

TOWN OF RIB MOUNTAIN
JOINT TOWN BOARD AND PLANNING COMMISSION MEETING
February 22, 2017

Town Board Chairman, Allen Opall, called the meeting of the Town of Rib Mountain Board of Supervisors to order at 6:30 pm. Other Supervisors present included Fred Schafer, Gerry Klein, and Pete Kachel. Jim Legner was excused. Also present was Town Administrator, Gaylene Rhoden.

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

MINUTES:

Motion by Tom Steele, second by Ann Lucas to approve the minutes of the February 8, 2017 Plan Commission meeting. Motion carried 7-0.

NEW BUSINESS:

a. Discussion on the Rib Mountain Comprehensive Plan Update Project. Docket #2017-05

Community Development Director, Steve Kunst, opened by establishing the purpose of the meeting indicating the intent is to provide a general overview of the planning process, identify key planning items to be addressed in the Comprehensive Plan, an initial discussion on basic demographic data, and to introduce the Public Participation Plan.

Dennis Lawrence, Executive Director of the Northcentral Regional Planning Commission, noted that while it is required by State Statute to update the Comprehensive Plan every 10 years, it is more important to update the plan to help guide future community decisions. He also noted the process will review the previous comprehensive plan document and identify relevant goals and objectives while incorporating any current planning issues and future development concepts, as well as, update any Town specific maps.

Lawrence asked attendees how they use the current plan, to which Commissioner McGucken and Supervisor Schaefer indicated it is primarily used for review of future land uses when they conflict with current land uses. Administrator Rhoden stated it is also used for grant applications. Commissioner Lucas asked if there was a review process for the plan. Lawrence indicated they recommend reviewing the future land use maps annually and the internal data and policies every three to five years.

Megan Will, Planner for the Regional Planning Commission, presented a variety of demographic data including population estimates, number of households and their incomes, education levels, poverty levels, and worker distribution. Lawrence then introduced the typical chapters of the comprehensive plan and asked if there were any specific planning related issues or concerns that the Board or Plan Commission would like to address.

The following is a list of items discussed:

- Multiple individuals addressed independent senior housing facilities with a priority on high value, low density, and private ownership.
- Cost of development (infrastructure & utilities)
- Redevelopment of the commercial corridor and traffic accessibility
- Where is TIF acceptable? The old industrial area behind Kwik Trip was discussed.
- Address the future of the residential neighborhood between Rib Mountain Drive and Hwy 51/29
- What can be done to attract office or professional businesses along County Road R?
- Establish an acceptable commercial development area and address how development will occur along South Mountain Road.
- Consider a Design Overlay District for the Rib Mountain Drive corridor
- Review past residential development to understand how the Town developed
- Have a proactive discussion with local developers
- Discuss how far to extend sewer and water services
- Address areas of commercial and residential interaction. What types of uses are acceptable?
- The future of recreational development, namely trail connections and the addition of trails/multi-use paths in new developments.
- Address future interactions between Rothschild and Rib Mountain. Military Ave bridge connection to Foxglove was discussed.
- Discuss how to create a balance between tax base development, family life, and the impact on nature.
- Establish an understanding that the Town is part of an economic development area and the Town does not stand on its own. What is good for Wausau, Weston, Schofield etc., will potentially benefit the Town.
- Take opinion on Mass Transit and identify what factors need to consideration.
- Are there financial projections that can be used to help guide some decision making?

b. Discussion and possible action on the Public Participation Plan for the Rib Mountain Comprehensive Plan Update Project. Docket #2017-06

Paula Priebe, Planner for the Regional Planning Commission, introduced the Public Participation Plan as the mechanism used to ensure the public knows the plan is taking place, that they have an opportunity to engage if they wish, and there will be a review period prior to implementation. It was noted any related maps or documents available for public review will be posted on the RPC's website as well as the Town's website. Additionally, Priebe noted the Public Participation Plan should be adopted by resolution by the Town Board early in the process to serve as a guiding document for the comprehensive plan process. Kunst noted this item will be on the March 7th Town Board agenda.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE: None

PUBLIC COMMENT: None

ADJOURN:

Motion by Fred Schaefer, second by Gerry Klein, to adjourn the Town of Rib Mountain Board of Supervisors meeting. Motion carried 4-0. Meeting adjourned at 8:22 pm.

Motion by Ann Lucas, second by Jay Wittman, to adjourn the Plan Commission Meeting. Motion carried 7-0. Meeting adjourned at 8:22 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator