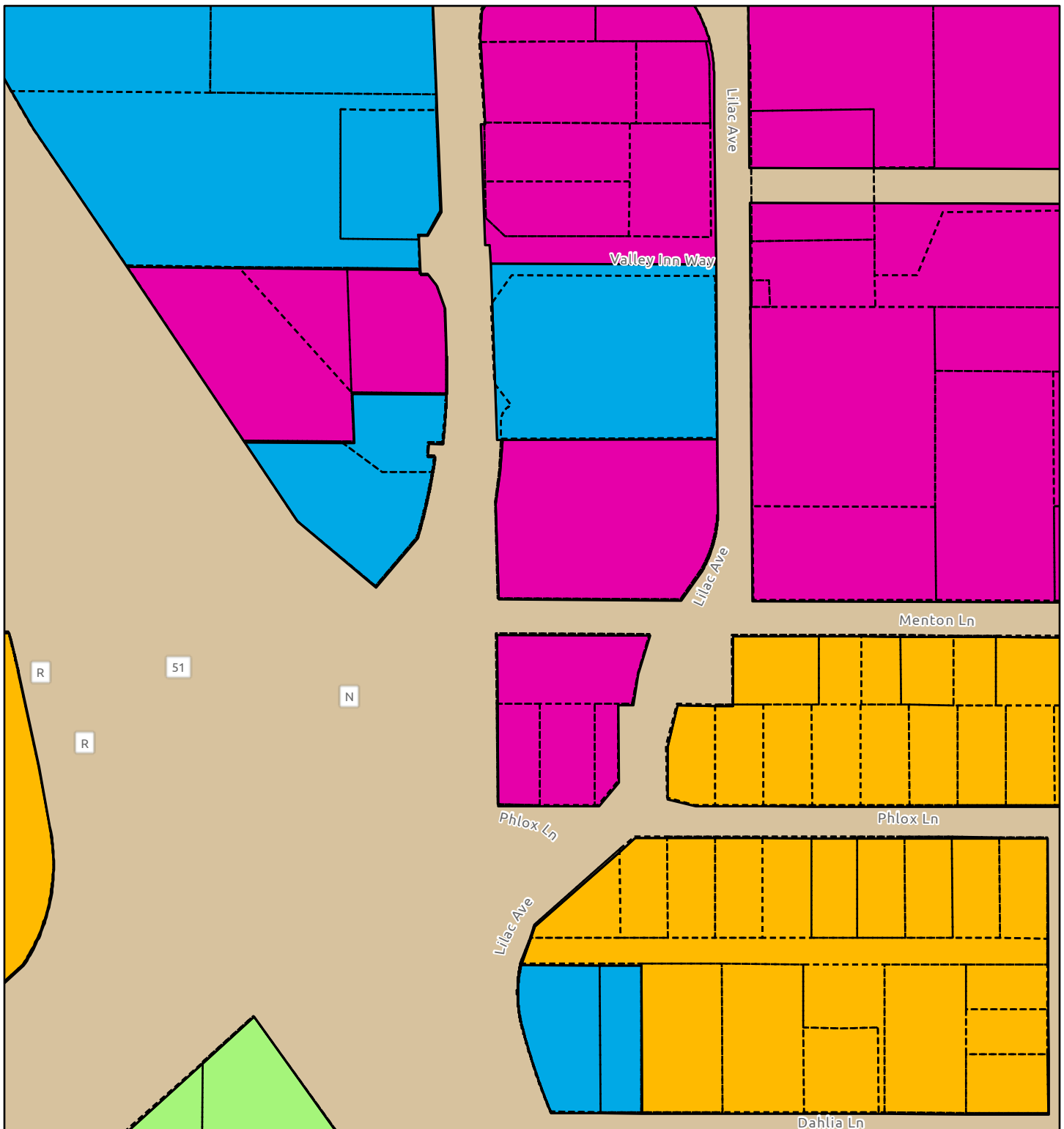
THE ABOVE NAMED _____, MEMBER

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

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES _____

Village of Rib Mountain Zoning Map



12/8/2023, 4:12:09 PM

VRM Zoning 9/18/2023

SR-3

UDD

SO

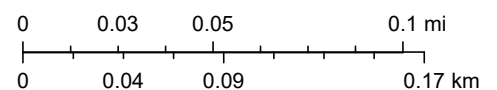
UC

ROW

Tax Parcels (3/29/23)

Road Centerline

1:4,514



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ArcGIS Web AppBuilder

Esri Community Maps Contributors, MarathonCountyGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

**VILLAGE OF RIB MOUNTAIN
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that public hearing(s) will be held before the Plan Commission of the Village of Rib Mountain, Marathon County, Wisconsin, at the **Rib Mountain Municipal Center, 227800 Snowbird Ave, on Wednesday, December 13, 2023**, at 5:00 P.M. to hear and consider the request of:

Finishing Touch Signs, agent, requests a conditional use permit to install an electronic message sign at the property located at 226500 Rib Mountain Dr, per Rib Mountain Municipal Code Section 17.214(3) – Electronic Message Sign Requirements.

Kurt Schmidt, REI Engineering, agent, requests an amendment to the Village of Rib Mountain Zoning Map of 4.269 +/- acres from Urban Commercial District (UC) to Unified Development District (UDD). Legal Description of the subject property: Commencing at the West 1/4 corner of said Section 14; thence North 00°32'24" West, coincident with the West line of said Government Lot 3, 1146.33 feet; thence North 89°27'36" East, 53.61 feet to the East right-of-way line of Menton Lane and the Northwest corner of Parcel 1 of Certified Survey Map number 4185, recorded in Volume 15, on Page 183, as Document Number 856724, filed in the Marathon County Register of Deeds Office; thence North 00°11'04" East, coincident with said East right-of-way line of Menton Lane, 26.73 feet to the point of beginning; thence North 88°38'48" West, coincident with said East right-of-way line of Menton Lane, 10.12 feet; thence North 44°44'19" West, coincident with said East right-of-way line of Menton Lane, 62.87 feet to said West line of Government Lot 3; thence North 00°32'24" West, coincident with said West line of Government Lot 3, 91.45 feet to the East right-of-way line of Rib Mountain Drive and the beginning of a curve concave to the Southeast; thence 61.33 feet, coincident with said East right-of-way line of Rib Mountain Drive and the arc of said curve, said curve having a radius length of 90.00 feet, a central angle of 39°02'35", and a chord that bears North 55°29'24" East for a distance of 60.15 feet to the North right-of-way line of vacated Menton Lane and the Southwest corner of said Lot 3 of Certified Survey Map Number 16687; thence North 02°09'07" West, coincident with said East right-of-way line of Rib Mountain Drive, 181.93 feet; thence North 07°44'07" East, coincident with said East right-of-way line of Rib Mountain Drive, 60.95 feet; thence North 04°03'24" East, coincident with said East right-of-way line of Rib Mountain Drive, 56.74 feet; thence North 00°22'43" East, coincident with said East right-of-way line of Rib Mountain Drive, 3.64 feet to the North line of said Lot 3 of Certified Survey Map Number 16687; thence North 89°41'41" East, coincident with said North line of Lot 3 of Certified Survey Map Number 16687, 409.92 feet to the Northeast corner of said Lot 3 of Certified Survey Map Number 16687 and the West right-of-way line of Lilac Avenue; thence South 00°38'07" East, coincident with said West right-of-way line of Lilac Avenue, 129.42 feet to the beginning of a curve concave to the Northwest; thence 124.44 feet, coincident with said West right-of-way line of Lilac Avenue and the arc of said curve, said curve having a radius length of 239.84 feet, a central angle of 29°43'38", and a chord that bears South 14°14'19" West for a distance of 123.05 feet; thence South 34°51'24" West, coincident with said West right-of-way line Lilac Avenue, 70.30 feet to the Southeast corner of said Lot 3 of Certified Survey Map Number 16687; thence South 40°38'30" West, coincident with said West right-of-way line Lilac Avenue, 86.60 feet to the South right-of-way line of vacated Menton Lane; thence South 17°04'06" West, coincident

with said West right-of-way line Lilac Avenue, 74.65 feet; thence South 09°23'16" West, coincident with said West right-of-way line Lilac Avenue, 59.22 feet; thence North 89°58'36" West, coincident with said West right-of-way line of Lilac Avenue, the North line of Lot 1 and Lot 2 of Certified Survey Map Number 7614, recorded in Volume 29, on Page 77, as Document Number 1006307, filed in the Marathon County Register of Deeds Office, and the North line of said Parcel 1 of Certified Survey Map Number 4185, 235.80 feet; thence North 01°21'12" East, 26.33 feet; thence North 88°38'48" West, 17.50 feet to said East right-of-way line of Menton Lane and the point of beginning. Section 14, Township 28 North, Range 7 West, Village of Rib Mountain, Marathon County, Wisconsin.

Village of Rib Mountain, petitioner, requests amendment to Rib Mountain Municipal Code, Chapter 17 Zoning Ordinance, to amend section 17.113 Flood Plain Zoning by repealing and re-enacting Chapter 25 Floodplain Zoning. The proposed ordinance amendments are on file in the Office of the Community Development Director and the document is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

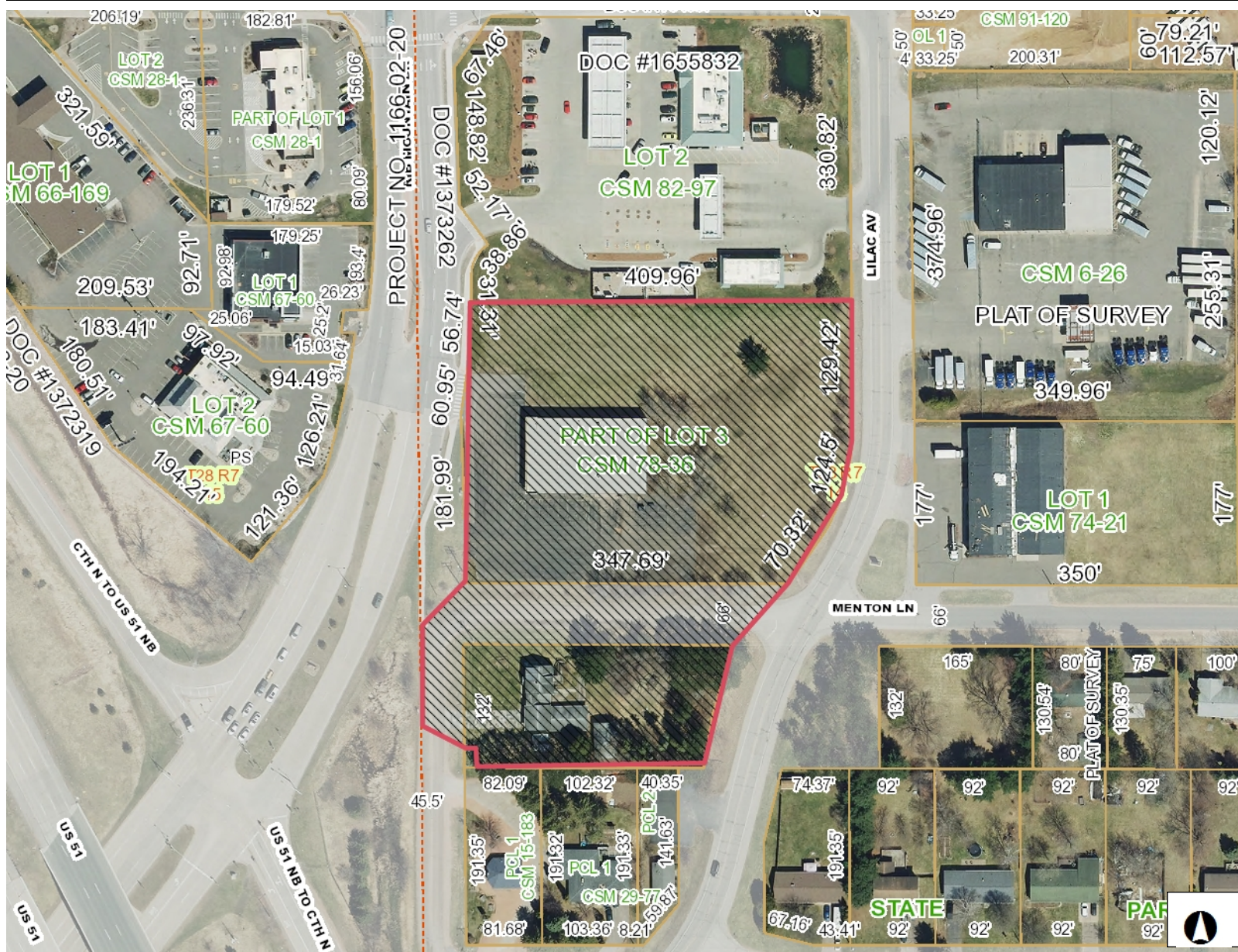
Written testimony may be forwarded to the Village of Rib Mountain Plan Commission, Jared Grande, 227800 Snowbird Ave, Wausau, WI 54401 or emailed to jgrande@ribmountainwi.gov by noon on the date of the hearing. All interested persons will be given an opportunity to be heard at the hearing. For questions and more information, please contact the Village prior to the meeting.

