



# **TOWN OF RIB MOUNTAIN**

Where Nature, Family & Sport Come Together

[www.townofribmountain.org](http://www.townofribmountain.org)

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## **PLAN COMMISSION**

### **OFFICIAL NOTICE & AGENDA**

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, May 24<sup>th</sup>, 2017; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
  - a. **Approval of minutes from the 4-26-2017 Plan Commission meeting.**
- 4.) Public Hearing:
  - a. **Tod Kittel, owner, requests conditional use approval for a privacy fence six (6) feet in height within the required street yard setback at the property addressed 2907 Windflower Lane, Parcel #34.332807.016.004.00.00; per Rib Mountain Municipal Code (RMMC) Section 17.190 – Fencing Standards. Docket #2017-11.**
- 5.) Old Business:
  - a. **Discussion on the Rib Mountain Comprehensive Plan Update Project, including Natural and Cultural Resources, Housing, and Utilities and Community Facilities. Docket #2017-05.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
April 26, 2017

Chairman Harlan Hebbe, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Ann Lucas, Ryan Burnett, Tom Steele, Jay Wittman and Laura McGucken. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Community Development Director, Steve Kunst, asked that the heading of the minutes be amended to correct an error.

**Motion by Tom Steele, second by Ann Lucas to approve the minutes of the March 22, 2017 Plan Commission meeting as amended. Motion carried 7-0.**

PUBLIC HEARING:

- a. *Finishing Touch Signs, agent, requests after-the-fact conditional use approval for an electronic message sign at the property addressed 5507 Lilac Avenue. Per RMMC Section 17.214(3) – Electronic Message Sign Regulations. Parcel #34.142807.0GL.004.34.00. Docket #2017-09.*

Kunst introduced the request, stating numerous factors on the sign companies end led to them not getting the correct approvals for the sign. He also noted the after-the-fact sign request is subject to double meeting fees and double permit fees, should it be approved.

Jim Hampton asked if the sign meets the Electronic Message Sign criteria, to which Kunst indicated it meets the majority of the Town's electronic message sign criteria and verification was needed on its ability to adjust its brightness based on ambient light levels and whether it can be programmed to turn dark in the case of a malfunction. Laura McGucken noted he Commission should review the proposal as if the sign were not currently installed to establish any other necessary conditions.

Ann Lucas noted a follow-up with the sign company about following the correct procedures may help them better understand the importance of the process. Kunst indicated staff has already held a conversation with Finishing Touch and the recourse for their actions is double meeting and permit fees.

McGucken and Ryan Burnett verified the Town's Electronic Message Sign Requirements were met by the proposed sign. Kunst indicated the proposed sign does meet the majority of the requirements and the above noted items still need to be verified and should be listed as a condition of approval.

**Motion by Ann Lucas, seconded by Jim Hampton to recommend approval of the conditional use request for an Electronic Message Sign at the property addressed 5507 Lilac Ave, conditioned upon**

**verification of the automatic adjustment of brightness levels and the signs ability to turn dark upon malfunction.**

CERTIFIED SURVEY MAP(S):

- a. *Johnathan Lang, owner, requests Certified Survey Map review for a potential land division at the property addressed 206 Sunrise Drive. Parcel #34.232807.013.011.00.00. Docket #2017-10.*

Kunst noted the request is to split an existing residential lot with the intent of constructing a new single family residence on proposed Lot 2. Kunst indicated the existing residence is legally nonconforming to the west side yard setback, but the proposal does not increase the nonconformity.

Hampton questioned the location of the accessory building visible on the aerial image provided, to which Kunst noted the accessory building has since been removed, making it a new clean parcel. Additionally, Kunst stated both lots meet the necessary bulk requirements and no additional right-of-way dedication is necessary.

Chairman Hebbe questioned whether the existing mature pine trees are part of the newly created lot. Johnathan Lang, owner, noted they are part of the property. McGucken asked for verification of permitted land uses. Kunst noted the subject property is zoned for single family residential and the applicant indicated they intend to build a new single family residence on the new lot.

**Motion by Ann Lucas, seconded by Jim Hampton to recommend approval of the Certified Survey Map as presented. Motion carried 7-0.**

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

*Hilton Garden Inn, Tesla Supercharging Station* –Kunst noted the Hilton Garden Inn would like to install an eight (8) unit Tesla Supercharging Station in the parking lot and would like Plan Commission direction as to approving it as a minor site plan modification or if they believe the idea needs a public hearing as part of a Precise Implementation Plan amendment. Plan Commission Members identified the following questions to be answered before prior to providing specific direction. Why the proposed location, specifically? Who is the intended customer/user? Does the system emit noise or EMF? Why use a super charging station vs the standard charging station? What impact will it have on traffic to, from, and through the site? Will there be sufficient parking on the site with eight parking spaces designated as charging sites?

*ServiceMaster Parking Lot* – Staff stated ServiceMaster would like to seven (7) to eight (8) additional parking stalls in a newly paved area and were seeking direction from Plan Commission whether to consider the request as a minor site plan modification or an amendment to the sites Precise Implementation Plan requiring a public hearing. Staff noted the location of the proposed parking area

and Plan Commission indicated they see no issue with staff handling the request as a minor site plan modification.

*Accessory Buildings* – Staff indicated they are working on some general guidelines to help address size and neighborhood fit of accessory building requests, and the Plan Commission will be seeing this item in a future meeting.

*Keller Signage* – Chairman Hebbe asked staff if the Keller Electronic Message Sign is required to meet the new EMS requirements, because it malfunctioned last week and did not automatically turn dark, leaving only two thirds of the north face operable. Staff noted this requirement is new and that existing signs may not be equipped with that function, but they will reach out to the business to discuss the sign malfunction.

*Lift Parking* – Chairman Hebbe mentioned concerned about the parking at Lift Gym, noting vehicles are parked on the Robin Lane side of the building, which was not approved. Staff noted they have yet to complete the additional parking lot area, which may alleviate the problem, but they will reach out to the owner about installing no parking signs along Robin Lane and verify a timeline for completion of the additional parking area.

*Bone & Joint Signage* –Hampton asked staff if Bone & Joint had received a letter regarding the temporary signage on the corner of Hummingbird and Park Rd. Building Inspector, Paul Kufahl, noted they have received a letter and have responded. At this time staff is working with them to find a way to add the signage they want to the current monument sign.

*Countywide Addressing* –Hampton asked if the Plan Commission needs to formally express support of the Town Boards decision to challenge the Countywide Addressing project. Kunst noted Plan Commission could do that if they wish, but at this point in the process we are waiting for the judge’s decision, which should be made before September.

*Comprehensive Plan Meeting* –Kunst noted the next Plan Commission Meeting will be a Comprehensive Plan working meeting with one conditional use application for a six (6) foot tall fence within a required street yard.

*State Park Road Parking* – Plan Commission members expressed concern about the parking situation on Park Road and suggested the Town consider adding parking to support the increased use of the area.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Jay Wittman, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 7-0. Meeting adjourned at 7:18 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

**REPORT TO PLANNING COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** May 19, 2017  
**SUBJECT:** Tod Kittel Privacy Fence

**REQUEST:** Conditional Use request for a six (6) foot privacy fence within the required street yard setback

**PROPERTY OWNER:** Tod and Jane Kittel

**PROPERTY ADDRESS(S):** 2907 Windflower Lane  
**PARCEL #(S):** 34.332807.016.004.00.00

**CURRENT ZONING:** Suburban Residential-2 (SR-2)

**NARRATIVE:**

The applicant seeks to replace a nonconforming privacy fence within the required street yard setback of Arrowood Lane. The Town’s street yard setback is 35 feet for six (6) foot tall fences, whereas the existing fence is closer to 15 feet from the property line. The proposal calls for replacing the wooden fence with a decorative vinyl model. The subject property is a double-frontage lot with street frontage on both Windflower and Arrowood Lanes. RMMC Section 17.190(c)(5) allows for fence location and height requirements to be exceeded provided certain conditions are met (see below).

The primary rationale behind limiting taller, privacy style fencing within the first 35 feet of a property is to allow a clear viewing corridor for vehicle traffic and pedestrians. Considering none of the parcels on the north side of Arrowood Lane have their primary driveway on Arrowood, staff does not feel the proposal obstructs vision in the corridor.

**EXISTING CONDITIONS**



**Facing West**



**Facing East**

**RMMC SECTION 17.190 – FENCING STANDARDS**

1. *The location and maximum heights listed for Subsections (c)(1–4), above, may be exceeded or varied with the approval of a conditional use permit per Section 17.225. The following conditions (at a minimum) shall be established for such requests: (Am. #12-05)*
  - a) *The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas; **Staff does not believe the proposal will result in a visual***

**obstruction within the traffic area. All driveways entering Arrowood Lane from the north are secondary access points. Further, the proposed fence is setback approximately 15 feet from the property line.**

*b) The fence shall be screened on its external side with adequate plants so as to maintain an attractive appearance to said side. The current nonconforming fence does not include plantings between it and the right-of-way. Staff recommends any plantings be small enough so as to not interfere with American Transmission Company's (ATC) nearby high line easement area.*

*c) The fence shall be set back from the property line beyond the requirement of Subsection (3)(b), above, such distance as appropriate to contain adequate landscaping per b., above, and so as to maintain an attractive relationship to fence's external side. The proposal places the fence approximately 15 feet from the property line and appears to allow adequate landscaping area. The Plan Commission may recommend a greater setback distance at their discretion.*

#### **OTHER CONSIDERATIONS**

- Any approval should also be conditioned upon receiving approval from ATC, if necessary

#### **PROPOSED FENCE**



#### **POSSIBLE ACTION:**

1. Recommend approval of the conditional use request for a six (6) foot tall privacy fence within the required street yard setback at the property addressed 2907 Windflower Lane, as presented.
2. Recommend approval of the conditional use request for a six (6) foot tall privacy fence within the required street yard setback at the property addressed 2907 Windflower Lane, with conditions/modifications.
3. Recommend denial of the conditional use request for a six (6) foot tall privacy fence within the required street yard setback at the property addressed 2907 Windflower Lane.

