



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

3700 North Mountain Road
Wausau, Wisconsin 54401

(715) 842-0983

Fax(715) 848-0186

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, January 23rd, 2018; 6:00 P.M. at the Town of Rib Mountain Municipal Center, 3700 North Mountain Road.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
 - a. **Approval of minutes from the 12-12-2018 Plan Commission meeting.**
- 4.) Certified Survey Map Review:
 - a. **Thomas and Conne Schuette, owners, request Certified Survey Map review for a land division at the properties legally described as Lot 3 of CSM Volume 84, Page 54, Document # 1723549, Part of the SW ¼ of the SE ¼, Section 22; and Part of Lot 47 of Countryside Estates 1st Addition and Part of the SE ¼ of the SW ¼, Section 22. Parcel #34.222807.015.004.00.00 and #34.209.000.047.01.00. Docket #2019-01.**
- 5.) Old Business:
 - a. **Discussion on updates to the Town of Rib Mountain Comprehensive Plan. Docket #2017-05.**
- 6.) Correspondence/ Questions/ Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
December 12, 2018

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Jay Wittman, Jim Hampton, Ryan Burnett, Tom Steele, 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 Jim Hampton to approve the minutes of the November 14, 2018 Plan Commission meeting. Motion carried 6-0.

NEW BUSINESS:

- a. *Mark Bradfish, agent, requests conditional use approval for an indoor maintenance use to operate a towing company at the property addressed 4802 Swan Avenue. Parcel #34.142807.006.030.00.00. Docket #2018-53.*

Community Development Director, Steve Kunst, indicated the applicant is seeking a conditional use to operate a towing company out of the former Badger Utility site. Kunst also noted the applicant is interested in installing additional fencing to help screen and secure the towed vehicles while onsite and that outdoor vehicle storage is limited to licensed vehicles waiting for repair.

Jim Hampton asked if Swan Ave was the only access to the site and how much traffic is anticipated on the site. Kunst noted Swan Ave is the primary access to the site, but Badger Utility previously had access from Sunflower Ln. Mark Bradfish, applicant, indicated Swan Ave would be the main access location; however, they do plan to use Ryder Truck's access location on Lilac for overnight drop-offs. Bradfish also noted traffic levels will likely be less than Badger Utility and he anticipates approximately 10 trips on a busy day.

Harlan Hebbe questioned how many vehicles would be stored onsite at any given time. Bradfish estimated he could have as many as 12 vehicles stored onsite. He noted they plan to store all vehicles between the building and the fence to the west to help screen them from residents on Swan Ave. Along with the outdoor storage, Bradfish noted any vehicle with leaking fluids will be stored indoors where they can contain all fluids. He indicated they are very mindful of environmental protections and their company will even do crash site clean ups.

Jay Wittman asked if there would be any bus or semi-truck and trailer hauling and storage onsite. Bradfish indicated there could be, but the majority of semi-truck operators prefer they are towed to a maintenance/repair facility immediately and not to their site.

Hampton asked if Swan Ave was designed for this type of traffic. Kunst indicated Swan is a residential street which is in very bad condition, but is slated for reconstruction next year. Kunst also indicated commercial traffic from the subject property has utilized Swan for quite some time. Commissioners discussed the elevation difference from the road to the vehicle storage area, noting that most residents and vehicles on Swan Ave would be looking over the top of the site.

Tom Steele questioned the amount of signage they are planning. Bradfish indicated it would be the same as what Badger Utility had previously; two (2) unlit - four foot by eight-foot (4'x8') signs. Wittman asked the applicant about the type of fence they are considering for the storage area. Bradfish stated it would likely be a chainlink fence with privacy panels.

Ryan Burnett asked the applicant about crash site clean up procedures and who regulates it and how that relates to onsite activities. Bradfish noted they will do all types of crash site clean ups, from individual cars to semi-tanker crashes. He indicated they work with local disposal companies and the DNR for proper disposal of materials and fluids. He also noted they are regulated by the State Patrol and DOT, and those entities can and will do spot checks in the field and at their storage areas to make sure they remain compliant with all applicable regulations. Additionally, he noted there would be no onsite storage of clean up materials.