DATED this 27th day of November 2023.

Jared Grande, Community Development Director

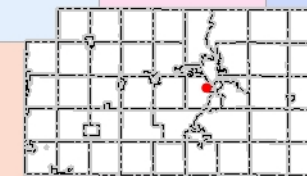


Land Information Mapping System



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

80.00 0 80.00 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

Rezoning Request by REI Engineering
Map from Urban Commercial District to
Unified Development District

Name	Address	CITY	STATE	ZIP5
JASON & LI	225230 LIL WAUSAU	WI		54401
MICHAEL &	152660 PF WAUSAU	WI		54401
WISCONSIN	1681 2ND / WISCONSIN	WI		54495
KIMBERLY	2427 NORT SCOTTSDALE	AZ		85255
KT REAL ES	1626 OAK ST LA CROSSE	WI		54603
WANG NEI	152572 PF WAUSAU	WI		54401
OHM SWAI	225520 RII WAUSAU	WI		54401
HENRY & S	152844 PF WAUSAU	WI		54401
WAUSAU T	950 SOUTH COSTA MESA	CA		92626
RL 225421	PO BOX 21 PLOVER	WI		54467
HSH MOUN	152844 PF WAUSAU	WI		54401
JEREMY OV	152610 PH WAUSAU	WI		54401
RICHARD &	152648 PF WAUSAU	WI		54401
SPDW PRO	1707 MERF WAUSAU	WI		54401
ROBERT J F	152667 M WAUSAU	WI		54401
MCDONALD	771 GRANT SCHOFIELD	WI		54476
MCDONALD	771 GRANT SCHOFIELD	WI		54476
GRAY'S RIB	225665 LIL WAUSAU	WI		54401
RIB MOUN	224505 LIL WAUSAU	WI		54401
RYDER TRU	PO BOX 02 MIAMI	FL		33102



RIB MOUNTAIN

Where Nature, Family & Sport Come Together

ITEM: Discussion and recommendation on Ord. #2023-08 Chapter 26 Floodplain Overlay District.

ISSUES: Upon Rib Mountain becoming a Village, there are many changes that occur. One change included the Community Development Department now overseeing Floodplain Overlay. We have currently elected to continue to administer Marathon County's Chapter 22 Shoreland, Shoreland-Wetlands and Floodplain Ordinances until we adopt our own.

Floodplain is derived from FEMA and WDNR requirements via NR 116 [here](#). Communities participate in the National Flood Insurance Program (NFIP) and to maintain in that program, ordinances need to be in place and proper administration of those ordinances are required (if not, audits may occur to flag issues/inconsistencies in municipalities). There is a WDNR model ordinance that is previously reviewed and approved by both FEMA and WDNR. A community can be more restrictive if they choose but must meet minimum standards.

Staff have previously presented to the Plan Commission and Village Board the requirement for the Village to adopt a floodplain ordinance within 6 months. Additionally, staff requested guidance on the approach to take when drafting the ordinance. Comments from the last conversation with Village Board directed staff to adhere to the minimum requirements necessary for floodplain.

Staff has drafted with the assistance of Village legal and WDNR ordinance # 2023-08 titled Chapter 26 Floodplain Overlay District requiring repealing Section 17.113 Flood Plain Zoning.

FISCAL IMPACT: Legal review, staff time.

ACTION TO BE TAKEN:

1. Recommend approval of Ord. #2023-08 Chapter 26 Floodplain Overlay District.
2. Recommend approval of Ord. #2023-08 Chapter 26 Floodplain Overlay District with modifications.
3. Recommend denial of Ord. #2023-08 Chapter 26 Floodplain Overlay District.
4. Other.

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VILLAGE OF RIB MOUNTAIN

ORDINANCE NO. 23-08

**An Ordinance for the Village of Rib Mountain Repealing
Chapter 17 Zoning Ordinance
Section 17.113 Flood Plain Zoning
And
Creating
Chapter 26 Floodplain Overlay District**

The Village Board of the Village of Rib Mountain, Marathon County, Wisconsin, do hereby ordain as follows:

Section 1: CHAPTER 26 FLOODPLAIN OVERLAY DISTRICT of the Code of the Village of Rib Mountain is hereby created to provide as follows:

26.01 – STATUTORY AUTHORIZATION.

This Chapter is adopted pursuant to authorization in s. 61.35 and 62.23, and the requirements in s. 87.30, Stats.

26.02 – FINDING OF FACT.

Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare, and tax base.

26.03 – STATEMENT OF PURPOSE

- (1) This Chapter is intended to regulate floodplain development to:
- a. Protect life, health and property;
 - b. Minimize expenditures of public funds for flood control projects;
 - c. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
 - d. Minimize business interruptions and other economic disruptions;
 - e. Minimize damage to public facilities in the floodplain;
 - f. Minimize the occurrence of future flood blight areas in the floodplain;
 - g. Discourage the victimization of unwary land and homebuyers;
 - h. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
 - i. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

26.04 – TITLE

This Chapter shall be known as the Floodplain Zoning Ordinance for the Village of Rib Mountain, Wisconsin.

26.05 – GENERAL PROVISIONS

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(1) Areas to be Regulated

- a. This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, and AE on the Flood Insurance Rate Map.
- b. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.

(2) Official Maps & Revisions

- a. Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, and AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in Section 26.05(2)(b) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (c) below. These maps and revisions are on file in the office of the Village of Rib Mountain Village Clerk.
- b. Official Maps: Based on the Flood Insurance Study (FIS):
 - i. Flood Insurance Rate Map (FIRM), panel numbers 55073C0378F, 5573C0379F, 5573C0383F, 5573C0386F, 5573C0387F 5573C0391F, 5573C0390F, 5573C0393F, 5573C0630F, 5573C0631F and 5573C0632F dated 07/22/2010
 - ii. Flood Insurance Rate Map (FIRM) panel numbers 5573C0384G, 5573C0392G, 5573C0394G, 5573C0411G and 5573C0413G dated 09/28/2018
 - iii. Flood Insurance Study (FIS) volume 55073CV00B for Marathon County, dated September 28, 2018

Approved by: The DNR and FEMA

(3) Establishment of Floodplain Zoning Districts.

- a. The flood hazard areas regulated by this ordinance are divided into districts as follows:
 - i. The Floodway District (FW), is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to Section 26.13(5).
 - ii. The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to Section 26.13(5) within A Zones shown on the FIRM.

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- iii. The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.

(4) Locating Floodplain Boundaries

- a. Discrepancies between the exterior boundaries of zones A1-30, AE, AH, or A on the official floodplain zoning map and actual field conditions may be resolved using the criteria in subd (a) or (b) below. If a significant difference exists, the map shall be amended according to Section 26.16 Amendments. The zoning administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The zoning administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined. Disputes between the zoning administrator and an applicant over the district boundary line shall be settled according to Section 26.15(3)(c) and the criteria in (i) and (ii) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Section 26.16 Amendments.
 - i. If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
 - ii. Where flood profiles do not exist for projects, including any boundary of zone A, and AO the location of the boundary shall be determined by the map scale.

(5) Removal of Lands from Floodplain

- a. Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Section 26.16 Amendments.
- b. The delineation of any of the Floodplain Districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:
 - i. The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;

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- ii. The fill must be contiguous to land outside the floodplain; Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F;
- c. Removal of lands from the floodplain may also occur by operation of §87.30(1)(e), Wis. Stat. if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 C.F.R. 70.

(6) Compliance

- a. No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.
- b. Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with Section 26.17.
- c. Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with Section 26.17.

(7) Municipalities and State Agencies Regulated

- a. Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if s. 13.48(13), Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s. 30.2022, Stats., applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with Federal, State, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under s. 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of a local floodplain permit if the following apply: The applicant provides documentation to the Floodplain Administrator that the proposed project is a culvert replacement or bridge replacement under 20' span at the same location, the project is exempt from a DNR permit under s. 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

(8) Abrogation and Greater Restrictions

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- a. This Chapter all the provisions of any municipal zoning ordinance enacted under s. 61.35 for villages; or s. 87.30, Stats., which related to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- b. This Chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(9) Interpretation

- a. In their interpretation and application, the provisions of this ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this ordinance, required by ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(10) Warning and Disclaimer of Liability

- a. The flood protection standards in this ordinance are based on engineering experience and research. Larger floods may occur, or the flood height may be increased by man made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. This ordinance does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(11) Severability.

- a. Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

(12) Annexed Areas for Cities and Villages.

- a. The Marathon County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of ch. NR 116, Wis. Adm. Code and 44 CFR 59-72, National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the floodway location.

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The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.

(1) If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

- a. be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- b. be constructed with flood-resistant materials;
- c. be constructed by methods and practices that minimize flood damages; and
- d. Mechanical and utility equipment must be elevated to or above the flood protection elevation.

(2) If a subdivision or other proposed new development is in a flood-prone area, the community shall assure that:

- a. such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;
- b. public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
- c. adequate drainage is provided to reduce exposure to flood hazards.

All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in Section 26.15(1)(b).

26.07 – HYDRAULIC AND HYDROLOGIC ANALYSES

(1) No floodplain development shall:

- a. Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height; or
- b. Cause any increase in the regional flood height due to floodplain storage area lost.

(2) The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map, unless the provisions of Section 26.16 Amendments are met.

26.08 – WATERCOURSE ALTERATIONS

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- (1) No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the Department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of Section 26.07 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.
- (2) As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to Section 26.16 Amendments, the community shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

26.09 – CHAPTER 30, 31, WIS. STATS., DEVELOPMENT

Development which requires a permit from the Department, under chs. 30 and 31, Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance are made according to Section 26.16 Amendments.

26.10 – PUBLIC OR PRIVATE CAMPGROUNDS

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

- (1) The campground is approved by the Department of Agriculture, Trade and Consumer Protection;
- (2) A land use permit for the campground is issued by the zoning administrator;
- (3) The character of the river system and the campground elevation are such that a 72-hour warning of an impending flood can be given to all campground occupants;
- (4) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the floodplain zoning agency or zoning administrator, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;
- (5) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in sub. (4) - to remain in compliance with all applicable regulations, including those of the state Department of Agriculture, Trade and Consumer Protection and all other applicable regulations;
- (6) All mobile recreational vehicles placed on site must meet one of the following:
 - a. Be fully licensed, if required, and ready for highway use; or

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- b. Not occupy any site in the campground for more than 180 consecutive days, at which time the recreational vehicle must be removed from the floodplain for a minimum of 24 hours; or
- c. Meet the requirements in either Sections 26.11, 26.12, or 26.13 for the floodplain district in which the structure is located;

A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

- (7) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit consistent with 2.4(6) and shall ensure compliance with all the provisions of this section;
- (8) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;
- (9) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and
- (10) All service facilities, including but not limited to refuse collection, electrical service, gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation; and
- (11) Standards for structures in a campground:
 - a. All structures must comply with Section 26.10 or meet the applicable requirements in Sections 26.11, 26.12, or 26.13 for the floodplain district in which the structure is located;
 - b. Deck / landing-a portable landing may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these temporary landings during flood events must be addressed within the written agreement with the municipality compliant with section 26.10(4). Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.
 - c. Decks/patios that are constructed completely at grade may be allowed, but must also comply with applicable shoreland zoning standards.
 - d. Camping equipment and appurtenant equipment in the campground may be allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of

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flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the municipality compliant with Section 26.10(4).