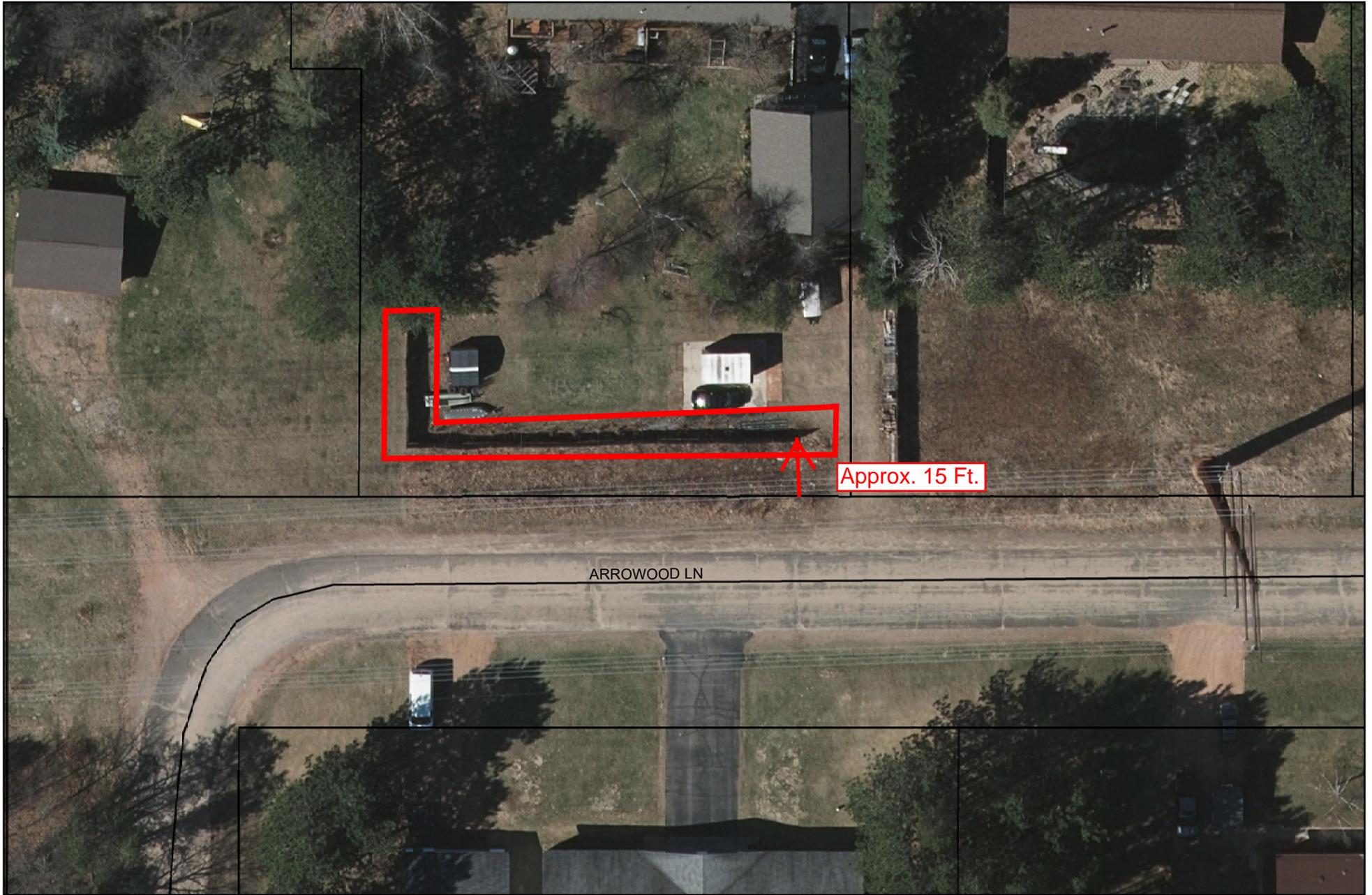


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 Map Printed: 5/19/2017

<ul style="list-style-type: none"> <li>Parcel Outline</li> <li><b>Road Type</b></li> <li>US Interstate</li> <li>State Hwy</li> <li>State Park</li> <li>County Hwy</li> <li>County Forest</li> </ul>	<ul style="list-style-type: none"> <li>Local</li> <li>Private</li> <li>Water Feature</li> <li><b>Zoning Districts</b></li> <li>Unzoned</li> </ul>	<ul style="list-style-type: none"> <li>CR-5ac Countryside Residential</li> <li>EO Estate Office</li> <li>ER-1 Estate Residential</li> <li>MR-4 Mixed Residential</li> </ul>	<ul style="list-style-type: none"> <li>NC Neighborhood Commercial</li> <li>OR Outdoor Recreation</li> <li>RA-1 Rural Agricultural</li> <li>RA-2 Rural Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>ROW</li> <li>RR Rural Residential</li> <li>SC Suburban Commercial</li> <li>SI Suburban Industrial</li> </ul>	<ul style="list-style-type: none"> <li>SO Suburban Office Residential</li> <li>SR-2 Suburban Residential</li> <li>SR-3 Suburban Residential</li> <li>UC Urban Commercial</li> </ul>	<ul style="list-style-type: none"> <li>UDD Unified Development</li> <li>UR-8 Urban Residential</li> </ul>
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Map Printed:  
5/19/2017

▭ Parcel Outline	— County Forest
<b>Road Type</b>	— Local
— US Interstate	— Private
— State Hwy	▭ Water Feature
— State Park	
— County Hwy	

0 15 30 Feet

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**REPORT TO PLAN COMMISSION & TOWN BOARD**

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

**DATE:** May 19, 2017

**SUBJECT:** Rib Mountain Comprehensive Plan Update Project – Draft Chapter(s) Review

**NARRATIVE:**

Building on the first comprehensive plan discussion related to general demographic information, the Regional Planning Commission (RPC) supplied draft language on other required plan components; specifically, natural resources, housing, and utilities and community facilities. A representative from the RPC will provide a brief overview of the chapters, but the primary discussion focus will center around the ‘Issues’ and ‘Goals’ sections of the chapters themselves. Items identified in these sections provide the Town policy direction moving forward.

**ITEMS TO BE DISCUSSED:**

1. Review of ‘Natural Resources’ Chapter
2. Review of ‘Housing’ Chapter
3. Review of ‘Utilities and Community Facilities’ Chapter

## Chapter 2: Natural and Cultural Resources

This Chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale beyond the Town's borders as these resources do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the County, State, or Federal level. An overview of recent natural resource planning efforts is described below, followed by a description of local natural resource conditions.

The natural character of the Town is highly valued residents and the protection and enhancement of these resources is a continuing priority. However, Rib Mountain has little regulatory authority over many natural resources, so the Town will continue to work with Marathon County and WDNR to protect and enhance natural resources within the Town, including threatened and endangered species.

### Relevant and Recent Planning Efforts

In the last decade, several plans were prepared by the County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

#### Marathon County Land and Water Resource Management Plan

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County from 2010 to 2020. The Land Conservation and Zoning Committee identified the following long-term program outcomes for the natural resource protection efforts in Marathon County:

1. Land Use activities are well planned to enhance community development, minimize conflicts, maximize infrastructure investments, and protect rural character.
2. Improve and protect the surface and ground water assets to enhance public health and safety, recreational opportunities, and economic development.
3. Maintain the soil and water resources as productive assets through topsoil and organic matter conservation.
4. Marathon County agriculture and woodlot producers are economically strong.

#### Marathon County Farmland Preservation Plan

The Marathon County Farmland Preservation Plan is required under Chapter 91 of the Wisconsin Statutes. The purpose of this plan is to guide and manage the preservation of farmland and agricultural production capacity. Although there are limited agricultural areas in the Town, this program is of overall importance to the county in general and may have an impact on Town residents, for example, related to emerging trends such as the local foods movement.

#### Marathon County Forest Ten-Year Comprehensive Use Plan

The Marathon County Forest Ten-Year Comprehensive Use Plan is a management guide for the Marathon County Forest and is updated every ten years. The mission of the plan is to manage and protect natural resources on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future residents throughout the county. The report includes a number of recommendations for timber management, wildlife habitat and game management, land acquisition and forest boundary management, biodiversity management, watershed management, and tourism.

#### Marathon County Groundwater Protection Guide

The Groundwater Protection Guide was an extension of a 1988 groundwater plan. In April 2001, the guide was created to assist county and local officials in setting policy related to groundwater. It also

serves as a resource for information about groundwater and strategies to address issues related to groundwater protection. The County is considering a new groundwater planning effort.

#### USGS Protecting Wisconsin's Groundwater through Comprehensive Planning

In a joint effort by the Wisconsin Department of Natural Resources, the University of Wisconsin System, and the U.S. Geological Survey, a website has been made available with data and information on geology, general hydrology, and groundwater quantity and quality. The website was developed to aid government officials and planners in addressing groundwater in their comprehensive plans. The most recent data available for Marathon County was published in 2007.

### Natural Resources

Marathon County is characterized by its abundance of natural resources, including water, soil, and biological resources. The Town contains two of the significant natural areas in Marathon County - Rib Mountain State Park and Nine-Mile Forest Unit.

#### *Water Resources*

Marathon County contains a plethora of water resources. Many have remained in a fairly pristine condition and others are in need of focused efforts to improve water quality. Surface water resources help replenish the groundwater as part of the hydrologic cycle. Under natural conditions, the aquifers generally receive clean water from rainfall percolating through the overlying soils. However, contamination of groundwater reserves can result from runoff and pollution. Protection of these groundwater reserves is necessary to ensure adequate water to domestic, agricultural, and commercial uses. If groundwater is not protected, contamination could result, endangering the quality and supply of water in the Village.

#### **Streams and Rivers**

The Wisconsin River forms the eastern border of the Town of Rib Mountain and the Big Rib River meanders along the northern Town border. Black Creek runs through the Nine-Mile Forest Unit. See *Natural Resources Map*.

An Outstanding Resource Water (ORW) is a lake, stream or flowage having excellent water quality, high recreational and aesthetic value and high quality fishing. ORW waters are free from point source or nonpoint source pollution. An Exceptional Resource Water (ERW) is a lake, stream, or flowage exhibiting the same high quality resource values as outstanding waters, but may be affected by point source pollution. Several streams in the County are classified as ORW or ERW. There are no Outstanding Resource Waters or Exceptional Resource Waters in the Town of Rib Mountain.

#### **Watersheds**

The Town of Rib Mountain is geographically located in what the Wisconsin Department of Natural Resources has named the Central Wisconsin Basin, which is a subset of the entire Wisconsin River corridor located in Central Wisconsin. The Central Wisconsin Basin extends south from the Merrill Dam located on the Wisconsin River in Lincoln County to the Castle Rock Flowage Dam in Juneau and Adams Counties. The Central Wisconsin River Basin is comprised of 29 watersheds, including the two watersheds which cover the Town of Rib Mountain.

A watershed is an area of land that is drained by a waterway that flows to a lake, reservoir, or river. The watershed boundary line is defined as a topographic dividing line from which surface streams flow in two different directions. The Lower Rib River watershed includes the portion of the Town north of Rib Mountain and the Mosinee Flowage watershed includes the portion of the Town south of Rib Mountain.

## **Floodplain**

Floodplains consist of land likely to be covered by floodwater during a regional 100-year flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe.

Generally, “floodway” consists of the channel of a river or stream and those portions of the floodplain adjoining the channel that are needed to carry the regional flood discharge. “Flood fringe” consists of that portion of the floodplain outside of the floodway covered by floodwaters during the regional flood and is generally associated with standing water rather than flowing water.

In the Town of Rib Mountain, large areas in the 100-year floodplain are located along the Big Rib River and a narrow band of floodplains edges the Wisconsin River and Black Creek. See *Natural Resources Map*.

## **Wetlands**

Wetlands are defined as areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years. Wetlands include marshes, wooded swamps, and wet meadows. Soils in these areas are usually saturated during the growing season within a few inches of the surface. The presence of wetlands in an area can limit the type of development that can occur in that location.

Wetlands are found in several places in the Town. The majority of the southwest portion of the Town around Black Creek, which makes up much of the Nine Mile area, is wetland area. The northern border of the Town is also predominantly wetland around the Big Rib River. See the *Natural Resources Map*.

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle, and local ecological systems. In a natural condition, they control floodwater by moderating peak flows, and some may act as groundwater recharge sites. All wetlands have valuable water purification capabilities and make significant contributions to surface and groundwater quality. They act as settling areas for inflowing streams as well as functioning in the reduction of water nutrients through uptake of these compounds into plant tissues. They also have a buffering effect on water acidity or alkalinity and are helpful in the elimination of harmful bacteria, which may be found in surface or groundwater. They also serve as breeding and nesting grounds for waterfowl and many other animals that depend on aquatic habitats; they are an important recreational, education, and aesthetic resource. In many instances, wetlands serve as the combined roles of flood moderation, water purification and aquatic habitat, wetlands are important to the maintenance of downstream habitat as well.

## **Groundwater**

The depth to groundwater varies from shallow to moderately deep throughout the Town. The volume of groundwater available for domestic and business uses also varies from sufficient to limited in some areas. High bedrock in some areas limits the supply and access to groundwater.

## ***Soil Resources***

### ***Soil Types***

There are five different soil associations present in Rib Mountain. Areas adjacent to the Big Rib and Wisconsin rivers consist of Mahtomedi-Fordum-Sturgeon. Most of the Nine-Mile Creek area contains Cathro-Seelyville soils. The area encompassing and surrounding Rib Mountain consists of Fenwood-Rietbrock-Rozellville soils. Other soil associations include Mosinee-Meadland-Dancy and Marathon-

Mylrea-Moberg. Susceptibility for soil erosion is generally consistent with the average soil loss rate in Marathon County overall and is not a major concern.

#### *Prime Farm Soils*

Areas most suitable for agricultural production, with minimal limitations and requiring minimal inputs for successful production have been identified as “prime farm lands” by the United States Department of Agriculture (USDA). The USDA further defines prime farm lands into land capability classes. Land Capability Classification (LCC) is a system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. Prime farm lands in Marathon County have been classified into the USDA Land Capability Class II.

Soils can also be categorized according to other factors, such as how well drained they are on a scale of Excessively Drained to Very Poorly Drained. Another method for categorizing soils is by how good they are for agriculture. Class 1 soils are the best soils in Marathon County for growing all crops. The “prime farm soils” designation given to Class 1 soils indicates that these soils are good for productive farmland.

Areas of Group 1 and 2 prime farmland soils are mostly concentrated around the base of Rib Mountain extending a little south of CTH N. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farm soils” designation simply indicates that these soils are good productive farmland.

#### *Steep Slopes*

Steep slopes are defined as slopes with gradients over 12 percent. Most of the steep slopes in the Town are associated with Rib Mountain. Generally, development is restricted or prohibited on steep slopes.

#### *Non-Metallic Mining*

##### **Are there any active non-metallic mines within the Town?**

There are about 400 operating or abandoned sand, gravel, decomposed (“rotten”) granite and stone excavation sites in Marathon County. In 1989 the County adopted a Non-metallic Mining Ordinance that requires reclamation of these sites to a purposeful and acceptable landscape appearance and use. The program is administered by the Marathon County Conservation, Planning and Zoning Department and includes incentives to reclaim abandoned excavations.

#### *Contaminated Sites*

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is an inventory of every known contaminated site, such as oil or chemical spill, in the state of Wisconsin. These sites are also known as brownfields. Contaminated sites are not uncommon as all communities with commercial and industrial development have the potential for air emissions, groundwater contamination, soil spills, and surface water contamination. Contaminated sites originate when a property is used for such activities as a gas station, industrial processing facility, a landfill, or laundry mat. There are no listed open sites on the BRRT currently in the Town.

These properties create many problems for communities, including potential harm to human health and the environment; reduced tax revenue and economic growth, neighborhood deterioration and blight; and attraction of illegal activity, including vandalism and dumping. Brownfield investigation, cleanup and redevelopment can reduce many of these problems. Communities gain by recycling land infrastructure for new businesses and employment, housing, parks, athletics fields and other local needs. Additionally, residential property values near remediated sites increase anywhere between 4.9% and 32.2%.

### *Agricultural Resources*

In the Town, prime farmland soils are mostly concentrated around the base of Rib Mountain extending a little south of CTH N, as noted in previous sections. There are no areas in the Town zoned Exclusive Agriculture. Agricultural uses account for XX% of land use in the Town of Rib Mountain. While a relatively small percentage of Town land use, forty-three percent of the land in Marathon County, or 439,346 acres, is devoted to agricultural production.

### *Biological Resources*

#### *Vegetation*

The Town contains a significant amount of woodlands, many owned by the State (Rib Mountain State Park) or County (Nine-Mile forest unit). A portion of the County owned woodlands are logged. Vegetation in developed areas of the Town generally consists of urban landscaping of lawns, trees, shrubs and private gardens. However, many of the more rural, large lot residences are heavily wooded.

#### *Wildlife Resources and Habitat*

Wildlife resources include a variety of game and non-game species of birds, mammals, fish, reptiles and amphibians that typically live in Marathon County. Common types of wildlife include bear, badger, wolf, deer, wild turkeys, raccoon, squirrels, songbirds, waterfowl and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats located throughout the County. Numerous other species of migrating birds use habitat in Marathon County for food, shelter, and resting stops during seasonal migration.

There is a significant amount of wildlife habitat in Marathon County. In addition to County parks and forest units, major wildlife habitat areas include: the George W. Mead Wildlife Area, the McMillan Marsh State Wildlife Management Area, and Rib Mountain State Park. In addition, Nine Mile Creek provides significant wildlife habitat area in the Town of Rib Mountain.

#### *Threatened and Endangered Species*

The following is a list of threatened and endangered species and natural features on the Natural Heritage Working List that have been documented for the Town of Rib Mountain. Bald eagles are not represented, and sensitive species have been removed, where applicable, including cave bats.

### Communities

The Natural Heritage Inventory listed three communities in the Town of Rib Mountain:

- **Northern Sedge Meadow Community:** This open wetland community is dominated by sedges and grasses. There are several common subtypes: Tussock meadows, dominated by tussock sedge (*Carex stricta*) and Canada bluejoint grass (*Calamagrostis canadensis*); Broad-leaved sedge meadows, dominated by the robust sedges (*Carex lacustris* and/or *C. utriculata*); and Wire-leaved sedge meadows, dominated by such species as woolly sedge (*Carex lasiocarpa*) and few-seeded sedge (*C. oligosperma*). Frequent associates include marsh bluegrass (*Poa palustris*), manna grasses (*Glyceria* spp.), paniced aster (*Aster lanceolatus*), joy-pye-weed (*Eupatorium maculatum*), and the bulrushes (*Scirpus atrovirens* and *S. cyperinus*).
- **Shrub-Carr Community:** This wetland community is dominated by tall shrubs such as red-osier dogwood (*Cornus stolonifera*), meadowsweet (*Spiraea alba*), and various willows (*Salix discolor*, *S. bebbiana*, and *S. gracilis*). Canada bluejoint grass (*Calamagrostis canadensis*) is often very common. Associates are similar to those found in Alder Thickets and tussock-type Sedge Meadows. This type is common and widespread in southern Wisconsin but also occurs in the north.

- **Fast; Soft; Cold Stream Community:** This community generally consists of cold water streams that run fast and have soft or gravelly bottoms, not rocky. These streams are well suited for trout.

### Flora

The inventory listed two plants as of special concern in the Town:

- Missouri Rock-cress (*Boechera missouriensis*)
- Drooping Sedge (*Carex prasina*)

### Fauna

Five animals were listed on the Heritage Inventory:

- Acadian Flycatcher (*Empidonax virescens*)
- Peregrine Falcon (*Falco peregrinus*)
- American Bittern (*Botaurus lentiginosus*)
- Black Redhorse (*Moxostoma duquesnei*)
- Broad-banded Forestsnail (*Allogona profunda*)

## Cultural Resources

A cultural resource is a broad term that can encompass many aspects of heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to Native Americans or other cultural groups. Cultural resources are those elements that signify heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings; sites and landscapes that help communities retain their sense of identity in an increasingly homogenized society.

### **Brief History of the Town of Rib Mountain**

The Town of Rib Mountain was originally part of the Town of Weston. In 1905, the area west of the Wisconsin River was separated and initially renamed Erickson (after the Town Chairman), but soon renamed Flieth. Flieth Street, now part of Wausau, commemorates this early name. The community name was changed in 1930 to Rib Mountain.

Like other nearby towns, lumbering was an early activity in the Town, followed by farming. The Town has experienced much change as a result of its location along the Wisconsin River, and due to its proximity to the City of Wausau. The Town was first connected to Wausau by the 100-foot McCleary Bridge across the Big Rib River. Built of steel, the bridge's height made it accessible only by steep ramps at each end. The McCleary Bridge (also known as the "Snake Bridge") was reconstructed in the early 1900s. At that time, the Big Rib River still flowed its natural course and construction of the new bridge occurred on dry land in some areas. The 1909 construction of the Rothschild Dam created Lake Wausau and the water impoundment at the mouth of the Big Rib River.