Laura McGucken asked the applicant to describe a typical day at their facility. Bradfish noted their days are weather dependent, but could include a number of towing calls throughout the day where the vehicle is either brought to their storage site or delivered to a repair facility and potentially three to four owner or insurance representatives stopping at the site to review vehicle damage.

Steele asked if the applicant plans to have additional dumpsters on site. Bradfish noted they would likely have a four (4) yard dumpster onsite for their own trash, but would not be storing or disposing of any other materials. He also indicated the potential dumpster location on the aerial view provided. Kunst noted any dumpster onsite would need to be screened. The applicant acknowledged the screening requirement and stated they would be willing to do that.

Chairperson Hebbe opened and closed the Public Hearing portion of the meeting at 6:18pm with no public comment.

Kunst highlighted the following items as points of discussion and potential conditions of approval.

- Identifying the location and type of fencing
- Requiring dumpster screening
- Identifying a specific area for vehicle storage
- Requiring night traffic to access the site through Ryder's access on Lilac Ave.

Burnett noted he prefers the night time traffic to come from Lilac to minimize traffic in the residential area. Bradfish indicated they intend to use that access as permitted by Ryder Truck after 11pm. Steele asked if there would be any lighting on the building or parking area. Bradfish stated it would just be a few, existing small building lights.

Wittman questioned where the towing equipment and vehicles are stored and if the conditions of approval could be tied directly to the applicant. Bradfish noted all towing equipment is store inside the building and at night himself and the other employee take home a truck in case of overnight calls. Kunst then noted all conditions of approval would be tied to the parcel and not the solely the applicant.

McGucken stated that while the current applicant appears to have a well thought out plan and is making an effort to minimize their impact on the neighboring residents, any conditions should be future thinking in the event this business no longer occupies this space. She also verified with the applicant that no repair work is being done onsite. Bradfish stated they are only a towing company and work with other area repair shops for that service.

Commissioners discussed a possible condition on the location of stored vehicles, a requirement for overnight access from Lilac Ave, and screening requirements. They agreed that because of the limited traffic potential, the only major concern was screening of all outdoor storage items like vehicles and dumpsters.

Motion by Jay Wittman, second by Tom Steele, to recommend approval of the conditional use request for an indoor maintenance use at the property addressed 4802 Swan Ave, conditioned upon adequate fencing to screen all outdoor storage areas (vehicles and dumpsters) approved by staff and fencing up to eight (8) feet in height.

Motion Carried 6-0

- b. Halle Properties LLC, owner, requests General Development Plan and Precise Implementation Plan approval for a Zoning Map Amendment at the property addressed 4201 Rib Mountain Drive for an indoor maintenance use. Parcel #34.112807.011.016.00.00. Docket #2018-54.*

Kunst noted earlier this year the Town approved a new Discount Tire facility at 4201 Rib Mountain Drive; however, since that time the applicant identified concerns over the proximity of a water line to the wetland and potential future disturbance activities in the event of maintenance work. Therefore, the applicant's revised submittal requests moving the building 10 feet closer to the Rib Mountain Drive right-of-way. Kunst indicated the Rib Mountain Drive right-of-way in this area exceeds 100 feet in width and would typically require a 45' front yard setback, but the current proposal is requesting approximately 35 feet.

Kunst explained the increased building setback requirements are generally required along State or County highways or in areas where additional public improvements are likely. Kunst identified other areas of Rib Mountain Drive which are less than 100 feet in right-of-way width and would only require the traditional 35-foot setback. Additionally, Kunst noted he spoke with Streets and Parks Superintendent Scott Turner and there are no long-term plans for additional public improvements in this area that would discourage the decreased setback.

In addition to the setback modification, Kunst also stated Discount Tire has provided a signage plan which exceeds the typical signage standards by approximately 100 square feet, and that all other layout and design items from the original proposal have been kept.