- e. Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the municipality compliant with Section 26.10(4).
- (12) A land use permit shall be obtained as provided under 26.15(1) before any development; repair, modification or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

26.11 – FLOODWAY DISTRICT (FW)

- (1) Applicability - This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to Section 26.13(5).

(2) Permitted Uses

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if:

- they are not prohibited by any other ordinance;
 - they meet the standards in Sections 26.11(3) and 26.11(4); and
 - all permits or certificates have been issued according to Section 26.15(1).
- a. Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
 - b. Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
 - c. Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of Section 26.11(3)(d).
 - d. Uses or structures accessory to open space uses or classified as historic structures that comply with Sections 26.11(3) and 26.11(4).
 - e. Extraction of sand, gravel or other materials that comply with Section 26.11(3)(d).
 - f. Functionally water dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with chs. 30 and 31, Stats.

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- g. Public utilities, streets and bridges that comply with Section 26.11(3)(c).
- h. Portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383, Wis. Adm. Code.
- i. Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.
- j. Wastewater treatment ponds or facilities permitted under s. NR 110.15(3)(b), Wis. Adm. Code.
- k. Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

(3) Standards for Developments in the Floodway

a. General

- i. Any development in the floodway shall comply with Section 26.06 and have a low flood damage potential.
- ii. Applicants shall provide an analysis calculating the effects of this proposal on the regional flood height to determine the effects of the proposal according to Sections 26.07 and 26.15(1)(c). The analysis must be completed by a registered professional engineer in the state of Wisconsin.
- iii. Any encroachment in the regulatory floodway is prohibited unless the data submitted for subd. 26.11(3)(a)(ii) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in Section 26.05(5).

b. Structures

Structures accessory to permanent open space uses, including utility and sanitary facilities, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

- i. Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;
- ii. Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:
 - 1. Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and

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completely dry to the flood protection elevation without human intervention during flooding;

2. Have structural components capable of meeting all provisions of Section 26.11(3)(b)(vii) and;
 3. Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Section 26.11(3)(b)(vii).
- iii. Must be anchored to resist flotation, collapse, and lateral movement;
 - iv. Mechanical and utility equipment must be elevated to or above the flood protection elevation; and
 - v. Must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.
 - vi. For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets Sections 26.11(3)(b)(i) through 26.11(3)(b)(v) and meets or exceeds the following standards:
 1. The lowest floor must be elevated to or above the regional flood elevation;
 2. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 3. the bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open.
 4. The use must be limited to parking, building access or limited storage.
 - vii. Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:
 1. Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;

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2. Construction of wells, water supply systems and waste treatment systems so as to prevent the entrance of flood waters in such systems and must be in accordance with provisions in Sections 26.11(4)(d) and 26.11(4)(e);
 3. Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;
 4. Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and
 5. Placement of utilities to or above the flood protection elevation.
- c. Public Utilities, Streets and Bridges – Public utilities, streets, and bridges may be allowed by permit, if:
- i. Adequate floodproofing measures are provided to the flood protection elevation; and
 - ii. Construction meets the development standards of Section 26.07.
- d. Fills or Deposition of Materials - Fills or deposition of materials may be allowed by permit, if:
- i. The requirements of Section 26.07 are met;
 - ii. No material is deposited in navigable waters unless a permit is issued by the Department pursuant to ch. 30, Stats., and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and all other requirements have been met;
 - iii. The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
 - iv. The fill is not classified as a solid or hazardous material.
- (4) Prohibited Uses - All uses not listed as permitted uses in Section 26.11(2) are prohibited, including the following uses:
- a. Habitable structures, structures with high flood damage potential, or those not associated with permanent open space uses;
 - b. Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
 - c. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;

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- d. Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383, Wis. Adm. Code;
- e. Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code;
- f. Any solid or hazardous waste disposal sites;
- g. Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b), Wis. Adm. Code; and
- h. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

26.12 – FLOODFRINGE DISTRICT (FF)

(1) Applicability - This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to Section 26.13(5).

(2) Permitted Uses

Any structure, land use, or development is allowed in the Floodfringe District if the standards in Section 26.12(3) are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in Section 26.15(1) have been issued.

(3) Standards for Development in the Floodfringe

Section 26.06 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of Section 26.14 Nonconforming Uses;

a. Residential Uses

- i. Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe, shall meet or exceed the following standards. Any existing structure in the floodfringe must meet the requirements of Section 26.14 Nonconforming Uses;

- 1. All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from

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the floodfringe district unless it can be shown to meet Section 26.05(5).

2. Notwithstanding Section 26.12(3)(a)(i)(1), a basement or crawlspace floor may be placed at the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed below the regional flood elevation;
3. Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in subd. (4).
4. In developments where existing street or sewer line elevations make compliance with subd. (3) impractical, the municipality may permit new development and substantial improvements where roads are below the regional flood elevation, if:
 - a. The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
 - b. The municipality has a DNR-approved emergency evacuation plan that follows acceptable hazard mitigation planning guidelines.

b. Accessory Structures or Uses

In addition to Section 26.06, new construction and substantial improvements of Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.

c. Commercial Uses

In addition to Section 26.06, any commercial structure which is erected, altered or moved into the floodfringe shall meet the requirements of Section 26.12(3)(a). Subject to the requirements of Section 26.12(3)(e), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

d. Manufacturing and Industrial Uses

In addition to Section 26.06, any manufacturing or industrial structure which is erected, altered or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in Section 26.15(5). Subject to the requirements of Section 26.12(3)(e), storage

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yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

e. Storage of Materials

Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with Section 26.15(5). Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

f. Public Utilities, Streets and Bridges

All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

- i. When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities shall only be permitted if they are designed to comply with Section 26.15(5).
- ii. Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

g. Sewage Systems

All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to Section 26.15(5)(c), to the flood protection elevation and meet the provisions of all local ordinances and ch. SPS 383, Wis. Adm. Code.

h. Wells

All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to Section 26.15(5)(c), to the flood protection elevation and shall meet the provisions of chs. NR 811 and NR 812, Wis. Adm. Code.

i. Solid Waste Disposal Sites

Disposal of solid or hazardous waste is prohibited in floodfringe areas.

j. Deposition of Materials

Any deposited material must meet all the provisions of this ordinance.

k. Manufactured Homes

- i. Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and

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prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

- ii. In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

- 1. have the lowest floor elevated to the flood protection elevation; and
- 2. be anchored so they do not float, collapse or move laterally during a flood

- iii. Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in Section 26.12(3)(a).

1. Mobile Recreational Vehicles

All mobile recreational vehicles must be on site for less than 180 consecutive days and be either:

- i. fully licensed and ready for highway use; or
- ii. shall meet the elevation and anchoring requirements in Sections 26.12(3)(k)(ii) and 26.12(3)(k)(iii).

A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

26.13 – GENERAL FLOODPLAIN DISTRICT (GFP)

(1) Applicability

The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in Section 26.05(2)(b).

(2) Floodway Boundaries

For proposed development in zone A, or in zone AE within which a floodway is not delineated on the Flood Insurance Rate Map identified in Section 26.05(2)(b), the boundaries of the regulatory floodway shall be determined pursuant to Section 26.13(5). If the development is proposed to encroach upon the regulatory floodway, the development is subject to the standards of Section 26.11. If the development is located entirely within the floodfringe, the development is subject to the standards of Section 26.12.

(3) Permitted Uses

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Pursuant to Section 26.13(5) it shall be determined whether the proposed use is located within the floodway or floodfringe. Those uses permitted in the Floodway (Section 26.11(2)) and Floodfringe (Section 26.12(2)) Districts are allowed within the General Floodplain District, according to the standards of Section 26.13(4) provided that all permits or certificates required under Section 26.15(1) have been issued.

(4) Standards for Development in the General Floodplain District

Section 26.11 applies to floodway areas, determined to pursuant to 26.13(5); Section 26.12 applies to floodfringe areas, determined to pursuant to 26.13(5).

- a. New construction and substantial improvement of structures in zone AO shall have the lowest floor, including basement, elevated:
 - a. To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; or
 - b. If the depth is not specified on the FIRM, two (2) feet above the highest adjacent natural grade, or higher.
- b. New Construction and substantial improvement of structures in zone AH shall have the lowest floor, including basement, elevated to or above the flood protection elevation.
- c. In AO/AH zones, provide adequate drainage paths to guide floodwaters around structures.
- d. All development in zones AO and zone AH shall meet the requirements of Section 26.12 applicable to flood fringe areas.

(5) Determining Floodway and Floodfringe Limits

Upon receiving an application for development within zone A, or within zone AE where a floodway has not been delineated on the Flood Insurance Rate Maps, the zoning administrator shall:

- a. Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures; and the flood zone as shown on the FIRM.
- b. Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries.
 - a. A Hydrologic and Hydraulic Study as specified in Section 26.15(1)(c).

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- b. Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information;
- c. Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

26.14 – NONCONFORMING USES

(1) General

a. Applicability

- i. The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or with s. 87.30, Stats. and §§ NR 116.12-14, Wis. Adm. Code and 44 CFR 59-72., these standards shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created.
 - ii. As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, municipalities shall develop a list of those nonconforming buildings, their present equalized assessed value and a list of the costs of those activities associated with changes to those buildings.
- b. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ordinance may continue subject to the following conditions:
- i. No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.
 - ii. The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a

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portion of the deck in order to provide safe ingress and egress to the principal structure.

- iii. If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this ordinance;
- iv. The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;
- v. No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with Section 26.12(3)(a). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this paragraph;
- vi. No maintenance on a per event basis to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with Section 26.12(3)(a). Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations.
- vii. If on a per event basis the total value of the work being done under (v) and (vi) equals or exceeds 50% of the present equalized assessed value the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 26.12(3)(a).
- viii. Except as provided in subd. (ix), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and

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the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.

- ix. For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the following minimum requirements are met and all required permits have been granted prior to the start of construction:

1. Residential Structures

- a. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of Section 26.15(5)(b).
- b. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and shall be constructed with methods and materials resistant to flood damage.
- c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
- d. In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.
- e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in Section 26.13(4).
- f. In AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

2. Nonresidential Structures

- a. Shall meet the requirements of Section 26.14(1)(b)(ix)(1)(a)-(f).
- b. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or,

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together with attendant utility and sanitary facilities, shall meet the standards in Section 26.15(5)(a) or 26.15(5)(b).

- c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in Section 26.13(4).
- c. A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with Section 26.11(3)(a), flood resistant materials are used, and construction practices and floodproofing methods that comply with Section 26.15(5) are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of Section 26.14(1)(b)(ix)(1) if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

(2) Floodway District

- a. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District, unless such modification or addition:
 - i. Has been granted a permit or variance which meets all ordinance requirements;
 - ii. Meets the requirements of Section 26.14(1);
 - iii. Shall not increase the obstruction to flood flows or regional flood height;
 - iv. Any addition to the existing structure shall be floodproofed, pursuant to Section 26.15(5), by means other than the use of fill, to the flood protection elevation; and
 - v. If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - 1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - 2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - 3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

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4. The use must be limited to parking, building access or limited storage.
- b. No new on site sewage disposal system, or addition to an existing on site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing on site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, Section 26.15(5)(c) and ch. SPS 383, Wis. Adm. Code.
- c. No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing well in the Floodway District shall meet the applicable requirements of all municipal ordinances, Section 26.15(5)(c) and chs. NR 811 and NR 812, Wis. Adm. Code.

(3) Floodfringe District

- a. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality and meets the requirements of Section 26.12(3) except where Section 26.14(3)(b) is applicable.
- b. Where compliance with the provisions of subd. (a) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Adjustment/Appeals, using the procedures established in Section 26.15(3), may grant a variance from those provisions of subd. (a) for modifications or additions using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
 - i. No floor is allowed below the regional flood elevation for residential or commercial structures;
 - ii. Human lives are not endangered;
 - iii. Public facilities, such as water or sewer, shall not be installed;
 - iv. Flood depths shall not exceed two feet;
 - v. Flood velocities shall not exceed two feet per second; and
 - vi. The structure shall not be used for storage of materials as described in Section 26.12(3)(e).
- c. All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system shall meet all the applicable provisions of all local ordinances, Section 26.15(5)(c) and ch. SPS 383, Wis. Adm. Code.

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- d. All new wells, or addition to, replacement, repair or maintenance of a well shall meet the applicable provisions of this ordinance, Section 26.15(5)(c) and ch. NR 811 and NR 812, Wis. Adm. Code.