The Town is home to Rib Mountain State Park, created when 160 acres were donated to the State of Wisconsin. A road to the top of the mountain was completed in 1931. By the mid-1930s, another 160 acres were added to the park, and the Civilian Conservation Corps (CCC) made improvements to develop the ski area on the mountain. Rib Mountain is one of the highest points in Wisconsin and has become an important economic and recreational contributor to the region.

Growth in the Town of Rib Mountain over the last several decades was influenced in part by construction of Highway 51 (then referred to as the "Highway 51 Bypass"), which was completed in 1963. The new highway and interchanges greatly improved access to the Town, fostering development of new

commercial and housing areas along its route in Rib Mountain and also in the Town of Stettin to the north.

### Include a paragraph about recent history?

#### Properties Listed on the National Register of Historic Places (NRHP)

There are no properties in Rib Mountain listed on the NRHP. The Town does not have a local historic preservation commission.

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. The inventory may be reviewed at [www.wisconsinhistory.org/ahi/index.html](http://www.wisconsinhistory.org/ahi/index.html). There are 11 historic properties in Rib Mountain that have been previously surveyed and included in the AHI.

The State Historic Preservation Office (SHPO) has identified 12 archaeological sites and historic cemeteries in Rib Mountain.

#### Cemeteries, Burial Mounds, Other Burials

Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. Suspected burial mounds or unmarked burials must be reported to the State Burial Sites Preservation Office. If human remains are uncovered during excavation, all work must cease pending review of the Burial Sites Preservation Office. All cemeteries and burials in Marathon County should be catalogued under Wis. Stat. 157.70 to provide maximum protection of these sites. The one known cemetery in the Town is the Bethlehem/Zion Lutheran Cemetery on CTH NN.

### Issues

- **Forest Clear Cutting:** The Town has an ordinance that restricts the amount of acreage that can be clear-cut. However, this ordinance is in conflict with management practices on County forestland. As a result, the County must request permission from the Town every time the County conducts a managed clear-cut greater than the maximum acreage allowed in the Town.
- **Development on Rib Mountain:** There are some conflicts between environmental groups and ski resort owners regarding development on Rib Mountain. The owner of Granite Peak Ski Resort is interested in developing condominiums on a 25-acre site at the base of the ski hill. Opposition groups are concerned about development impacts on the natural character of Rib Mountain.
- **Development at High Elevations :** Very steep topography limits development in some areas, particularly on Rib Mountain and the Mosinee Hill area south of CTH KK. While development may be restricted on areas with steep slopes, development is not necessarily prohibited on more level areas located at higher elevations. Because the Town does not restrict driveway construction on steep slopes, access can be provided to building sites located on more level ground at higher elevations. However, such sites generally must be accessed via private driveways because the maximum grade allowed for public roads is 12 percent. Development at high elevations poses problems for the Village because it is difficult to pump water to serve these areas and water for private wells is generally not readily available.

- **Lack of Current Information:** Although a brief countywide historic properties survey was carried out in 1975-77, there has been no update. Many properties identified at that time may be gone, while other properties not previously surveyed may now be evaluated in a new context. It is necessary for the Town to have current information about cultural resources in order to maximize planning and make the best use of historic properties.
- **No Recognition Process:** There is no process to recognize historic buildings or begin to plan for their protection. Once historic properties are identified, the Town does not have an established mechanism for recognizing them or integrating them into ongoing planning processes.

### Natural and Cultural Resources Goal, Objectives, and Actions

**Natural and Cultural Resources Goal:** The Town of Rib Mountain will protect and enhance the quality of significant natural and cultural resources.

1. **Protect and enhance natural resource areas in the Town.**
  - a. Continue working with the WDNR and Marathon County to ensure appropriate preservation of wetlands and shorelines.
  - b. Encourage restoration of native vegetation along the Big Rib River to minimize the potential for bank erosion.
  - c. Consider restricting development and land disturbance on steep slopes (i.e., via establishing maximum allowable grades for private driveways).
  - d. To the extent possible, limit uncontrolled runoff, overuse of fertilizers, and other contaminants that could negatively affect water quality.
2. **Protect and enhance the woodlands in the Town.**
  - a. Minimize clear-cutting of mature trees and woodlands.
  - b. Actively enforce the Town's ordinances regarding clear-cutting on private property and revise, as necessary to maintain consistency with County's clear-cutting regulations for Nine-Mile Forestry Unit.
  - c. Consider establishing buffer requirements between areas disturbed (e.g., graded) for new development and woodlands to minimize destruction or encroachment into the woodland edge. The buffer should be maintained in a natural condition.
  - d. Continue to serve as the liaison to foster communication between private property owners in the Town and the County, WDNR, and others regarding the Managed Forest Law (MFL), Forest Crop Law (FCL), and other programs aimed at protection and preservation of woodlands.
3. **Preserve the natural character and scenic quality of Rib Mountain.**
  - a. Minimize intensive development in areas that could affect views of, or the natural character of Rib Mountain.
  - b. Continue to work cooperatively with Granite Peak Ski Resort and the State to manage and coordinate development to minimize impacts on the natural character or appearance of Rib Mountain.
4. **Preserve historically significant buildings and sites.**
  - a. Work with the County Historical Society to identify and map historic resources so they may be considered in future planning.
  - b. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or any development activities.
  - c. Work with the County Historical Society and State Historic Preservation Office to determine if structures are eligible for listing on the National Register of Historic Places.



- Minor Civil Divisions
- Contours 10ft
- US Highway
- Floodplains
- State Highways
- Wetlands
- County Highways
- Local Roads
- Railroad
- Water

Source: WI DNR, FEMA, NCRWPC

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCRWPC is not responsible for any inaccuracies herein contained.



North Central Wisconsin Regional Planning Commission

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## Chapter 3: Housing

Housing characteristics and trends are important components of a comprehensive plan. The physical location of housing determines the need of many public services and facilities. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people's ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability, and improving the quality of life.

### Previous Plans and Studies

While quality housing is an essential aspect of livability, there are few housing studies or plans at the local level. Two plans, at the state and regional levels relate to housing in the area.

#### Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program fund of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. "The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs."

#### Regional Livability Plan

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies a number of issues affecting community livability related to housing:

- an aging population,
- smaller household sizes,
- a lack of housing options, and
- an increase in housing costs related to incomes.

### Housing Data

The majority of the housing data in this section is taken from the 2000 and 2010 U.S. Census as well as the 2014 American Community Survey. As discussed in the demographics section, there was a miscalculation in the 2000 U.S. Census in Rib Mountain when the bureau included several suburbs that were not a part of the township in the Rib Mountain count. This resulted in a 611 person difference in the population Wisconsin DOA estimate and the U.S. Census count. This miscalculation also affected the housing unit count in the U.S. Census in Rib Mountain, although there is not DOA estimation for housing units for municipalities.

The 2000 U.S. Census counted 2,769 housing units, which would have indicated a .3 percent decrease from 2000 to 2010. The counted number of housing units is high. The NCWRPC estimates that the number of housing units was closer to 2,563. This was estimated by dividing the DOA 2000 population estimate by the 2000 Census average household size, 2.78. This yields 2,498 households. The number of households was then multiplied by 102.6 percent to account for the 2000 Census housing vacancy rate of 2.6 percent.

There is a difference of 206 housing units between the NCWRPC estimate and the U.S. Census 2000 housing unit count. This would mean that between 2000 and 2010 there was an increase of 7.7 percent.

However, as with demographic markers, there is no substitute for the housing unit data in 2000 provided by the census bureau. Therefore the statistics on housing units in this section are left unaltered for consistency.

### Housing Inventory

The following information provides a summary overview of the type, character and conditions of the housing stock in the Town of Rib Mountain.

As shown on **Table 3.1** the Town of Rib Mountain has 2,761 housing units, a decrease of 8 units since 2000. This represents a decrease of .03 percent in housing units, compared to a decline of 9.7 percent in population and a 1.7 percent decrease in the number of households. Marathon County and the state’s housing units grew by 14.6 and 13.1 percent, respectively.

Minor Civil Division	2000	2010	2014	2000-2010 % Change	2000-2010 Net Change
Rib Mountain Town	2,769	2,761	2,664	-0.3%	-8
Marathon Town	374	415	400	11.0%	41
Mosinee Town	784	864	802	10.2%	80
Rothschild Village	1,988	2,332	2,476	17.3%	344
Schofield City	1,022	1,099	1,124	7.5%	77
Wausau City	16,668	18,154	18,345	8.9%	1,486
Marathon County	50,360	57,734	58,040	14.6%	7,374
State of Wisconsin	2,321,144	2,624,358	2,635,602	13.1%	303,214
United States	115,904,641	131,704,730	132,741,033	13.6%	15,800,089

Source: U.S. Census, 2014 ACS Five Year Estimates

### *Housing Projections*

**Table 3.2** shows the projected number of housing units needed from 2020 to 2040. These housing projections were based on the WDOA population and household projections from 2013. The calculation for number of households was determined by dividing the projected population by the projected household size for each five year increment. The total needed housing units shown below also assumed that the town vacancy of rate of 4.0 percent would hold steady.

	2020	2025	2030	2035	2040
Rib Mountain Town	2,907	2,971	3,018	3,044	3,038

Source: DOA Household Projections 2013, NCWRPC 2016

### *Housing Age*

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the house often also reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed after 1980 are typically much larger than housing built in previous decades. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

**Table 3.3: Housing Units by Year Built**

Minor Civil Division	<1940	'40s	'50s	'60s	'70s	'80s	'90s	'00	> 2010
Rib Mountain Town	5.4%	0.5%	9.8%	12.3%	16.7%	18.3%	24.2%	12.2%	0.6%
Marathon Town	15.8%	3.0%	3.5%	12.3%	20.8%	12.0%	22.3%	9.8%	0.5%
Mosinee Town	9.6%	3.2%	3.1%	5.2%	15.5%	17.2%	31.9%	14.2%	0.1%
Rothschild Village	8.8%	9.5%	11.2%	14.0%	22.4%	6.8%	11.6%	15.7%	0.0%
Schofield City	23.9%	8.5%	24.4%	11.7%	9.5%	6.9%	7.5%	7.3%	0.3%
Wausau City	26.1%	10.7%	16.7%	10.0%	10.6%	6.2%	6.6%	12.1%	1.0%
Marathon County	18.8%	6.1%	10.0%	9.0%	15.1%	9.6%	14.0%	16.5%	0.9%
State of Wisconsin	21%	6%	11%	10%	15%	10%	14%	13%	7%
United States	13%	5%	11%	11%	16%	14%	14%	15%	10%

Source: U.S. Census, 2010 ACS Five Year Estimates

Table 3.3 shows housing age distribution in Rib Mountain and surrounding communities for 2014. Housing built in the 1990s makes up approximately 24 percent of the total housing stock. That is significantly higher than overall percentages for the County as homes built in the 1990s make up 13 percent of the County’s overall housing stock. The 2000s saw housing growth slower than the county and the state in Rib Mountain. There has been very little housing growth in the Town, surrounding communities, and the county since 2010.