Todd Mosher, applicant representative, stated the initial concept plan development and DNR wetland approvals were based on the typical 35 foot setback requirement, but when Kunst notified them of the additional 10 feet they thought they had enough room and pushed the building back. He noted during the engineering and permit plan phase of the project it was identified the water line would be difficult to frost protect and maintain given the proximity to the wetland retaining wall and its tieback system.

Commissioners asked staff if this was the only location the water line could be located. Staff indicated there are always other location options, but based on the building siting and water line size required for their fire suppression system, the proposed location was the most realistic.

Wittman asked if the proposed signage would be lit. Kunst noted the proposal does indicate the channel letters will be lit. Burnett asked how much additional signage they are requesting. Kunst indicated it would be approximately 100 square feet more than would be allowed typically and that includes the three (3) wall signs and a 50 square foot monument sign.

Commissioners noted they prefer the signage to more closely conform to the traditional allowances. Mosher added the addition of the third wall sign on the north side of the building was intended to create an aesthetic balance with the rest of the building while allowing customers to identify their location when travelling southbound on Rib Mountain Drive.

Commissioners indicated they were concerned about the addition of the third wall sign and asked staff how many wall signs would typically be allowed. Kunst stated they would typically be allowed two wall signs per public street frontage, and in this instance they have only one street frontage because the road to the east is private. Mosher asked how much signage would be allowed if the building had been oriented differently. Staff determined that an additional 14 square feet would have been permitted based on the building façade calculation. Kunst indicated the lot frontage is the calculation method which created the largest signage allowance for the proposed building orientation.

McGucken indicated there were no major concerns about the decreased building setback because it only effects a small portion of the building and the overall site layout and building appearance make up for the small difference in setback. Wittman asked Staff if there was any concern with the proposed monument sign placement and if the applicant could describe its appearance. Staff indicated because of the right-in right-out access to the property, the monument sign location should not cause any traffic or pedestrian visibility issues. Mosher noted that should the Plan Commission only allow for a 50 square foot monument sign, it would be a five foot by ten-foot (5'x10') panel on a five-foot-high base in the same aesthetic as the building stone and cornice.

Chairperson Hebbe opened and closed the Public Hearing at 7:05pm with no public comment.

Commissioners discussed the removal of one wall sign and creating a maximum signage allowance. They also indicated they would be open to allowing staff to approve the monument given what was presented.

McGucken asked if there were any other changes from the original plan and if any additional conditions needed to be considered because of the change from suburban commercial to UDD. Mosher and Kunst noted there were no additional changes. Kunst indicate he would recommend conditions of stormwater plan and maintenance agreement approvals and any provisions related to the signage.

McGucken asked the Commission if they were still ok with the use as well, because the GDP/PIP is an approval of all items presented and not just those changed from the previous approval. The Commission members were still approving of the use and remaining site plan.

Motion by Ryan Burnett, second by Tom Steele, to recommend approval of the GDP/PIP for a new Discount Tire facility at the property addressed 4201 Rib Mountain Drive, conditioned upon the following items:

- **Indoor maintenance use to be restricted to tires and wheels only**
- **A stormwater management plan approved by Streets and Parks Superintendent Scott Turner**
- **A stormwater management maintenance agreement approved by Streets and Parks Superintendent Scott Turner**
- **A maximum of two (2) building wall signs**
- **A monument sign not to exceed 50 square feet and whose placement and appearance is approved by staff**
- **A total signage area of 185 square feet**

Motion Carried 6-0

c. Discussion and possible action on 2019 Plan Commission schedule.

Kunst presented the proposed 2019 Plan Commission schedule and Commissioners indicated no noticeable conflicts or concerns.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Countywide Addressing – Kunst indicated State Supreme Court oral arguments are scheduled for February 14, 2019.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Jay Wittman to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 7:17 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: January 17, 2019
SUBJECT: Certified Survey Map Review

APPLICANT: Thomas and Connie Schuette
PROPERTY OWNER(S): Thomas and Connie Schuette

PROPERTY LOCATION: Southwest corner of Firethorn and Goldenrod Roads (see map)
PARCEL NUMBERS: #34.222807.015.004.00.00, #34.209.000.049.00.00, & #34.209.000.045.00.00

REQUEST: Certified Survey Map review for creation of an Outlot containing a private water line.