26.15 – ADMINISTRATION

Where a zoning administrator, planning agency or a board of appeals has already been appointed to administer a zoning ordinance adopted under ss. 59.69, 59.692 or 62.23(7), Stats., these officials shall also administer this ordinance.

(1) Zoning Administrator

- a. Duties and Powers - The zoning administrator is authorized to administer this ordinance and shall have the following duties and powers:
 - i. Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
 - ii. Issue permits and inspect properties for compliance with provisions of this ordinance and issue certificates of compliance where appropriate.
 - iii. Inspect and assess all damaged floodplain structures to determine if substantial damage to the structures has occurred.
 - iv. Keep records of all official actions such as:
 - 1. All permits issued, inspections made, and work approved;
 - 2. Documentation of certified lowest floor and regional flood elevations;
 - 3. Floodproofing certificates.
 - 4. Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.
 - 5. All substantial damage assessment reports for floodplain structures.
 - 6. List of nonconforming structures and uses.
 - v. Submit copies of the following items to the Department Regional office:
 - 1. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;

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2. Copies of case by case analyses and other required information.
3. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
- vi. Investigate, prepare reports, and report violations of this ordinance to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.
- vii. Submit copies of amendments to the FEMA Regional office.
- b. Land Use Permit - A land use permit shall be obtained before any development; repair, modification or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the zoning administrator shall include:
 - i. General Information
 1. Name and address of the applicant, property owner and contractor;
 2. Legal description, proposed use, and whether it is new construction or a modification;
 - ii. Site Development Plan - A site plan drawn to scale shall be submitted with the permit application form and shall contain:
 1. Location, dimensions, area and elevation of the lot;
 2. Location of the ordinary highwater mark of any abutting navigable waterways;
 3. Location of any structures with distances measured from the lot lines and street center lines;
 4. Location of any existing or proposed on site sewage systems or private water supply systems;
 5. Location and elevation of existing or future access roads;
 6. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;
 7. The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study – either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
 8. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine

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whether or not the requirements of Section 26.11 or 26.12 are met;
and

9. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to Section 26.07. This may include any of the information noted in Section 26.11(3)(a).
- c. Hydraulic and Hydrologic Studies to Analyze Development - All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.
 - i. Zone A floodplains and in AE zones within which a floodway is not delineated:
 1. Hydrology - The appropriate method shall be based on the standards in ch. NR 116.07(3), Wis. Admin. Code, Hydrologic Analysis: Determination of Regional Flood Discharge.
 2. Hydraulic modeling - The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, Hydraulic Analysis: Determination of Regional Flood Elevation and the following:
 - a. determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.
 - b. channel sections must be surveyed.
 - c. minimum four-foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.
 - d. a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.
 - e. the most current version of HEC-RAS shall be used.
 - f. a survey of bridge and culvert openings and the top of road is required at each structure.
 - g. additional cross sections are required at the downstream and upstream limits of the proposed development and any

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necessary intermediate locations based on the length of the reach if greater than 500 feet.

- h. standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.
- i. the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

3. Mapping - A work map of the reach studied shall be provided, showing all cross-section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.

- a. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.
- b. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

ii. Zone AE Floodplains

- 1. Hydrology - If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on ch. NR 116.07(3), Wis. Admin. Code, Hydrologic Analysis: Determination of Regional Flood Discharge.
- 2. Hydraulic model - The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, Hydraulic Analysis: Determination of Regional Flood Elevation and the following:

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- a. Duplicate Effective Model - The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.
 - b. Corrected Effective Model - The Corrected Effective Model shall not include any man-made physical changes since the effective model date but shall import the model into the most current version of HEC-RAS for Department review.
 - c. Existing (Pre-Project Conditions) Model - The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.
 - d. Revised (Post-Project Conditions) Model - The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.
 - e. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.
 - f. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and topwidths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.
3. Mapping - Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:
 - a. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.

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- b. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.
 - c. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.
 - d. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.
 - e. The revised floodplain boundaries shall tie into the effective floodplain boundaries.
 - f. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.
 - g. Both the current and proposed floodways shall be shown on the map.
 - h. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.
4. Expiration - All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause. If the permitted work has not started within 180 days of the permit date, the development must comply with any regulation, including any revision to the FIRM or FIS, that took effect after the permit date.
- iii. Certificate of Compliance - No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied until a certificate of compliance is issued by the zoning administrator, except where no permit is required, subject to the following provisions:
- 1. The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinance;

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2. Application for such certificate shall be concurrent with the application for a permit;
 3. If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;
 4. The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that the requirements of Section 26.15(5) are met.
 5. Where applicable pursuant to Section 26.13(4), the applicant must submit a certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.
 6. Where applicable pursuant to Section 26.13(4), the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by Section 26.13(4).
- iv. Other Permits - Prior to obtaining a floodplain development permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

(2) Zoning Agency

- a. The Village of Rib Mountain Plan Commission shall:
 - i. oversee the functions of the office of the zoning administrator; and
 - ii. review and advise the governing body on all proposed amendments to this ordinance, maps and text.
 - iii. publish adequate notice pursuant to Ch. 985, Stats., specifying the date, time, place and subject of the public hearing.
- b. The Village of Rib Mountain Plan Commission shall not:
 - i. grant variances to the terms of the ordinance in place of action by the Board of Appeals; or

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- ii. amend the text or zoning maps in place of official action by the governing body.

(3) Board of Appeals – The Board of Appeals, created under s. 62.23(7)(e), Stats., is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The zoning administrator shall not be the secretary of the Board.

a. Powers and Duties – The Board of Appeals shall:

- i. Appeals Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this ordinance;
- ii. Boundary Disputes Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map; and
- iii. Variances Hear and decide, upon appeal, variances from the ordinance standards.

b. Appeals to the Board

- i. Appeals to the board may be taken by any person aggrieved, or by any officer or department of the municipality affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be taken within 30 days unless otherwise provided by the rules of the board, by filing with the official whose decision is in question, and with the board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the board all records regarding the matter appealed.

ii. Notice and Hearing for Appeals including Variances

1. Notice – The board shall:

- a. Fix a reasonable time for the hearing;
- b. Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing; and
- c. Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.

2. Hearing – Any party may appear in person or by agent. The board shall:

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- a. Resolve boundary disputes according to Section 26.15(3)(c);
 - b. Decide variance applications according to Section 26.15(3)(d); and
 - c. Decide appeals of permit denials according to Section 26.15(4).
- iii. Decision: The final decision regarding the appeal or variance application shall:
1. Be made within a reasonable time;
 2. Be sent to the Department Regional office within 10 days of the decision;
 3. Be a written determination signed by the chairman or secretary of the Board;
 4. State the specific facts which are the basis for the Board's decision;
 5. Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application; and
 6. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.
- c. Boundary Disputes - The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:
- i. If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary.
 - ii. The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board; and
 - iii. If the boundary is incorrectly mapped, the Board should inform the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to Section 26.16 Amendments.
- d. Variance
- i. The Board may, upon appeal, grant a variance from the standards of this ordinance if an applicant convincingly demonstrates that:

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1. Literal enforcement of the ordinance will cause unnecessary hardship;
 2. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;
 3. The variance is not contrary to the public interest; and
 4. The variance is consistent with the purpose of this ordinance in Section 26.03.
- ii. In addition to the criteria in subd. (i), to qualify for a variance under FEMA regulations, the Board must find that the following criteria have been met:
1. The variance shall not cause any increase in the regional flood elevation;
 2. The applicant has shown good and sufficient cause for issuance of the variance;
 3. Failure to grant the variance would result in exceptional hardship;
 4. Granting the variance will not result in additional threats to public safety, extraordinary expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
 5. The variance granted is the minimum necessary, considering the flood hazard, to afford relief.
- iii. A variance shall not:
1. Grant, extend or increase any use prohibited in the zoning district;
 2. Be granted for a hardship based solely on an economic gain or loss;
 3. Be granted for a hardship which is self created.
 4. Damage the rights or property values of other persons in the area;
 5. Allow actions without the amendments to this ordinance or map(s) required in Section 26.16 Amendments; and

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6. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

(4) To Review Appeals of Permit Denials

- a. The Zoning Agency (Section 26.15(2)) or Board shall review all data related to the appeal. This may include:
 - i. Permit application data listed in Section 26.15(1)(b);
 - ii. Floodway/floodfringe determination data in Section 26.13(5);
 - iii. Data listed in Section 26.11(3)(a)(ii) where the applicant has not submitted this information to the zoning administrator; and
 - iv. Other data submitted with the application or submitted to the Board with the appeal.
- b. For appeals of all denied permits the Board shall:
 - i. Follow the procedures of Section 26.15(3);
 - ii. Consider zoning agency recommendations; and
 - iii. Either uphold the denial or grant the appeal.
- c. For appeals concerning increases in regional flood elevation the Board shall:
 - i. Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Section 26.16 Amendments; and
 - ii. Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

(5) Floodproofing Standards

- a. No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to or above the flood protection elevation and submits a FEMA Floodproofing Certificate. Floodproofing is not an alternative to the development standards in Sections 26.06, 26.11, 26.12, or 26.13.

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- b. For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
 - i. certified by a registered professional engineer or architect; or
 - ii. meeting or exceeding the following standards:
 - 1. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - 2. the bottom of all openings shall be no higher than one-foot above grade; and
 - 3. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- c. Floodproofing measures shall be designed, as appropriate, to:
 - i. Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - ii. Protect structures to the flood protection elevation;
 - iii. Anchor structures to foundations to resist flotation and lateral movement;
 - iv. Minimize or eliminate infiltration of flood waters;
 - v. Minimize or eliminate discharges into flood waters;
 - vi. Placement of essential utilities to or above the flood protection elevation; and
 - vii. If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - 1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - 2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - 3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

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4. The use must be limited to parking, building access or limited storage.

(6) Public Information

- a. Place marks on structures to show the depth of inundation during the regional flood.
- b. All maps, engineering data and regulations shall be available and widely distributed.
- c. Real estate transfers should show what floodplain district any real property is in.

26.16 – AMENDMENTS

- (1) Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 26.16(2)
 - a. In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 26.16(2). Any such alterations must be reviewed and approved by FEMA and the DNR.
 - b. In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with Section 26.16(2).

(2) General

- a. The governing body shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner outlined in Section 26.16(3) below. Actions which require an amendment to the ordinance and/ or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:
 - i. Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;
 - ii. Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;
 - iii. Any changes to any other officially adopted floodplain maps listed in Section 26.05(2)(c);

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- iv. Any floodplain fill which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain;
- v. Correction of discrepancies between the water surface profiles and floodplain maps;
- vi. Any upgrade to a floodplain zoning ordinance text required by s. NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality; and
- vii. All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

(3) Procedures

- a. Chapter amendments may be made upon petition of any party according to the provisions of s. 62.23, Stats. The petitions shall include all data required by s. 5.1(5) and 7.1(2). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.
 - i. The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of s. 62.23, Stats.
 - ii. No amendments shall become effective until reviewed and approved by the Department.
 - iii. All persons petitioning for a map amendment that obstructs flow causing any increase in the regional flood height, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

26.17 – ENFORCEMENT AND PENALTIES

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not more than \$50.00 (fifty dollars), together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to s. 87.30, Stats.

26.18 – DEFINITIONS

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Unless specifically defined, words and phrases in this ordinance shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural and the plural number includes the singular. The word "may" is permissive, "shall" is mandatory and is not discretionary.

- (1) A ZONES – Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.
- (2) AH ZONE – See “AREA OF SHALLOW FLOODING”.
- (3) AO ZONE – See “AREA OF SHALLOW FLOODING”.
- (4) ACCESSORY STRUCTURE OR USE – A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building. An accessory structure shall not be used for human habitation.
- (5) ALTERATION – An enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.
- (6) AREA OF SHALLOW FLOODING – A designated AO, AH, AR/AO, AR/AH, or VO zone on a community’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.
- (7) BASE FLOOD – Means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.
- (8) BASEMENT – Any enclosed area of a building having its floor sub-grade on all sides.
- (9) BREAKAWAY WALL – A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
- (10) BUILDING – See STRUCTURE.
- (11) BULKHEAD LINE – A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to s. 30.11, Stats., and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this ordinance.