*Housing Units by Type*

Single-family detached units were the dominant housing type in the Town, as in the County in 2014, as shown in Table 3.4. Single-family houses made up 94.3 percent of all housing units. This is significantly higher than the overall figures for the County (77%) or State (69%). Only 1.5 percent of housing units in Rib Mountain are structures with more than 10 units.

The Table also compares housing unit types in Rib Mountain with nearby communities, both rural (the Towns of Marathon and Mosinee) and urban (the Cities of Schofield and Wausau and the Village of Rothschild). Rib Mountain has more housing types of three or more units (2.6%) than the Town of Marathon (1.0%), but fewer than the Town of Mosinee (2.9%). The urban communities have a significantly higher proportion of housing types of three or more units than the Town of Rib Mountain. Wausau has the most multifamily units with 23.4%, followed by Schofield (21.7%) and Rothschild (18.5%). With Rib Mountain’s a mix of urban, suburban, and rural housing areas, the Town has a comparatively low percentage of multifamily housing.

**Table 4.3: Housing Units by Type**

Unit Type	Town of Rib Mountain	Town of Marathon	Town of Mosinee	Village of Rothschild	City of Schofield	City of Wausau	Marathon County
1, detached	88.0%	95.3%	88.9%	75.3%	62.1%	61.2%	74.4%
1, attached	6.4%	0.0%	1.0%	2.5%	3.5%	2.8%	2.6%
Duplex	2.7%	0.5%	1.0%	3.6%	11.6%	11.7%	5.7%
3 or 4	0.0%	1.0%	1.6%	0.0%	2.2%	4.3%	2.1%
5 to 9	1.1%	0.0%	1.2%	5.7%	3.6%	6.6%	5.1%
10 to 19	0.0%	0.0%	0.0%	5.7%	14.0%	6.3%	3.9%
20 to 49	1.5%	0.0%	0.0%	6.1%	1.4%	2.9%	1.6%
50 or more	0.0%	0.0%	0.0%	1.1%	0.4%	3.4%	1.5%
Mobile home	0.5%	3.3%	6.2%	0.0%	1.2%	1.0%	3.0%

Source: 2014 ACS Five Year Estimates

Multifamily housing can have many real benefits to a community. Rental apartment units in multifamily housing developments provide an alternative to owning a single-family house, which is a more affordable alternative for residents. Apartments pay more in taxes and have fewer school children on average than single-family houses, providing greater revenue to local governments. Multifamily residential developments are more efficient for utilities (including water, sewer, gas, electric) and transportation (roads and sidewalks) due to their higher density. Studies have shown that multifamily rental housing does not lower neighboring property values, but instead that the rate of property value appreciation for houses with multifamily rental housing nearby have a slightly higher appreciation rate than houses that don't have apartments nearby.

A variety of multifamily housing options can be developed. Many of these options can be arranged to fit well into a typical residential neighborhood of mostly single-family houses, if they are consistent with the architectural character of the neighborhoods.

- Duplexes are a type of semi-detached house in which separate houses share a common wall, usually side-by-side.
- Townhouses are side-by-side units, each with a separate owner and entrance, often with multiple floors. Any number of townhouses can be connected in a row.
- Apartment buildings can be small or large, having only one story and a few apartments or many floors and hundreds of apartments. Apartment buildings typically have a hallway interior to the building with inside entrances to each apartment unit. Units in such a building can be owned by a single party and rented to tenants or owned as a condominium by separate parties.
- Mixed use buildings include space for commercial, business, or office use and space for residential use. Different configurations of uses are possible, with the most common being business on the first floor with residential above or business in the front with residential in the back.

Another means of increasing density in a residential neighborhood is to allow accessory dwelling units. Accessory dwelling units (ADUs), also called secondary suites, are self-contained apartments attached to or on the same lot as the principal dwelling on a single-family lot. These units typically have their own entrance, kitchen, bathroom, and living area. Usually small one-bedroom or studio apartments, ADUs can be a means of increasing the variety of types of housing units available and can provide a way for seniors to downsize while still remaining in their neighborhood.

These multifamily housing options can be integrated into existing areas throughout the Town according to existing uses and desired density. While a large apartment building is not appropriate for a predominantly single-family neighborhood, duplexes or townhouses might be a good fit to increase residential density while matching the existing character of the location.

### Occupancy Characteristics

In 2010, about 96.0 percent of housing units in the Town were occupied and 4.0 percent (111 units) were vacant. The County occupancy rate was 92.1 percent, and the State had 86.9 percent occupancy.

#### *Homeownership*

Owner occupied housing was the norm in Rib Mountain, with 87.8 percent of occupied housing units being owner occupied, as noted in Table 3.4. The homeownership rate decreased 2.3 percentage points from 2000 to 2010 in the Town. The County's homeownership rate dropped 2.2 percentage points while the state decreased .3 percentage points. Owner occupancy for the county was 73.5 percent, and the state's rate was 68.1 percent.

Minor Civil Division	2000	2010	2014
Rib Mountain Town	90.1%	87.8%	84.1%
Marathon Town	94.2%	92.2%	88.9%
Mosinee Town	90.7%	88.0%	91.8%
Rothschild Village	84.8%	74.0%	72.6%
Schofield City	68.2%	61.8%	57.8%
Wausau City	66.1%	58.2%	58.9%
Marathon County	80.0%	73.5%	73.5%
State of Wisconsin	68.4%	68.1%	67.7%
United States	66.2%	65.1%	64.4%

Source: U.S. Census

### Value Characteristics

The median value of single-family house in the Town of Rib Mountain was \$166,011 in 2000, when adjusted for inflation in 2010 dollars. The median value then decreased 3.2 percent in 2010. Nonetheless, the median value of a house in Rib Mountain is well above the median values for the county and the state, see Table 3.5. During the same ten-year period the median value increased by 18.9 percent for the state and 15.0 percent for the county.

Table 3.5 Median Value (dollars)

	2000 Inflation Adjusted (2010 \$)	2010 (2010 \$)	2014 (2014 \$)	2000-2010 Adj. % Change	2000-2010 Adj. Net Change
Rib Mountain	\$ 166,011	\$ 160,700	\$ 176,100	-3.2%	-\$5,311
Marathon County	\$ 121,311	\$ 139,500	\$ 142,900	15.0%	\$18,189
Wisconsin	\$ 142,078	\$ 169,000	\$ 165,900	18.9%	\$26,922

Source: U.S. Census 2000 and ACS 2010 and 2014

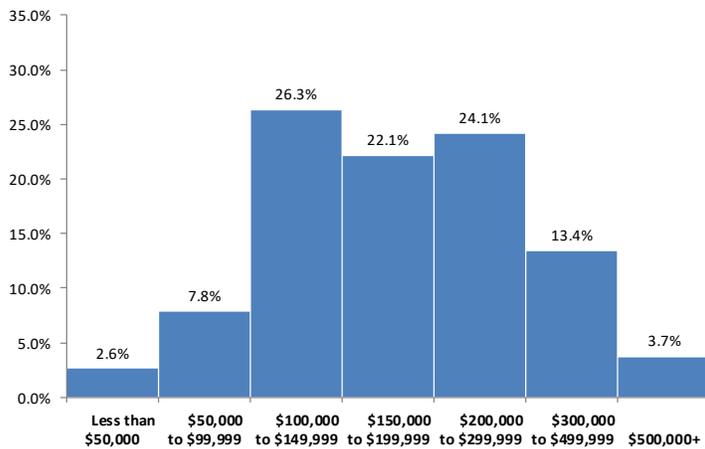
### Specified Owner Occupied Housing Units

Total number of owner occupied housing units described as either a one family home detached from any other house or a one family house attached to one or more houses on less than 10 acres with no business on the property.

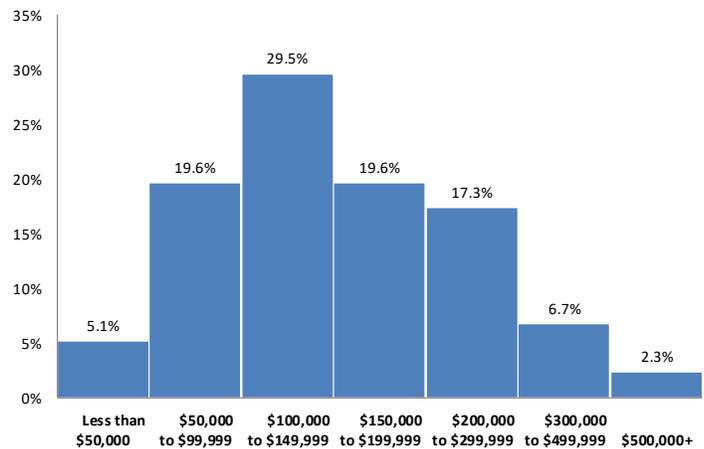
#### *Range of Values*

The Figure 3.2 and Figure 3.3 show the distribution of housing values that existed in the Town and the County in 2010. For example, the figure to the left shows that in Rib Mountain, 2.6 percent of all owner occupied houses were valued less than \$50,000. The distribution of the town values was slightly skewed to the right, with the greatest number of house values falling into the range between \$100,000 and \$149,999, which was the same for the county. However, in the Town, 41.2 percent of the housing units were above \$200,000 while only 26.3 percent of houses in the county were above \$200,000.

**Figure 3.2: Range of House Values in Rib Mountain, 2010**



**Figure 3.3: Range of House Values Marathon County, 2010**



Source: U.S. Census 2010

### Housing Affordability

#### *Monthly Housing Costs*

Table 3.6 displays the monthly housing costs by tenure. The median monthly housing costs for home owners with a mortgage in the town were 15.2 percent higher than the county and 4.0 percent higher than the state in 2014. This is unsurprising, given that the median house value was higher than the county and the state. Monthly housing costs for those homeowners without a mortgage were also higher than the county and state medians.