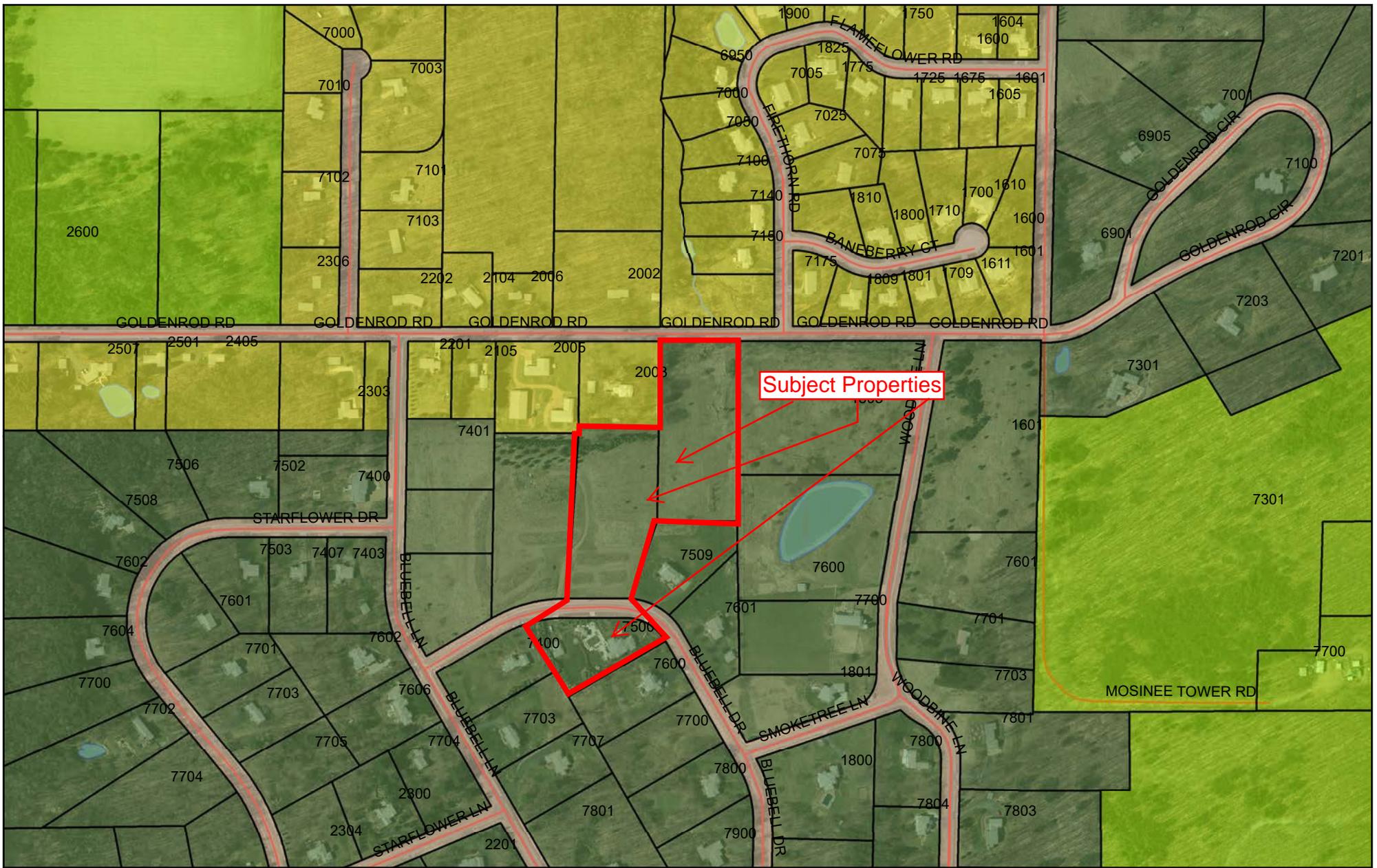
NARRATIVE:

The applicant requests approval of a Certified Survey Map (CSM) to facilitate a future land sale. The applicants own two vacant lots to the north of their residence at 7500 Bluebell Drive and south of Goldenrod Road. Within these two properties the applicants own a private water line. The water line runs along the east and south lot lines of Proposed Lot 3 and a portion of the east property line of Proposed Lot 2.