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- (12) **CAMPGROUND** – Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.
- (13) **CAMPING UNIT** – Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent that is fully licensed, if required, and ready for highway use.
- (14) **CERTIFICATE OF COMPLIANCE** – A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this ordinance.
- (15) **CHANNEL** – A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.
- (16) **CRAWLWAYS or CRAWL SPACE** – An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.
- (17) **DECK** – An unenclosed exterior structure that has no roof or sides and has a permeable floor which allows the infiltration of precipitation.
- (18) **DEPARTMENT** – The Wisconsin Department of Natural Resources.
- (19) **DEVELOPMENT** – Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.
- (20) **DRYLAND ACCESS** – A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.
- (21) **ENCROACHMENT** – Any fill, structure, equipment, use or development in the floodway.
- (22) **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)** – The federal agency that administers the National Flood Insurance Program.
- (23) **FLOOD INSURANCE RATE MAP (FIRM)** – A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

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- (24) **FLOOD or FLOODING** – A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:
- The overflow or rise of inland waters;
 - The rapid accumulation or runoff of surface waters from any source;
 - The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
 - The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.
- (25) **FLOOD FREQUENCY** – The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average once in a specified number of years or as a percent (%) chance of occurring in any given year.
- (26) **FLOODFRINGE** – That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.
- (27) **FLOOD HAZARD BOUNDARY MAP** – A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.
- (28) **FLOOD INSURANCE STUDY** – A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.
- (29) **FLOODPLAIN** – Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe and may include other designated floodplain areas for regulatory purposes.
- (30) **FLOODPLAIN ISLAND** – A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.
- (31) **FLOODPLAIN MANAGEMENT** – Policy and procedures to ensure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.
- (32) **FLOOD PROFILE** – A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

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- (33) **FLOODPROOFING** – Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.
- (34) **FLOOD PROTECTION ELEVATION** – An elevation of two feet of freeboard above the Regional Flood Elevation. (Also see: **FREEBOARD**.)
- (35) **FLOOD STORAGE** – Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.
- (36) **FLOODWAY** – The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.
- (37) **FREEBOARD** – A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.
- (38) **HABITABLE STRUCTURE** – Any structure or portion thereof used or designed for human habitation.
- (39) **HEARING NOTICE** – Publication or posting meeting the requirements of Ch. 985, Stats. For appeals, a Class 1 notice, published once at least one week (7 days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (7 days) before the hearing. Local ordinances or bylaws may require additional notice, exceeding these minimums.
- (40) **HIGH FLOOD DAMAGE POTENTIAL** – Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.
- (41) **HIGHEST ADJACENT GRADE** – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- (42) **HISTORIC STRUCTURE** – Any structure that is either:
- Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program,

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as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

- (43) **INCREASE IN REGIONAL FLOOD HEIGHT** – A calculated upward rise in the regional flood elevation greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.
- (44) **LAND USE** – Any nonstructural use made of unimproved or improved real estate. (Also see DEVELOPMENT.)
- (45) **LAND USE PERMIT** – may be considered or reviewed under a building permit or zoning permit.
- (46) **LOWEST ADJACENT GRADE** – Elevation of the lowest ground surface that touches any of the exterior walls of a building.
- (47) **LOWEST FLOOR** – The lowest floor of the lowest enclosed area (including basement).
- (48) **MAINTENANCE** – The act or process of ordinary upkeep and repairs, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.
- (49) **MANUFACTURED HOME** – A structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."
- (50) **MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION** – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.
- (51) **MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING** – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.
- (52) **MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING** – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.
- (53) **MOBILE RECREATIONAL VEHICLE** – A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational,

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camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

- (54) **MODEL, CORRECTED EFFECTIVE** – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.
- (55) **MODEL, DUPLICATE EFFECTIVE** – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.
- (56) **MODEL, EFFECTIVE** – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.
- (57) **MODEL, EXISTING (PRE-PROJECT)** – A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.
- (58) **MODEL, REVISED (POST-PROJECT)** – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.
- (59) **MUNICIPALITY or MUNICIPAL** – The county, city or village governmental units enacting, administering and enforcing this zoning ordinance.
- (60) **NAVD or NORTH AMERICAN VERTICAL DATUM** – Elevations referenced to mean sea level datum, 1988 adjustment.
- (61) **NGVD or NATIONAL GEODETIC VERTICAL DATUM** – Elevations referenced to mean sea level datum, 1929 adjustment.
- (62) **NEW CONSTRUCTION** – Structures for which the start of construction commenced on or after the effective date of a floodplain zoning regulation adopted by this community and includes any subsequent improvements to such structures.
- (63) **NON-FLOOD DISASTER** – A fire or an ice storm, tornado, windstorm, mudslide or other destructive act of nature, but excludes a flood.
- (64) **NONCONFORMING STRUCTURE** – An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this ordinance for the area of the floodplain which it occupies. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

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- (65) **NONCONFORMING USE** – An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this ordinance for the area of the floodplain which it occupies. (Such as a residence in the floodway.)
- (66) **OBSTRUCTION TO FLOW** – Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.
- (67) **OFFICIAL FLOODPLAIN ZONING MAP** – That map, adopted and made part of this ordinance, as described in Section 26.05(2), which has been approved by the Department and FEMA.
- (68) **OPEN SPACE USE** – Those uses having a relatively low flood damage potential and not involving structures.
- (69) **ORDINARY HIGHWATER MARK** – The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.
- (70) **PERSON** – An individual, or group of individuals, corporation, partnership, association, municipality or state agency.
- (71) **PRIVATE SEWAGE SYSTEM** – A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.
- (72) **PUBLIC UTILITIES** – Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer and storm sewer.
- (73) **REASONABLY SAFE FROM FLOODING** – Means base flood waters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.
- (74) **REGIONAL FLOOD** – A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.
- (75) **START OF CONSTRUCTION** – The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a

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foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- (76) **STRUCTURE** – Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

- (77) **SUBDIVISION** – Has the meaning given in s. 236.02(12), Wis. Stats.

- (78) **SUBSTANTIAL DAMAGE** – Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.

- (79) **SUBSTANTIAL IMPROVEMENT** – Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

- (80) **UNNECESSARY HARDSHIP** – Where special conditions affecting a particular property, which were not self created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.

- (81) **VARIANCE** – An authorization by the board of adjustment or appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

- (82) **VIOLATION** – The failure of a structure or other development to be fully compliant with the floodplain zoning ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

- (83) **WATERSHED** – The entire region contributing runoff or surface water to a watercourse or body of water.

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- (84) **WATER SURFACE PROFILE** – A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.
- (85) **WELL** – means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3: Should any portion of this ordinance be declared invalid, or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining portions of said ordinance which can be given effect without the invalid or unconstitutional provision.

Section 4: This ordinance shall be in full force and effect from and after its date of passage and notice to the public as required by law.

Adopted this ____ day of _____, 2023.

Allen Opall, President

ATTEST:

Lynnae Kolden, Clerk

**RIB MOUNTAIN**

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Plan Commission, December 13, 2023.
ITEM:	Docket #2023-021: Discussion and recommendation on a certified survey map for a 4-lot land division located at 225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.
FROM:	Jared Grande, Community Development Director

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Kurt Schmidt, REI, 4080 N. 20 th Ave, Wausau, WI 54401							
OWNER:	RL 225421 Rib Mountain Drive LLC; 40, MM 225421 Rib Mountain Drive LLC; 30, PO BOX 215, Plover, WI 54467							
PROPERTY ADDRESS:	225421 Rib Mountain Dr, 152531 Menton Ln and portion of Menton Ln right-of-way.							
PINS:	068-2807-142-0968 and 068-2807-145-0991							
ZONING:	Urban Commercial; proposed zoning is Unified Development District							
ADJACENT ZONING:	NORTH:	UDD	SOUTH:	UC	EAST:	UDC/SR-3	WEST:	UDD
FUTURE LAND USE:	Mixed-Use (Emphasis on Office/Institutional); Regional Commercial (Comp Plan)							

BACKGROUND

The owners initially bought the property at 225421 Rib Mountain Dr and later acquired 152531 Menton Ln. The owners presented a pre-application in November 2022 and March 2023 to gain feedback from the Plan Commission. Olson Carpet (not in use) sits at 225421 Rib Mountain Dr. and the building had Halloween Spirit seasonally used it in 2022 and 2023. The owners also bought the single-family home to the south at 152531 Menton Ln.

PREVIOUS ACTIONS:	None
STAFF COMMENTS:	See Rezone/UDD determination report under Docket #2023-022
ATTACHMENTS:	Proposed Certified Survey Map

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends approval of the proposed 4-Lot certified survey map and forwards the recommendation on to the Village Board for the December 19, 2023, meeting.

RECOMMEND APPROVAL WITH MODIFICATIONS: Plan Commission recommends approval of the proposed 4-Lot certified survey map and forwards the recommendation on to the Village Board for the December 19, 2023, meeting, with modifications as discussed.

RECOMMEND DENIAL: Plan Commission recommends denial of the proposed 4-Lot certified survey map and forwards the recommendation on to the Village Board for the December 19, 2023, meeting.


REQUESTED ACTION:	Recommend approval
FURTHER ACTION(S):	Forward the Plan Commission recommendation to the Village Trustees on 09/19/2023 (Staff)



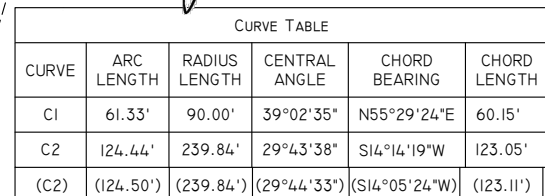
MARATHON COUNTY CERTIFIED SURVEY MAP

PREPARED FOR: LOKRE COMPANY
LANDOWNER: RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

1" = 100'



A horizontal scale bar with alternating black and white segments. It is labeled '0' at the left end and '100'' at the right end. Above the bar, the text '1" = 100'' indicates the scale.



(126') - 3/4 IN. IRON BAR FOUND
 (126.00') - 1-1/4 IN. O.D. IRON PIPE FOUND
 (126.00') - 1-1/4 IN. O.D. X 18 IN. IRON PIPE
 WEIGHING 1.68 LBS/LIN. FT. SET
 (126.00') - RECORDED BEARING/LENGTH
 (126.00') - MEASURED BEARING/LENGTH

- SHEET 1 OF 6



MARATHON COUNTY CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY
MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT
NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED
OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST,
VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LOT 3
CSM #16687
VOL. 82, PG. 97

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CI	61.33'	90.00'	39°02'35"	N55°29'24"E	60.15'