**Table 3.6: Median Monthly Housing Costs by Tenure, 2014**

Civil Division	Owner Occupied		Renter Occupied
	Median Selected Month Owner Costs		Median Gross Rent
	With Mortgage	Without Mortgage	
Rib Mountain	\$1,483	\$540	\$759
Marathon County	\$1,287	\$481	\$690
Wisconsin	\$1,431	\$533	\$772
Source: ACS 2014			

Median monthly costs for renters were 10.0 percent higher than the County but 1.7 percent lower than the State. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter.

*Affordability*

Several factors impact the varied levels of housing affordability in Marathon County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Statistically speaking, those spending in excess of 30 percent of their total household income on housing costs may be facing affordability difficulties. The United States Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30 percent of the monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29 percent of the monthly household income.

As shown in Table 3.7, 31.3 percent of homeowners with a mortgage paid more than 30 percent of their income on housing costs, which was slightly higher than the state and county. However, owners without mortgages have a slightly lower incidence of being cost burdened while the percentage of cost burdened renters is significantly less than the percentage of county and state renters who are cost burdened.

**Table 3.7: Cost Burdened Households by Tenure, 2014**

Civil Division	Owner with Mortgage	Owner without Mortgage	Renter Occupied
Rib Mountain	31.3%	10.5%	13.7%
Marathon County	27.5%	11.5%	47.0%
Wisconsin	31.0%	15.8%	48.2%
Source: American Community Survey 2014			

**Senior Housing**

In Marathon County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wausau. The Marathon County Aging and Disability Resource Center, the Wisconsin Department of Health and Family Services, and the Marathon County United Way all maintain a list of these housing options throughout the County. The Town of Rib Mountain is home to several senior and assisted living residential facilities, including Azura Memory Care and Wellington

Place at Rib Mountain. As the number of elderly persons increases in the coming years, there will most likely be an increased need for these types of housing options.

Table 1.2 in Chapter 1 shows the population at or near retirement age for the Town of Rib Mountain as well as several nearby communities. In 2015, the Town has 1,209 persons age 65 and over, which is 18 percent of the total population. This represents a higher percentage of senior citizens within Rib Mountain than in the surrounding communities.

Aging-in-place is the preference of most people, with the AARP finding that 73 percent of seniors would like to stay in their current residence and community as long as possible. However, remaining in their own house as they age raises some particular issues for seniors regarding housing including: housing costs, maintenance needs, accessibility features, transportation concerns, and in-home health care options. Addressing these issues can help seniors maintain independence and age-in-place longer.

- **Housing Costs:** Most seniors are living on reduced or fixed-incomes. Rent or mortgage payments are generally among the highest monthly household expenses. The increasing costs of housing-related expenses force seniors to cut back on other necessities such as food and medical care.
- **Maintenance Needs:** Owning a house comes with a certain amount of necessary maintenance, both inside and outside the house. Both the cost of such maintenance and the physical demands it requires can be a significant burden to seniors.
- **Accessibility Features:** Much of the current housing stock lacks basic accessibility features. Many seniors with disabilities are unable to afford accessibility modifications, preventing them from living safely and comfortably in their homes. Some of the features which can improve accessibility for those with impaired mobility or difficulty grabbing and turning knobs include: no-step entries and single floor living, switches and outlets reachable at any height, extra-wide hallways, and lever-style door and faucet handles.
- **Transportation Concerns:** Older adults are at risk of becoming house-bound. Particularly in suburban and rural areas, seniors who are unable or unwilling to drive may find themselves house-bound and disconnected from family and friends. Those with vehicles and able to drive have the additional stress of vehicle ownership and maintenance on their limited budgets. Further, pedestrian infrastructure is generally ill-suited to those who cannot or choose not to drive, making it impossible or unsafe to walk.
- **In-home Health Care Options:** In-home health services are expensive and affordable service-enriched housing is in scarce supply in most communities. Seniors who cannot access healthcare services where they live may be at high risk of premature institutionalization.

Communities can adopt policies to address these concerns and improve the ability of seniors to thrive in their homes. Incorporating livability principles through housing, transportation, and walkability initiatives can be a step to address several of the key concerns. Providing a range of smaller housing units within the community can ease the cost burden of owning or renting a house on a fixed-income. Requiring all new residential construction to include certain accessibility features and offering tax incentives or low-cost loans to help owners modify their homes are methods to address the need to accessibility features. Providing access to recreational, educational, and other opportunities and services can enhance the quality of life for seniors in a community. Increasing availability of public transit and paratransit programs can greatly assist older citizens in making necessary trips to stores and medical appointments.

A variety of senior living communities, with varying levels of care, are also options for seniors unable to live at home any longer. These options include independent living communities, assisted living communities, and nursing homes.

- Independent living communities cater to seniors who are very independent with few medical problems. Residents in these communities, also called retirement villages or senior apartments,

living in private apartments with some communal amenities such as dining services and social events.

- Assisted living communities are designed for seniors who are no longer able to live on their own safely, but do not require the high level of medical care provided in a nursing home. Assisted living communities provide 24 hour per day staff for additional safety, some nursing services, communal dining, and assistance with tasks such as medications and housekeeping.
- Nursing homes provide around-the-clock skilled nursing care for the frail elderly who require a high level of medical care and assistance. Residents typically share a room and are served meals in a central dining area unless they are too ill to participate. Many nursing homes also provide short-term rehabilitative stays for those recovering from an injury, illness, or surgery.

A variety of home care services are also options which allow older people to remain in their homes while receiving the assistance they need to remain independent.

### **Livability**

Livability is often defined as the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment, and recreation possibilities. The Partnership for Sustainable Communities, a joint effort of the Department of Housing and Urban Development, the Department of Transportation, and the Environmental Protection Agency, has established six livability principles. The six principles are 1) provide more transportation choices, 2) promote equitable, affordable housing, 3) enhance economic competitiveness, 4) support existing communities, 5) coordinate and leverage federal policies and investment, and 6) value communities and neighborhoods.

### **Location of Housing**

One aspect of a livable community is that housing is situated in close proximity to the locations people frequent on a regular basis such as jobs, grocery stores, and medical facilities.

### **Preservation and Rehabilitation of Older Housing Stock**

Older housing is often located in traditional neighborhoods and has great character that adds to the identity of the community. Preserving and rehabilitating older housing units is important to the character of the community and the diversity of housing options.

### **Diversity of Housing Options**

Having a diversity of housing options available in a community provides many benefits. Housing of different sizes and styles accommodates the diverse households within the community. Different sizes and styles also provide a variety of housing costs, allowing housing to be affordable to everyone.

### **Higher Density Housing**

Housing in higher density neighborhoods allows for a larger percentage of people to locate near desirable amenities like schools, parks, and shopping areas. Dense housing also minimizes the costs to the municipality to provide services to the community.

### **Assistance Programs**

Direct governmental involvement in housing began with the Federal Housing Act of 1934, when home construction was a method of eliminating blighted slums while creating jobs during the Depression. Today, Federal, State, and local governments operate numerous housing programs focused on providing quality affordable housing for those persons who have the greatest need.

There are a variety of State and Federal housing programs geared to addressing a variety of housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners. Below is a listing of some of the major programs available for housing assistance for owners, renters, and the Town.

#### *State Programs*

- The **Wisconsin Community Development Block Grant (CDBG)** program, administered by the Wisconsin Department of Administration, Division of Housing (DOH), provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

In addition to addressing LMI housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive to involve the private sector in local community development efforts or to respond to area needs. The CDBG program often serves as a catalyst for other community development projects.

- **Low-Income Housing Tax Credit (LIHTC)** aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

#### *Federal Programs*

##### **Department of Agriculture – Rural Development (USDA-RD):**

- **Section 502 Homeownership Direct Loan Program of the Rural Health Service (RHS)** provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.
- **Section 502 Mutual Self-Help Housing Loans** are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.
- **Section 504, the Very-Low-Income Housing Repair Program**, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.
- **Section 521 Rural Rental Assistance Program** provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.
- **Section 533 Rural Housing Preservation Grants** are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

##### **Department of Housing and Urban Development (HUD):**

- **Self-Help Homeownership Opportunity Program** finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors

of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects.

- **HOME Investment Partnership Program** aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

### Housing Issues

- **Senior Housing:**
- **Rising Housing Costs:**
- **Other housing issues???**

### Housing Goal, Objectives, and Actions

**Housing Goal:** The Town of Rib Mountain has equal access to quality, affordable housing for all residents.

1. **Ensure the Town has high quality housing stock and strong neighborhoods.**
  - a. Continue to ensure timely and consistent code enforcement.
  - b. Routinely review building codes to ensure that they are adequate for anticipated new construction.
  - c. Encourage redevelopment and new development where appropriate to provide new housing and a broader array of housing options.
  - d. Support established neighborhood groups and encourage the creation of new groups until all residential areas are represented.
2. **Promote programs and policies that provide housing opportunities for all residents.**
  - a. Promote home ownership opportunities for low and moderate income households within the Town of Rib Mountain.
  - b. Work with Marathon County and Wausau Metro Area organizations to provide information to residents regarding area housing agencies that provide senior housing options.

## Chapter 5: Utilities and Community Facilities

This section describes the existing conditions and issues relative to utilities available to the Town of Rib Mountain, including sewage disposal, water supply, power supply, and telecommunication facilities and services. Additionally the chapter inventories community facilities and parks.

### Public Utilities

#### *Waste Water*

The Rib Mountain Sanitary District provides public sanitary sewer service in the Town of Rib Mountain. Wastewater treatment is provided by the Rib Mountain Metropolitan Sewerage District (RMMSD), which treats wastewater for the southern portion of the Wausau urban service area.

Much of the eastern half of the Town of Rib Mountain is within the sanitary sewer service area defined in the 2025 *Wausau Urban Area Sewer Service Plan*, which was prepared by the Marathon County Planning Department and updated in 2007. Preparation of this plan was mandated by the Wisconsin Department of Natural Resources (WDNR) as one component of the *Upper Wisconsin River Water Quality Plan* and as a requirement for receiving wastewater treatment facilities grants and administrative approval of sewer extensions. The WDNR's involvement in this planning effort is promulgated in State Administrative Rules and in the Federal Clean Water Act. Another update to this plan is currently in progress and is expected to be completed in 2017.

The primary purpose of the plan was to establish a sewer service boundary for the Wausau Urban Area. This boundary sets the 20-year maximum limit for the extension of sanitary sewer services in a cost effective, environmentally sound manner. Generally, property located within the sewer service boundary line is eligible to receive sanitary sewer service during the 20-year planning period and property lying outside this sewer service area boundary would not unless the boundary was amended.