Prior to selling these lots, the applicants request to create an Outlot encompassing the water line and sufficient area for any necessary future maintenance activities. The proposed Outlot would not permit any additional improvements, and cannot be sold on its own. The latter of these provisions is included as a note on the face of the CSM (Note 3).

POSSIBLE ACTION:

1. Recommend approval of the Certified Survey Map request for the above described properties, as presented.
2. Recommend approval of the Certified Survey Map request for the above described properties, with conditions/modifications.
3. Recommend denial of the Certified Survey Map request for the above described properties.



Subject Properties

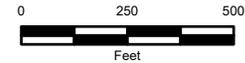
Rib Mountain:
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Sport Come Together"

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

Map Printed: 1/18/2019

- Parcel Outline
- Parcel Address
- Zoning Districts**
- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential
- CR-5ac Countryside Residential
- NC Neighborhood Commercial
- OR Outdoor Recreation
- RA-1 Rural Agricultural
- RA-2 Rural Agricultural
- ROW

- RR Rural Residential
- SC Suburban Commercial
- SI Suburban Industrial
- SO Suburban Office
- SR-2 Suburban Residential
- SR-3 Suburban Residential
- UC Urban Commercial
- UDD Unified Development
- UR-8 Urban Residential
- Building Outline
- Road Centerline
- Water Feature



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

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

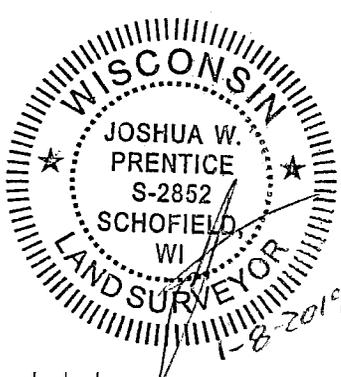
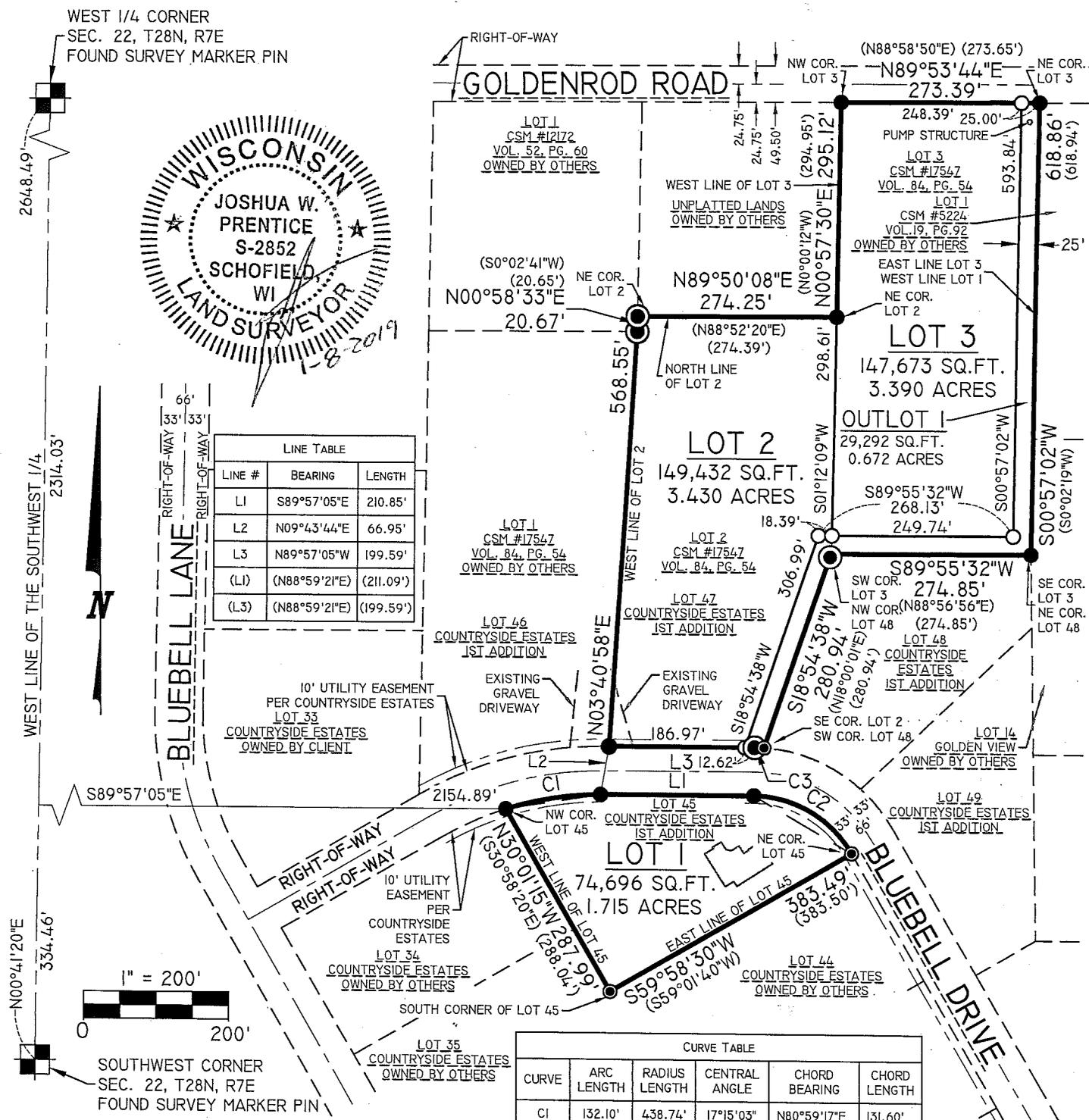
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: THOMAS SCHUETTE