VACATED
MENTON LANE

LOT 1
CSM #7614
VOL. 29, PG. 77
OWNED BY OTHERS



REI

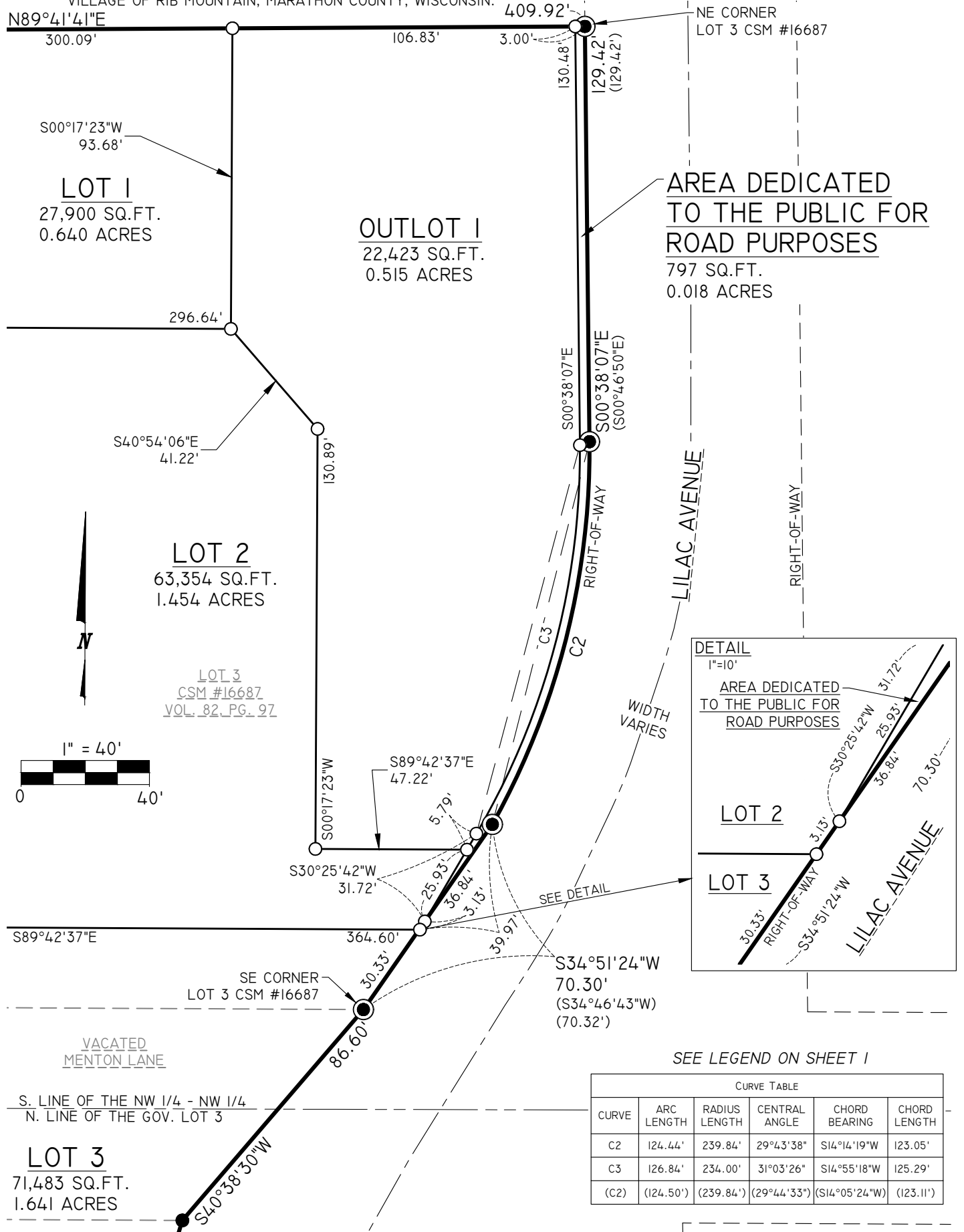
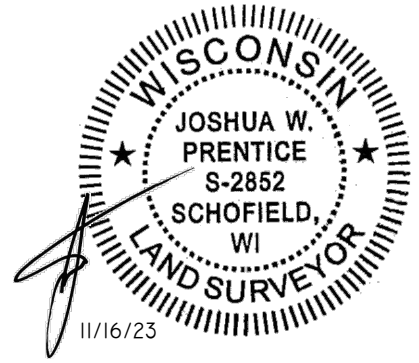
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: LOKRE COMPANY
LANDOWNER: RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY
MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT
NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED
OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST,
VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.





REI

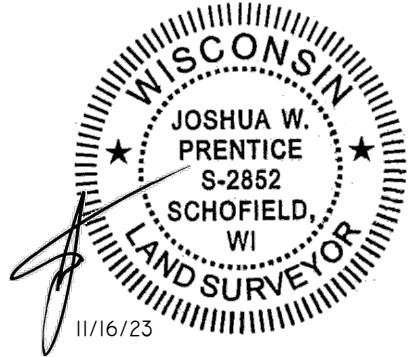
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: LOKRE COMPANY
LANDOWNER: RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, VILLAGE 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 PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT NUMBER 1660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST, VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 00°32'24" WEST, COINCIDENT WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, 1146.33 FEET; THENCE NORTH 89°27'36" EAST, 53.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF MENTON LANE, THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4185, RECORDED IN VOLUME 15, ON PAGE 183, AS DOCUMENT NUMBER 856724, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE POINT OF BEGINNING; THENCE NORTH 00°11'04" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, 26.73 FEET; THENCE NORTH 88°38'48" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, 10.12 FEET; THENCE NORTH 44°44'19" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, 62.87 FEET TO SAID WEST LINE OF GOVERNMENT LOT 3; THENCE NORTH 00°32'24" EAST, COINCIDENT WITH SAID WEST LINE OF GOVERNMENT LOT 3, 91.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 61.33 FEET, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 90.00 FEET, A CENTRAL ANGLE OF 39°02'35", AND A CHORD THAT BEARS NORTH 55°29'24" EAST FOR A DISTANCE OF 60.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VACATED MENTON LANE AND THE SOUTHWEST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687; THENCE NORTH 02°09'07" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 181.93 FEET; THENCE NORTH 07°44'07" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 60.95 FEET; THENCE NORTH 04°03'24" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 56.74 FEET; THENCE NORTH 00°22'43" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF RIB MOUNTAIN DRIVE, 3.64 FEET TO THE NORTH LINE OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687; THENCE NORTH 89°41'41" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687, 409.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687 AND THE WEST RIGHT-OF-WAY LINE OF LILAC AVENUE; THENCE SOUTH 00°38'07" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF LILAC AVENUE, 129.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 124.44 FEET, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF LILAC AVENUE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 239.84 FEET, A CENTRAL ANGLE OF 29°43'38", AND A CHORD THAT BEARS SOUTH 14°14'19" WEST FOR A DISTANCE OF 123.05 FEET; THENCE SOUTH 34°51'24" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 70.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NUMBER 16687; THENCE SOUTH 40°38'30" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 86.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED MENTON LANE; THENCE SOUTH 17°04'06" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 74.65 FEET; THENCE SOUTH 09°23'16" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE LILAC AVENUE, 59.22 FEET; THENCE NORTH 89°58'36" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF LILAC AVENUE, THE NORTH LINE OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 7614, RECORDED IN VOLUME 29, ON PAGE 183, AS DOCUMENT NUMBER 1006307, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE NORTH LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4185, 252.76 FEET TO SAID NORTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 4185, SAID EAST RIGHT-OF-WAY LINE OF MENTON LANE, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 186,414 SQUARE FEET, 4.279 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF LOKRE COMPANY, AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

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

DATED THIS 16TH DAY OF NOVEMBER, 2023

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

VILLAGE OF RIB MOUNTAIN

THE DEDICATION SHOWN ON THIS CERTIFIED SURVEY MAP IS HEREBY ACCEPTED AND APPROVED FOR RECORDING UNDER THE TERMS OF THE VILLAGE OF RIB MOUNTAIN LAND DIVISION ORDINANCE.

BY: _____

DATE: _____



REI

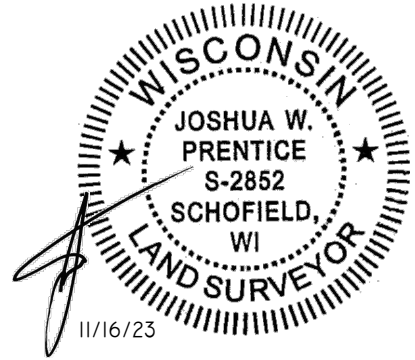
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ LOKRE COMPANY
LANDOWNER: _____ RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY
MAP NUMBER I6687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT
NUMBER I660101, FILED IN THE MARATHON COUNTY REGISTER OF DEED
OFFICE; LOCATED IN GOVERNMENT LOT 3 AND THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 7 EAST,
VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

RL 225421 RIB MOUNTAIN DRIVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY
CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE
SURVEYED, DIVIDED, MAPPED, AND DEDICATED FOR USE AS THE RIGHT-OF-WAY OF LILAC AVENUE AND
MENTON LANE AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID RL 225421 RIB MOUNTAIN DRIVE, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS _____, DAY OF _____, 2023

IN THE PRESENCE OF: RL 225421 RIB MOUNTAIN DRIVE, LLC.

_____, MEMBER

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023

THE ABOVE NAMED _____, MEMBER

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

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES _____



REI

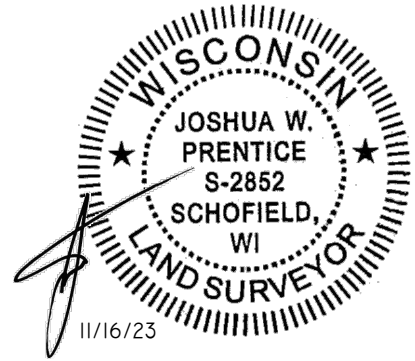
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ LOKRE COMPANY
LANDOWNER: _____ RL 225421 RIB MOUNTAIN DRIVE LLC &
MM 225421 RIB MOUNTAIN DRIVE LLC

PART OF GOVERNMENT LOT 3 AND ALL OF LOT 3 OF CERTIFIED SURVEY
MAP NUMBER I6687, RECORDED IN VOLUME 79, ON PAGE 36, AS DOCUMENT
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VILLAGE OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

MM 225421 RIB MOUNTAIN DRIVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY
CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE
SURVEYED, DIVIDED, MAPPED, AND DEDICATED FOR USE AS THE RIGHT-OF-WAY OF LILAC AVENUE AND
MENTON LANE AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID MM 225421 RIB MOUNTAIN DRIVE, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS _____, DAY OF _____, 2023

IN THE PRESENCE OF: MM 225421 RIB MOUNTAIN DRIVE, LLC.

_____, MEMBER

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023

THE ABOVE NAMED _____, MEMBER

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

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES _____



RIB MOUNTAIN

Where Nature, Family & Sport Come Together

ITEM: Docket #2023-024: Preapplication discussion and direction on Non-metallic mine site located off Red Bud Rd.

ISSUES: Tom Radenz, REI Engineering Inc., has put together a cover sheet detailing the pre-application request for a non-metallic mining site located off Red Bud Rd with details of the history of the site. Included with the cover sheet is a site map identifying the two areas of the proposed mine site.

Section 14.06 and Section 17.056(7)(d) regulate this type of activity. The zoning on the property is Rural Agricultural (RA-2-35ac) District which allows extraction via a conditional use permit.

The applicant would like additional feedback and direction prior to official submittal of the development.

FISCAL IMPACT: None

ACTION TO BE TAKEN:

1. None



November 17, 2023

Village of Rib Mountain
Attn: Jared Grande
Economic Development Director
227800 Snowbird Avenue
Wausau, WI 54401



Subject: Kocourek Holdings – Red Bud Road – Proposed Nonmetallic Mine

Dear Jared,

Our team is representing Kocourek Holdings, LLC regarding a proposed nonmetallic mine at the property located on Red Bud Road. The property is located in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 28 North, Range 7 East accessed by Red Bud Road. We are interested in attending a Pre-Application Conference pursuant to Village of Rib Mountain Zoning Code 17.228. We request this matter be brought before the December 13, 2023 Planning Commission and the December 19, 2023 Village Board for discussion and consideration.

A nonmetallic mining land use has been a part of the subject property's history for many years. The adjacent lands on both the north and south sides continue to be active nonmetallic mines. The unique history on the subject parcel is that Keith Kocourek purchased the land and performed the reclamation efforts with his own funding. This effort included the establishment of a private air strip and landscape features and trails throughout the parcel. The reclamation efforts have been touted by Marathon County Zoning staff as a leading example of reclaiming efforts taking a property from a mining scare to an asset.

The goal of the proposed nonmetallic mining effort is to continue the reclamation efforts of the site through the enhancement of two ponding areas located on the north and south bounds of the private air strip. The attached plan highlights the subject areas of interest. These areas remain untouched from the previous mining efforts. Establishing a nonmetallic mine to address these formerly mined areas will assist by generating revenue to continue the reclamation efforts.

The property held by Kocourek Holdings, LLC is moving from a liability to an asset through the continued reclamation efforts. Future land uses such as upscale residential and outdoor recreation can be envisioned due to the past reclamation efforts and the proposed nonmetallic mining efforts.

Our team looks forward to further discussing this property and the proposed improvements at the referenced meetings. Please contact our team if you need any additional information.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink that reads 'Thomas A. Radenz'.

Tom Radenz, PLS





CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

WWW.REIENGINEERING.COM
715 • 675-9784

4080 N 2TH AVE
WAUSAU, WI, 54401

THIS EXHIBIT IS INTENDED
FOR CONCEPTUAL PURPOSES ONLY
- NOT FOR CONSTRUCTION -

**KOCOUREK
SITE**

**RED BUD
ROAD**

**PRE-APPLICATION
MEETING**

RIB MOUNTAIN,
WISCONSIN

11.17.2023

PROJECT NUMBER • 6266

2023



RIB MOUNTAIN

Where Nature, Family & Sport Come Together

ITEM: Docket #2023-025: Preapplication discussion and direction on potential Indoor Sales or Service and In-Vehicle Sales or Service between Cloverland Ln, Swan Ave, and Morning Glory Ln.