Town's wastewater collection system (pipe network and lift stations) is owned and maintained by the Rib Mountain Sanitary District, which transfers waste to the RMMSD treatment plant. The treatment plant was built in 1985 and is in excellent condition. It has capacity to serve anticipated future development within the service area and several upgrades have been made since it was originally built. The collection system is generally in good condition. Sewer pipes and mains are replaced and upgraded in conjunction with road reconstruction or in response to known problems.

#### *Water*

Public water is supplied by the RMSD from four wells located along the Wisconsin River. Each well is approximately 90 feet deep and produces about 500 gallons per minute. The water is treated to reduce naturally occurring minerals, pH adjusted for corrosion control, fluoride is added, and the water is chlorinated to assure bacteriological safe drinking water.

Public water supply is stored in a 500,000-gallon ground storage tank located on the east slope of Rib Mountain. The water distribution system is owned and maintained by the Rib Mountain Sanitary District. **The system contains 48 miles of piping and two booster stations to service the higher elevations around the mountain.**

#### *Surface Water Management*

Rib Mountain has storm water guidelines which, while not formally adopted, are typically included in development agreements. **The Town intends to prepare a storm water management plan in the future.** Rib Mountain also has a wellhead recharge ordinance to ensure protection of its water supply.

In the region, surface water management is generally conducted at the watershed level. In 2001, Marathon County adopted a Land and Water Resource Management Plan in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). This plan was updated in 2010. The primary intent of this plan is to identify a vision for natural resource management in Marathon County and outline strategies to protect the quality and quantity of soil and water resources.

#### *Solid Waste Management*

The Town of Rib Mountain contracts with a private company for waste management. Municipal, commercial and industrial waste is accepted at the Marathon County Landfill in Ringle. User fees collected at the landfill defray the cost of landfill operations.

The Marathon County Solid Waste Management Department is in charge of waste management for non-hazardous solid waste. It consists of the 575-acre landfill, recycling programs, composting, and waste-to-energy. The Department opened a Household Hazardous Waste Collection Facility in May 1997 where County residents can drop off hazardous waste free of charge.

#### *Recycling*

Recycling pick-up is provided by a private contractor on a bi-weekly basis.

#### **Private On-Site Waste Disposal Systems**

Private On-site Wastewater Treatment Systems (POWTS) include a septic tank or aerobic treatment tank and some type of absorption field alone or in combination with passive or active treatment components or holding tanks. Areas determined unsuitable for septic systems, for reasons such as high bedrock or high water tables, are not conducive to installation of conventional, in ground absorption fields and must use other methods. Some areas of Rib Mountain have private waste disposal systems. However, high bedrock and wetlands limit the use of conventional septic systems in some areas.

#### Regulation of POWTS

Regulations for POWTS in Marathon County are found in Chapter 15 of the County General Code of Ordinances. All premises intended for human occupancy and not served by public sewer are required to have a private sewage system. The WDNR reviews septic treatment and dispersal systems that handle over 12,000 gallons per day.

#### Permit Requirements

Permits for private sewage systems are issued CPZ. Soil and site evaluations are required to determine if the proposed septic system is suitable for the specific property and location

#### **Energy Utilities**

The Town of Rib Mountain receives electric power and gas from Wisconsin Public Service Corporation (WPS).

#### **Telecommunication Facilities and Services**

Television and Cable is provided by Charter Communications. Telephone service is provided by Verizon as well as Charter.

The Town adopted a cell tower ordinance in 1994. There are towers located on Rib Mountain, as well as the Wisconsin Public Television Tower and radio towers.

## Community Facilities

### Primary and Secondary Schools

The Town of Rib Mountain is served by the Wausau School District. The Wausau School District has a pre-school center, 13 elementary schools (grades K-5), 2 middle schools (grades 6-8), and 2 high schools (9-12). Two of the district's facilities, Rib Mountain Elementary (2701 Robin Lane) and South Mountain Elementary School are located in the Town. Residents of Rib Mountain are in the attendance zones for both those schools. The district reports that most students attend the middle and high school on the side of the Wisconsin River where they reside; therefore, Rib Mountain students attend John Muir Middle School at 1400 Stewart Avenue and Wausau West High School at 1200 West Wausau Avenue.

In 2015, there were 1,083 students, ages three and older, from Rib Mountain in grades K-12, enrolled in the public school system. The trend over the past decade has been fewer children in the public school system.

2009	1,343
2010	1,351
2011	1,180
2012	1,129
2013	1,024
2014	1,111
2015	1,083

Source: ACS 2009-2015

### Private Schools

There are no private school facilities within the Town of Rib Mountain. However, there are several private schools in the Wausau metro area and other surrounding communities. In 2015, 283 students from the Town of Rib Mountain were enrolled in grades K-12 in private schools.

### *Post-Secondary Educational Facilities*

University of Wisconsin – Marathon County (UW-MC), located in the City of Wausau, offers lower level (freshman and sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor's Degrees (through collaborative degree programs with UW Oshkosh and UW Stevens Point) are offered in Business Administration, General Studies, and Nursing. Enrollment averages around 1,100 students.

Northcentral Technical College (NTC), also located in the City of Wausau, offers 40 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 2,300 full- and part-time students attend classes, although more than 16,000 people take at least one class annually.

In addition to the public schools, the Wausau has one private college. Rasmussen College, located in Wausau, offers bachelor's degrees, associate's degrees, certificates and diplomas in fields like business, design, education, justice sciences, and nursing.

### *Libraries*

The Town of Rib Mountain is served by the Marathon County Public Library system. The Wausau Headquarters Library is located on First Street in downtown Wausau. This main Wausau Library is open seven days a week and offers books, magazines and other materials, as well as internet access.

## Public Protection

### *Law Enforcement*

Rib Mountain does not have a local police department but has a constable to handle nuisance issues. The Town relies on the Marathon County Sheriff's department for law enforcement and police protection services

### *Fire and Emergency Medical Services*

The South Area Fire District (SAFER) provides Fire and EMS and rescue operations to the Town of Rib Mountain, Village of Weston, Town of Weston, Village of Kronenwetter and the Towns of Easton, Ringle, Guenther, Stettin, and Marathon. The District originated in 2014 and operates stations in both Rib Mountain and the Village of Weston. The EMS service area covers nearly 300 square miles with a population over 36,000; while first due fire coverage serves over 26,000 people and 125 square miles.

### *E-911 Dispatch Service*

The Marathon County Sheriff's Department Communications Division provides E-911 Dispatch for all Police, Fire, and Emergency Medical Services (EMS) agencies in Marathon County. The Communications Division services 85 user agencies and also provides alert paging support for the Emergency Management Office, District Attorney, and Medical Examiner's Office.

## Hospitals

Three major hospitals serve the Town. Aspirus Hospital is located in the City of Wausau and is a 321-bed facility that is a multi-specialty regional health center serving a 12-county region in north central Wisconsin. Ministry Health Care St. Clare's Hospital is a 104-bed hospital and medical office complex located in the Village of Weston. Ministry Saint Joseph's Hospital and Marshfield Clinic, located in the City of Marshfield, provide regional medical services to north central Wisconsin. Though further than Wausau and Weston, these facilities also serve the Town.

In addition to the hospitals and clinics described above, Marathon County is served by NCHC, a public agency, that also serves Langlade and Lincoln counties. The NCHC main campus is located at 2400 Marshall Street in Wausau. NCHC offers outpatient, day hospital, community support and inpatient services for mental/emotional problems; vocational, life skill training, early intervention, housing and care management services for the developmentally disabled; and assessment, individual and outpatient group counseling, intensive programming, day hospital, referral for residential and inpatient treatment, and education for alcohol and other drug problems. Services for detoxification and for persons suffering from problems with gambling addiction are also offered.

NCHC operates a nursing home, Mount View Care Center, which offers skilled nursing services at the main campus in Wausau. This facility has a licensed capacity of 320 and serves persons requiring either short term or long term skilled nursing care because of complex physical needs, psychiatric and neurological diseases, dementia or behavior problems.

## Recreation

This section describes existing and proposed park and recreation facilities in the Town of Rib Mountain and major County and State facilities in the vicinity.

### **Local Existing Parks, Trails and Open Space**

Town of Rib Mountain has a Park Commission and completed an *Outdoor Recreation Plan Update* in 2014. Rib Mountain maintains five parks, with some of the parks owned by the Town or developed in

cooperation with the Wausau School District and the Rib Mountain Sanitary District. Town parks include:

- **Public Safety Building Park** (6 acres): Located east of USH 51 on North Mountain Road, this park is owned by the Town and has a hockey rink and lighted skating rink during the winter, as well as a sledding hill and warming hut.
- **Chellis Park** (3 acres): This is a neighborhood park located on Woodsmoke Road. The park has woodlands, wetlands, and an active recreation area. Facilities include a picnic shelter, basketball court, playground equipment, turf field, and a walking and bluebird trail.
- **Liberty Street Park** (14 acres): This park is owned by the Rib Mountain Sanitary District and leased to the Town of Rib Mountain for park use. Facilities include a playground, picnic shelter, two parking lots, a ball diamond, basketball court, two tennis courts, woodlands and open fields for unstructured play.
- **Rib Mountain Elementary** (8.0 acres): Located at the corner of Robin Lane and Bob-O-Link Avenue this school ground is owned by the Wausau School District. Facilities include: playground equipment, tennis courts, a basketball court, and two baseball diamonds that are also used for soccer.
- **South Mountain School** (25 acres): Owned by the Wausau School District, the Rib Mountain Park Commission is working with the District to develop a park on the school grounds. The facilities will include: soccer fields, a baseball diamond, basketball courts, play equipment, and a walking trail. Tennis courts and an ice skating rink may also be added.
- **Flax Lane Tot Lot** (.6 acres): This is a small neighborhood park that includes a half size basketball court.
- **Fritz Doepke Recreation Area** (37.35 acres): The Town purchased a plot from Fred Doepke in 1999 off South Mountain Road. Planned park facilities include: two ball fields, a playground area, a basketball court, a skateboard park, fitness trail, bike/walk path, picnic shelter, and ice skating area. There is also be a parking lot for about 100 cars.
- **Rib Mountain Golf Course** (115 acres): This privately owned golf course is located on CTH NN just west of USH 51/STH 29 near the entrance to Granite Peak Ski Resort. This is a 9-hole course with a driving range.