LANDOWNER: THOMAS & CONNIE SCHUETTE

OF ALL OF LOT 45 OF COUNTRYSIDE ESTATES, 1ST ADDITION, RECORDED IN PLAT CABINET NUMBER 2, ON PAGE 231, AS DOCUMENT NUMBER 997074, AND ALL OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NUMBER 17547, RECORDED IN VOLUME 84, ON PAGE 54, AS DOCUMENT NUMBER 1723549, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING ALL OF LOT 47 OF SAID COUNTRYSIDE ESTATES, 1ST ADDITION, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 12172, RECORDED IN VOLUME 52, ON PAGE 60, AS DOCUMENT NUMBER 1259069, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; ALL LOCATED IN OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



LINE #	BEARING	LENGTH
L1	S89°57'05"E	210.85'
L2	N09°43'44"E	66.95'
L3	N89°57'05"W	199.59'
(L1)	(N88°59'21"E)	(211.09')
(L3)	(N88°59'21"E)	(199.59')

CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.10'	438.74'	17°15'03"	N80°59'17"E	131.60'
C2	163.42'	156.66'	59°46'05"	S60°04'03"E	156.11'
C3	13.70'	221.76'	3°32'20"	N88°58'29"W	13.69'
(C1)	-	(434.00')	(29°57'41")	(S74°30.5"W)	(132.10')
(C2)	-	(155.76')	(60°02'19")	(N60°59'29.5"W)	(155.85')

LEGEND	
●	- 1 1/4 IN. IRON BAR FOUND
●	- 1 1/4 IN. O.D. IRON PIPE FOUND
●	- 3/4 IN. IRON BAR FOUND
○	- #10 X 18" BAR WEIGHING 4.303 LBS./LIN. FT. SET.
126.00'	- MEASURED BEARING/LENGTH
(126.00')	- RECORDED BEARING/LENGTH

NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4, SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°41'20" EAST.
 2. FIELD WORK WAS COMPLETED ON 1-7-2019.
 3. OUTLOT 1 SHALL NOT BE CONVEYED BY ITSELF. OUTLOT 1 SHALL BE CONVEYED WITH LOT 1 OF THIS CERTIFIED SURVEY MAP.