ISSUES: Bret Backus, Vice President – Real Estate, with Woodman's Food Markets, Inc. has requested a pre-application discussion with the Plan Commission regarding a potential Indoor Sales or Service and In-Vehicle Sales or Service between Cloverland Ln, Swan Ave, and Morning Glory Ln. Bret has provided preliminary site plans and renderings for the discussion.

The zoning on the property is Suburban Commercial (SC) and Urban Residential (UR-8).

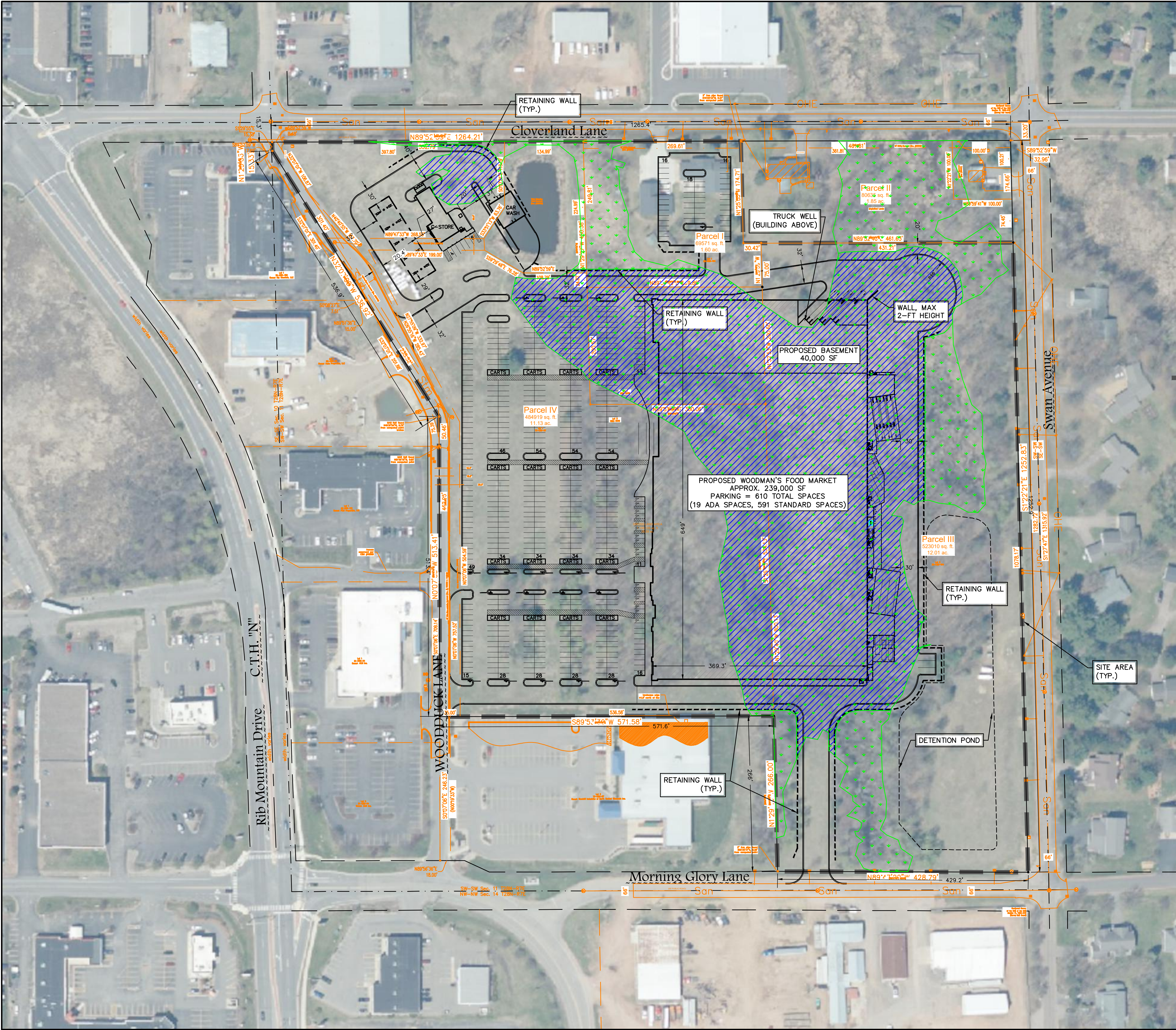
Rib Mountain Drive/TID 1 Master Plan & Corridor Study was adopted on Sept. 7, 2021 and can be viewed [here](#).

The applicant would like additional feedback and direction prior to official submittal of the development.

FISCAL IMPACT: None

ACTION TO BE TAKEN:

1. None



- NOTES:
- EXISTING LINEWORK IN ORANGE IS FROM ALTA/NSPS LAND TITLE SURVEY BY VIERBICHER, DATED AUGUST 17, 2023.
- WETLAND FILL (7.7 AC)
 - WETLAND TO REMAIN (2.7 AC)
 - SITE AREA (24.7 AC)

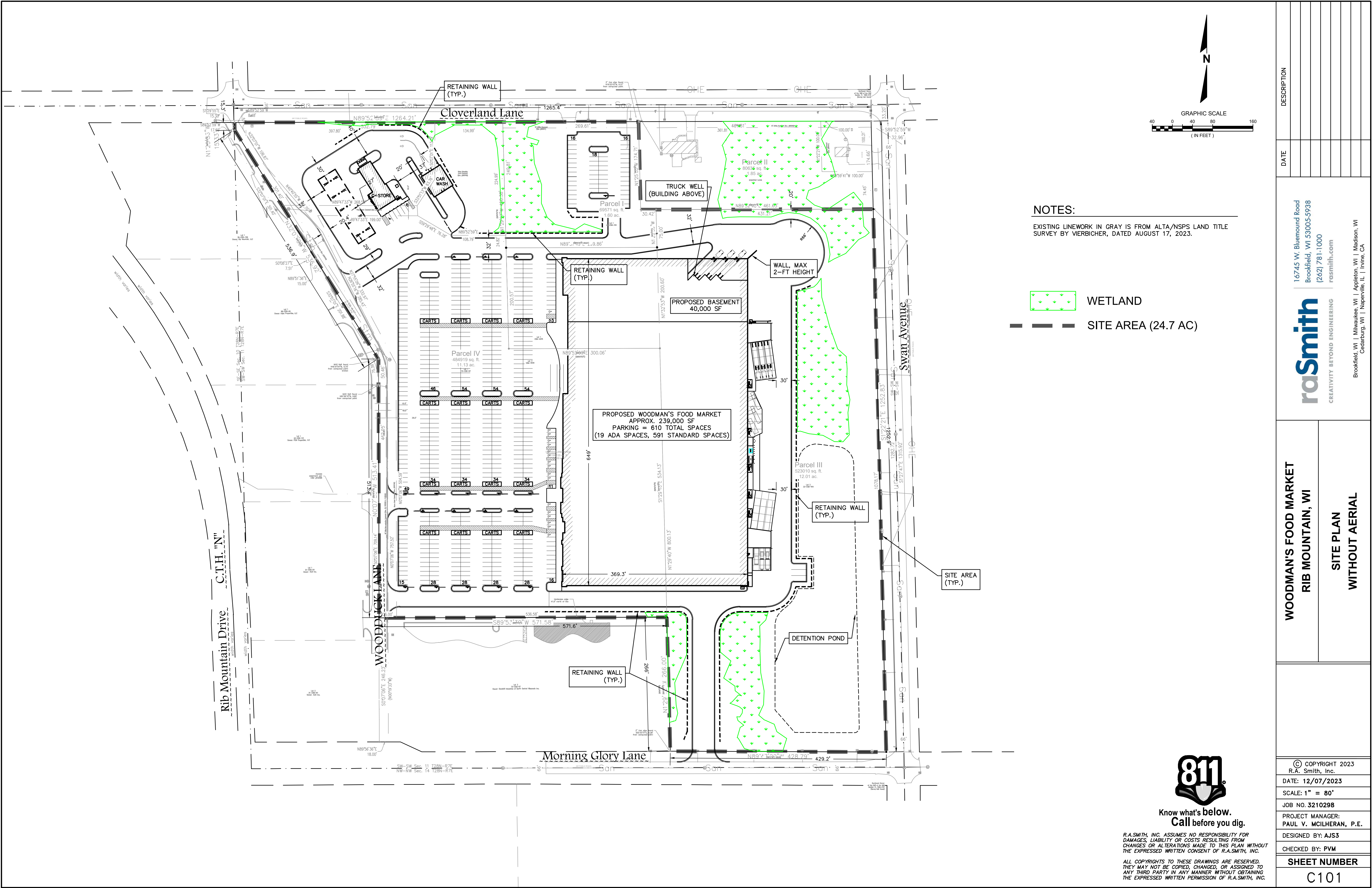


Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION	
DATE	
16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
WOODMAN'S FOOD MARKET RIB MOUNTAIN, WI	
SITE PLAN WITH AERIAL	
© COPYRIGHT 2023 R.A. Smith, Inc.	
DATE: 12/07/2023	
SCALE: 1" = 80'	
JOB NO. 3210298	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	
DESIGNED BY: AJS3	
CHECKED BY: PVM	
SHEET NUMBER	
C100	



NOTES:

EXISTING LINEWORK IN GRAY IS FROM ALTA/NSPS LAND TITLE SURVEY BY VIERBICHER, DATED AUGUST 17, 2023.

WETLAND

SITE AREA (24.7 AC)



Know what's below.
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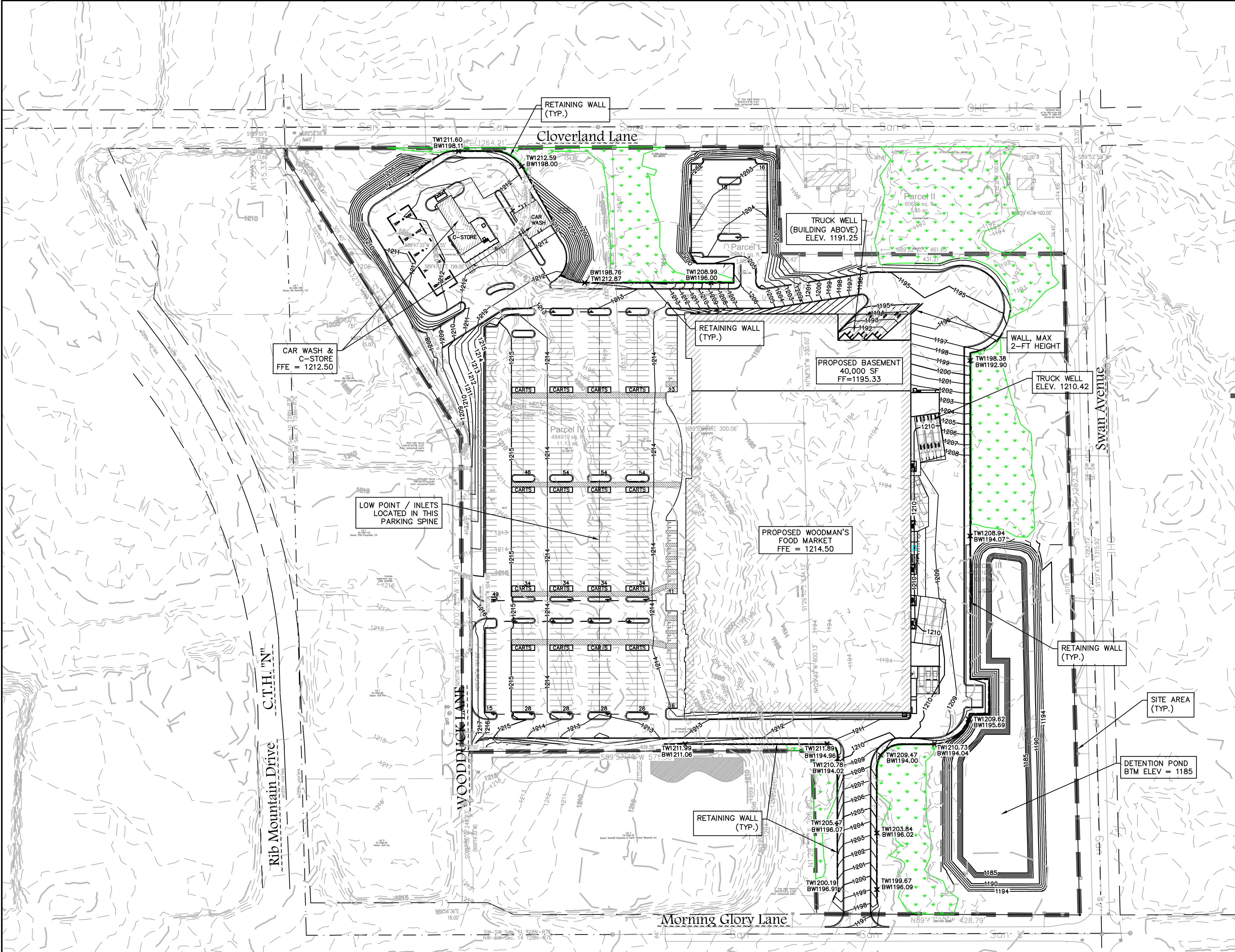
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DESCRIPTION		DATE
WOODMAN'S FOOD MARKET RIB MOUNTAIN, WI		
SITE PLAN WITHOUT AERIAL		
© COPYRIGHT 2023 R.A. Smith, Inc.		
DATE: 12/07/2023		
SCALE: 1" = 80'		
JOB NO. 3210298		
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.		
DESIGNED BY: AJS3		
CHECKED BY: PVM		
SHEET NUMBER		
C101		

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA



NOTES:

EXISTING LINEWORK IN GRAY IS FROM ALTA/NSPS LAND TITLE SURVEY BY VIERBICHER, DATED AUGUST 17, 2023.