#### *Park System Needs*

The *Outdoor Recreation Plan Update* identifies the lack of neighborhood parks in growing residential areas as a serious deficiency. The *Outdoor Recreation Plan Update* makes specific recommendations for improvements relative to specific parks and/or neighborhoods.

#### *Trails and Connections*

Rib Mountain and Lake Wausau are major recreational amenities for the Town, but it is important to include access to such amenities to the discussion of recreation. Trails and connections are a key part of ensuring residents can enjoy the many local natural features in and around the Town. Making sure that all residential areas are connected by a local trail system is a first step. Such a system could connect residents to Rib Mountain State Park and local parks and kayak launches, as well as to Nine Mile Recreation Area.

## County or State Parks, Forest and Trails

Several County and State park facilities are within or in close proximity to the Town of Rib Mountain. These are shown on Figure 10-1 and include:

- **Rib Mountain State Park** : This park is located entirely in the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1,924 feet above sea level is one of the highest elevations in the State of Wisconsin. The 1,500-acre park surrounds the mountain and includes a picnic area, a camping area with 31 developed sites, 13 miles of hiking trails, and a nature trail. A portion of park is leased to the Granite Peak Ski Resort, a private downhill ski area with 72 runs. In addition, about 16-acres at the top of the mountain are leased for communications towers and associated buildings.
- **Bluegill Bay Park**: Bluegill Bay Park is a 68-acre County park located on the west shore of Lake Wausau between Cloverland Lane and Parrot Lane. The park provides access to Lake Wausau at its boat landing with piers and a boat trailer parking lot, and is subject to overcrowding at times. The park's picnic area has tables, grills, shelters, flush toilets and parking available. A fishing area, including a handicapped pier is also available. Forty-eight acres of the park are undeveloped, and the County's tree nursery is also in the park.
- **Nine-Mile Forest Unit**: This area is known as a recreation area with many miles of hiking, mountain biking, and cross-country ski trails. Skiing is promoted with a ski chalet and over 25 kilometers of one-way loops. The forest is open to hunting and snowmobiling. Nine-Mile has over 4,900 acres of mixed uplands, marshes, and water impoundments.

## Issues

- **Lack of Neighborhood Parks** - Growth in some residential neighborhoods has been very rapid as a result of recent installation of municipal sewer and water services. Keeping up with the provision of community facilities such as neighborhood parks has been a challenge.
- **Other UCF Issues?**

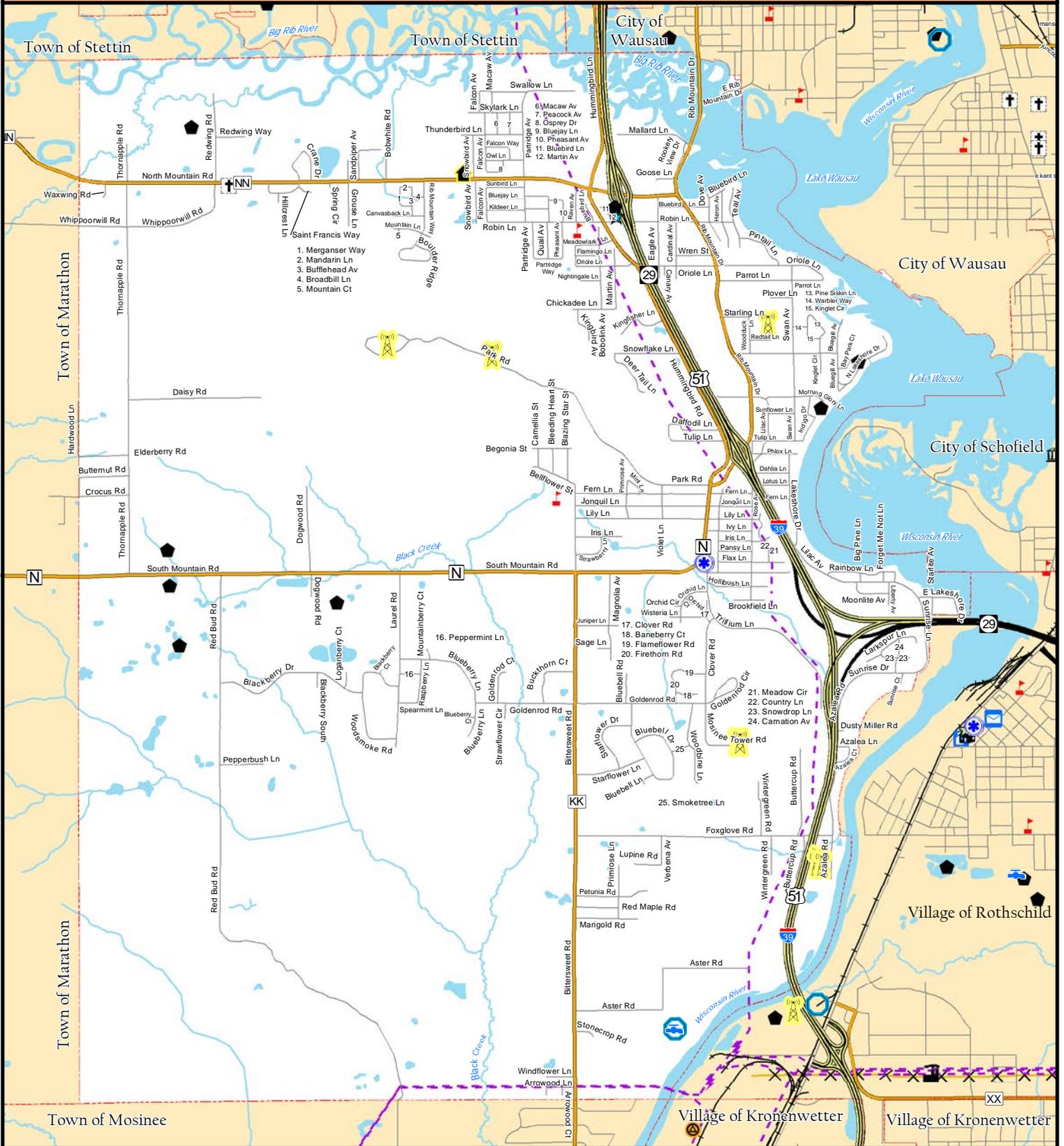
## Utilities and Community Facilities Goal, Objectives, and Actions

**Utilities and Community Facilities Goal:** The Town of Rib Mountain has high quality utilities and community facilities available for all residents.

- I. **Maintain high quality water and sewer services and standards within the Town.**
  - a. Monitor growth and development trends to anticipate areas where new development is most likely to occur that will require public utilities.
  - b. Continue to enforce the Town's wellhead recharge ordinance.
  - c. Implement and enforce storm water management guidelines.
  - d. Continue to work with the Rib Mountain Metropolitan Sewerage District (RMMSD) to maintain and upgrade the wastewater collection and treatment system.
  - e. Continue to work with the RMMSD to maintain the water supply and storage facilities to keep pace with anticipated growth.
  - f. Continue to cooperate with the RMMSD to enforce water quality controls in the well recharge area.
  - g. Ensure that lot sizes are adequate in areas where private waste disposal systems are required.
  - h. Limit intensive residential development with on-site waste disposal systems in areas with high bedrock and wetlands.

2. **Support and maintain existing community facilities and services.**
  - a. Maintain the Municipal Center as a seat of local government and community gathering place, and expand as needed.
  - b. Identify necessary repairs and allocate funds to maintain and/or improve the Municipal Center on a regular basis.
  - c. Perform annual reviews and budget allocations to fund public services. Evaluate cost-effectiveness of current agreements with adjacent municipalities regarding provision of fire and emergency response services.
  - d. Continue to explore methods of cost sharing, such as equipment sharing, with surrounding municipalities to increase the efficiency by which services are provided.
  - e. Analyze future developments for their impact on the Town's tax base in relation to the cost of additional services the development would require.
  - f. Support the continued provision of cost-effective community services.
  - g. Continue to work with the Marathon County Sheriff's Department to provide law enforcement and communications services.
  - h. Support the SAFER District and its fire, EMS, and rescue operations as an active member of the organization.
  - i. Maintain regular communication with municipalities the Town has service agreements with to discuss opportunities to enhance the efficiency and effectiveness of services.
  
3. **Maintain and improve parks in Rib Mountain to improve the quality of life in the Town.**
  - a. Strive to provide adequate park and recreation facilities to meet the needs of current and future residents.
  - b. Supports development of an interconnected system of parks and trails.
  - c. Strive to provide timely and sufficient maintenance of park facilities and ensure that maintenance and upkeep costs for parks are included in annual budgeting.
  - d. Upgrade park facilities and equipment as needed to ensure safety and accommodate residents' recreational needs.
  - e. Develop a community center or similar facility.
  - f. Routinely review and update the Town's park dedication requirements to ensure they are reasonable and sufficient to address needs, and encourage new residential developments to include parks, green space and trails as appropriate.
  - g. Identify opportunities to purchase property for future park or trail development. Map these properties as "future park" to encourage preservation for future park development.
  - h. Support the development of a regional multi-use trail system and work with appropriate agencies, such as the WDNR, WDOT, Marathon County, and others, to identify possible trail routes in Rib Mountain to connect to a regional system and to the Mountain-Bay Trail.
  - i. Work with the Marathon County and surrounding municipalities to identify and map potential trail routes in the Town to become part of a regional trail system. Use this map during development review to identify where trails should be installed in conjunction with new development or road construction.
  - j. Establish requirements for provision of trail easements in conjunction with new development.
  - k. Recognize and support the various public and private park and recreational facilities located in the Town as important assets to the community.
  - l. Encourage adequate funding for maintenance and improvements of Marathon County parks and forests, particularly Nine Mile Forest Unit.
  - m. Continue to work cooperatively with the WDNR on efforts to improve Rib Mountain State Park.
  - n. Continue to work cooperatively with Granite Peak Ski Resort to ensure that development and expansion is done in an environmentally sensitive manner.

# TOWN OF RIB MOUNTAIN DRAFT UTILITIES & COMMUNITY FACILITIES MAP ?



- Minor Civil Divisions
- Ambulance / Fire Station
- Cemetery
- City Hall
- Fire Station
- Former Landfill
- Industrial Park
- Landfill
- Library
- Police Station
- Post Office
- School
- Town Hall
- Village Hall
- WI State Patrol
- Public Water Supply

- Waste Water Treatment Plant
- High Voltage Powerline
- Substations
- Gas & Oil Pipeline
- Communication Tower
- Water

Source: WI DNR, NCWRPC

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.


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