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: THOMAS SCHUETTE

LANDOWNER: THOMAS & CONNIE SCHUETTE

OF ALL OF LOT 45 OF COUNTRYSIDE ESTATES, 1ST ADDITION, RECORDED IN PLAT CABINET NUMBER 2, ON PAGE 231, AS DOCUMENT NUMBER 997074, AND ALL OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NUMBER 17547, RECORDED IN VOLUME 84, ON PAGE 54, AS DOCUMENT NUMBER 1723549, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING ALL OF LOT 47 OF SAID COUNTRYSIDE ESTATES, 1ST ADDITION, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 12172, RECORDED IN VOLUME 52, ON PAGE 60, AS DOCUMENT NUMBER 1259069, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; ALL LOCATED IN OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED OF ALL OF LOT 45 OF COUNTRYSIDE ESTATES, 1ST ADDITION, RECORDED IN PLAT CABINET NUMBER 2, ON PAGE 231, AS DOCUMENT NUMBER 997074, AND ALL OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NUMBER 17547, RECORDED IN VOLUME 84, ON PAGE 54, AS DOCUMENT NUMBER 1723549, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING ALL OF LOT 47 OF SAID COUNTRYSIDE ESTATES, 1ST ADDITION, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 12172, RECORDED IN VOLUME 52, ON PAGE 60, AS DOCUMENT NUMBER 1259069, FILED IN THE MARATHON COUNTY REGISTER OF DEED OFFICE; ALL LOCATED IN OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 401,093 SQUARE FEET, 9.207 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THOMAS SCHUETTE, OWNER OF SAID PARCELS.

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

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

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

DATED THIS 8TH DAY OF JANUARY 2019

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



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

BY: _____

DATE: _____

APPROVED FOR RECORDING UNDER THE TERMS OF THE
MARATHON CO. LAND DIVISION REGULATIONS.

BY: _____

DATE: _____
MARATHON CO. CONSERVATION, PLANNING AND ZONING DEPT.
CPZ TRACKING# _____

REPORT TO PLAN COMMISSION & TOWN BOARD

FROM: Steve Kunst, Community Development Director
DATE: January 18, 2019
SUBJECT: Rib Mountain Comprehensive Plan Update Project

NARRATIVE:

Included in this packet are final drafts of chapters one and two of the updated Town Comprehensive Plan. Chapter 1 deals with project background and general demographic information; whereas, Chapter 2 covers natural, agricultural, and cultural resources. Staff intends to begin presenting a couple chapters each of the following meetings with the hope to wrap the project up in late spring or early summer. This review represents the third review of Chapter 1 and a second look at Chapter 2. Minutes from the most recent meetings pertaining to each of the chapters are also attached.

POSSIBLE ACTION: No formal action to be taken. Item is for discussion only.

CHAPTER ONE

BACKGROUND AND DEMOGRAPHICS

The Town of Rib Mountain Comprehensive Plan 2019 Update documents existing conditions in the Town as well as issues and concerns on a number of topics including future development, land use, transportation, housing, and economic development. Additionally, this plan presents policies and actions to address those issues and concerns and take future action. Public input was sought at all stages of the planning process including public meetings, the Town Beat newsletter, and special engagement opportunities during elections. This plan is intended to help guide Town decision makers over the next twenty years.

BACKGROUND

The Town of Rib Mountain is located in eastern Marathon County along the STH 29/I-39 corridor, in the southwest portion of the Wausau Metropolitan area. This can be seen in the *Location Map*. The landscape of the Town includes both urban and suburban characteristics. The eastern third of the Town is more densely developed while the western portion of the Town remains contains low-density, single-family housing development. Rib Mountain is the prominent natural feature and occupies a large area in the north central part of the Town. Nine-Mile Forest Unit also occupies a large area in the southwest portion of the Town.