EXISTING CONTOURS SHOWN ARE FROM MARATHON COUNTY GIS.

WETLAND

SITE AREA (24.7 AC)

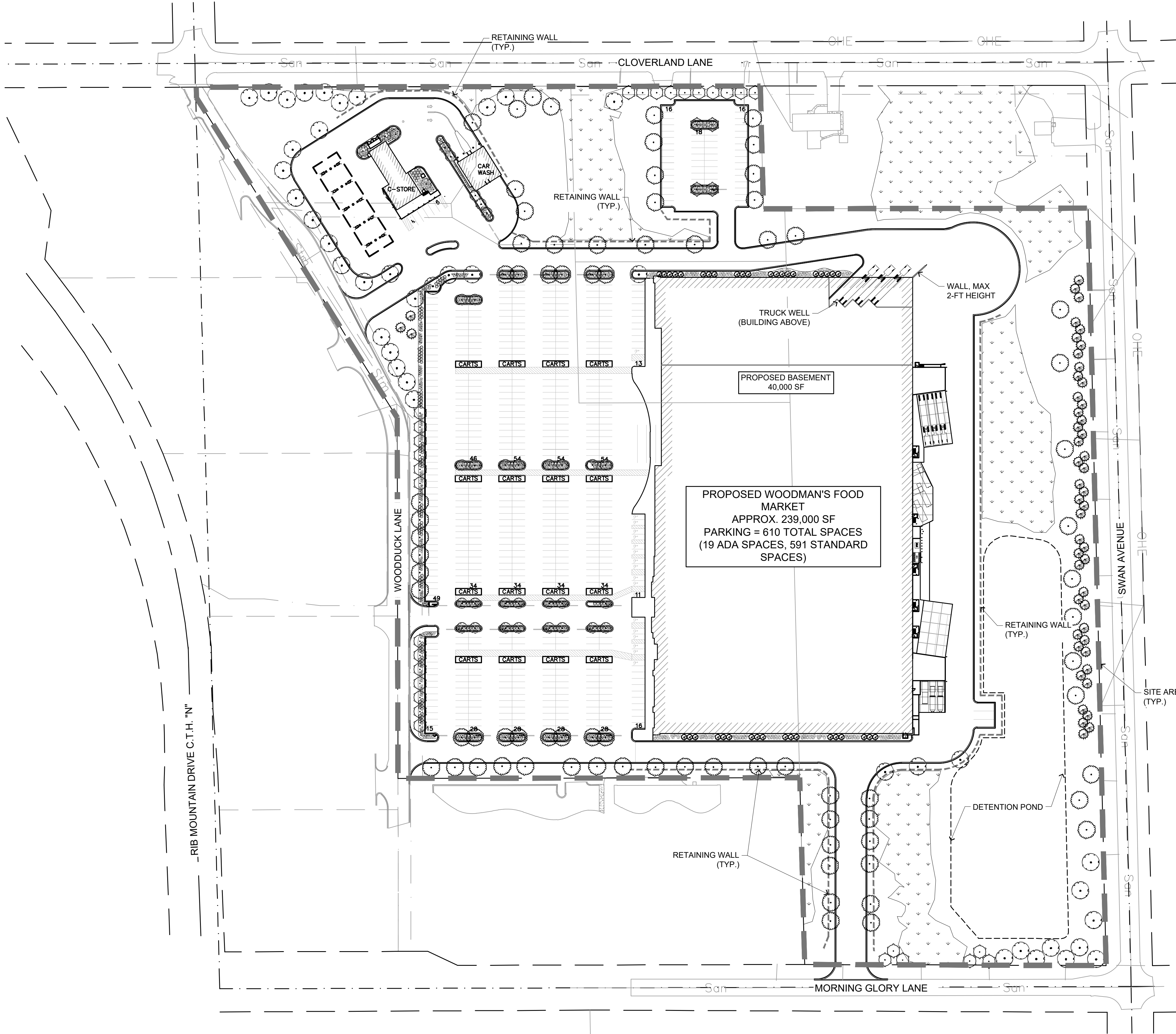


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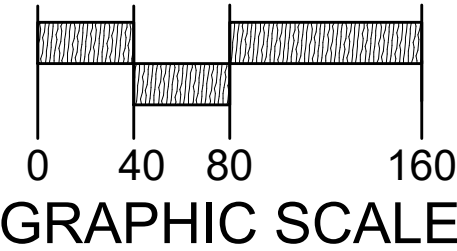
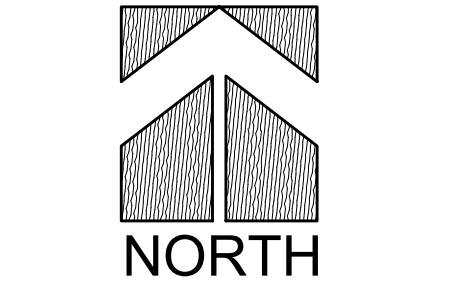
DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
WOODMAN'S FOOD MARKET RIB MOUNTAIN, WI	
GRADING PLAN	
© COPYRIGHT 2023 R.A. Smith, Inc.	
DATE: 12/07/2023	
SCALE: 1" = 80'	
JOB NO. 3210298	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	
DESIGNED BY: AJS3	
CHECKED BY: PVM	
SHEET NUMBER	
C200	



CONCEPT PLANT SCHEDULE

	CLIMAX TREES Ginkgo biloba 'Magyar' / Magyar Ginkgo Quercus bicolor / Swamp White Oak Quercus rubra / Red Oak Ulmus americana 'New Harmony' / New Harmony Elm Ulmus x 'Morton Glossy' TM / Triumph Elm	42
	TALL DECIDUOUS TREES Acer x freemanii 'Marmo' / Marmo Maple Acer x freemanii 'Sienna' / Sienna Glenn Maple Celtis occidentalis / Common Hackberry Gleditsia triacanthos 'Skycole' / Skyline Honey Locust Larix laricina / American Larch Taxodium distichum / Baldcypress Tilia americana 'Kronm' / Sweet Street Linden Tilia americana 'Redmond' / Redmond American Linden	77
	MEDIUM DECIDUOUS TREES Aesculus glabra 'JN Select' / Early Glow Buckeye Aesculus x carnea 'Fort McNair' / Fort McNair Buckeye Betula nigra / River Birch	33
	LOW DECIDUOUS TREES Malus 'JFS-KW5' / Royal Raindrops Crabapple Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	34
	TALL EVERGREEN TREES Abies concolor / White Fir Picea abies / Norway Spruce Picea glauca / White Spruce	50
	LOW EVERGREEN TREES Juniperus chinensis 'Mountbatten' / Mountbatten Juniper Picea glauca var. densata / Black Hills Spruce Thuja occidentalis 'BallJohn' / Technito Arborvitae Thuja occidentalis 'Techny' / Techny Arborvitae	39
	MEDIUM DECIDUOUS SHRUBS Syringa meyeri 'Palibin' / Dwarf Korean Lilac Viburnum carlesii 'J.N. Select S' / Sugar n' Spice™ Koreanspice Viburnum	178
	LOW DECIDUOUS SHRUBS Diervilla lonicera / Dwarf Bush Honeysuckle Hydrangea paniculata 'ILVOBO' / BoBo Hydrangea Spiraea fritschiana / Fritsch Spiraea	538
	LOW EVERGREEN SHRUBS Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper Juniperus sabina 'Monna' / Calgary Carpet® Juniper Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	286

NOTES:
EXISTING LINEWORK IN GRAY IS FROM ALTA/NSPS LAND TITLE SURVEY BY VIERBICHER,
DATED AUGUST 17, 2023.



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DESCRIPTION

DATE

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WOODMAN'S FOOD MARKET
RIB MOUNTAIN, WI

CONCEPTUAL LANDSCAPE PLAN

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R.A. Smith, Inc.
DATE: 12/07/2023
SCALE: 1" = 80'
JOB NO. 3210298
PROJECT MANAGER:
PAUL V. MCILHERAN, P.E.
DESIGNED BY: ALS
CHECKED BY: PVM

SHEET NUMBER
L100



FOOD MARKET LOOKING SOUTHEAST



WAUSAU FOOD MARKET



Larson & Darby Group
Architecture Engineering Interiors



2023-230

12-8-2023



FOOD MARKET LOOKING NORTHEAST





FOOD MARKET FRONT ELEVATION VIEW



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VIEW AT GAS & LUBE



WAUSAU FOOD MARKET



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2023-230

12-8-2023



RIB MOUNTAIN

Where Nature, Family & Sport Come Together

Community Development Report

Date: December 8, 2023
To: Plan Commission
From: Jared Grande

Projects/Tasks/Meetings

- 11/21 Jeremy and I met with Caselle to go over a list of issues we needed addressed.
- Reviewed and established goals for 2023/2024 with Jeremy and Gaylene.
- 11/21 Jeremy and I did a walk-through at 225075 Blazing Star to determine status. It will require significant demo on the inside to determine the status of the home more accurately. Jeremy and I did have a conversation with the homeowner regarding the status of the home and process moving forward.
- 11/28 attended Central WI EDO and Municipalities Meeting in Pittsville, WI.
- 11/29 attended the Rib Mountain Trail Plan Refinement task group meeting at the Chamber with Gerry. Initial conversations were regarding IMBA, their scope of work and timeline, and how each group may contribute/be involved.
- 11/30 met with National Fitness Campaign regarding outdoor fitness center (follow-up meeting)
- 11/30 Scott and I met with Tom regarding residential development.
- 12/1 met with E-Plan Exam to be introduced to their software, our process moving forward, etc. since now becoming delegated for all commercial construction/HVAC. Staff is continuing to work on plumbing/electrical with E-Plan Exam and DSPS.
- 12/7&8 attend International Economic Development Corporation Business Retention & Expansion training.

Current & Upcoming Tasks/Projects

Task/Project	Due Date	Status	Notes
Shoreland Ordinance	Winter 2023/204	In progress	April 6

**RIB MOUNTAIN**

Where Nature, Family & Sport Come Together

Floodplain Ordinance	Winter 2023/2024	In progress	Had previous discussions with VB/PC
Comp Zoning Code Update	Early 2024	In progress	Wrapping up final edits with Ayres & Assoc.
Contracts with Marathon County CPZ	End of 2023	In progress	Working on details of final contracts to present to VB
E-Plan Exam	Winter 2023	Near complete	Looking for Village Board approval
Master Plan implementation	Unknown	In Progress	Zoning Code Update and other variables to consider
Solar on MC Building	December 2023	In progress	Near complete; waiting for CT Cabinet to come in
Logo Evaluation	December 2023	In progress	Working with Gerry and Gaylene on proposals
Marketing/Branding	Unknown	In progress	Gathering information and assessing; many variables to consider
Facility Improvement Plan	Unknown	In Progress	Internal discussions took place and beginning phases of document creation