The Town adopted its first comprehensive plan in 2005 as a part of a county-wide planning effort. Rib Mountain has its own zoning and subdivision regulations and utilizes development agreements as a means to ensure high development standards. Town roads are generally in good repair and multi-use trails can be found Townwide. Portions of Rib Mountain are in the Wausau Urban Service Area and receive public sanitary sewer service through the Rib Mountain Sanitary District. Outside the sewer service area, all development uses private on-site septic systems and wells.

The Town experienced fairly strong population growth over the past 30 years, with an increase in population of 45 percent between 1970 and 2000. Since 2000, the population growth has not been as robust and is projected to remain low to moderate at least into the near future.

The Town's economy is dominated by commercial and service type businesses, most of which are located in the eastern part of the Town, near Rib Mountain Drive. Some scattered agricultural activities are found in the central and western parts of the Town. In

2014, Rib Mountain included 3,479 jobs, mostly in the retail trade industry. The number of jobs in Town has varied between 1,240 and 3,479 over the past 12 years.

COMPREHENSIVE PLANNING PROCESS

In the Spring of 2017, the Town initiated a process to update its 2005 plan. The State planning law - 66.1001 - requires a comprehensive plan be updated every 10 years. A variety of Town Plan Commission meetings were held between 2017 and 2019 to prepare the plan. A final Plan Commission meeting was held in {Insert Date} to review the final draft and recommend adoption of the plan to the Town Board. A public hearing was held prior to adoption.

COMMUNITY VISION STATEMENT

In 2005, during the creation of the first Rib Mountain Comprehensive Plan, the Town Plan Commission created a vision for the community. As part of the 2017 update process, the Plan Commission reaffirmed this vision:

Rib Mountain Community Vision Statement

The Town of Rib Mountain envisions itself as a community, where intersecting major highways provide a corridor for commercial development, and the natural attributes of the area provide for a unique environment to foster a single-family community that enjoys a higher quality of life. Through strict development control, the Town seeks to maintain its unique character and quality of life.

PUBLIC PARTICIPATION

An important part of any planning process is public involvement. Public involvement provides the citizens of the Town an opportunity to express their views, ideas and opinions on issues, goals and objectives. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. The adopted Public Participation Plan is found in Appendix A.

The Town of Rib Mountain posted all Plan Commission meetings inviting the public and held a public hearing to collect public input. In addition, residents were informed of the process through the Town Beat quarterly newsletter and provided opportunities to provide input as part of special public engagement sessions during elections in 2017 and 2018.

DEMOGRAPHICS

This section describes the existing demographics of the Town of Rib Mountain and identifies major socio-economic trends impacting the Town. A variety of demographic information is examined in this section, including total population, age distribution,

household composition, educational attainment, income levels, poverty, and resident employment data. The Towns of Marathon and Mosinee, the Village of Rothschild, the cities of Schofield and Wausau, as well as the County and the State are listed for comparison.

The data in this chapter, as well as the chapter on housing, mainly utilizes data from the U.S. Census and the American Community Survey (ACS), as well as the Wisconsin Department of Administration (WDOA). The U.S. Census and the ACS are both produced by the U.S. Census Bureau; however, the Census is a count of the American population conducted every 10 years, while the ACS is an estimate of the population released on a yearly basis. Data is analyzed for the years 2000 and 2010 from the U.S. Census Bureau for this plan, while 2014 data is provided to give a sense of current trends. This creates consistency with the 2005 plan data, which mainly analyzed Census data between 1990 and 2000, before the ACS was available on a yearly basis.

The ACS has evolved from the “long form” a random subset of the population used to receive with the Census. In 2010, the U.S. Census Bureau started releasing ACS data for all populations on a yearly basis, including the Town of Rib Mountain. However, small populations such as Rib Mountain, are often difficult to survey while the Census is a full count of the population. This can produce data that is not always completely accurate or consistent.

This was the case for the Town of Rib Mountain in the 2000 Census. Several subdivisions were included in the Rib Mountain data which were not actually a part of the Town, giving the appearance of a large population increase in the 1990s. This was not corrected in the 2000 data by the Bureau, but the issue appears to have been corrected for the 2010 Census. The Wisconsin DOA 2000 estimate was used as a substitute for a population count in the following population estimate tables and figures. The DOA 2000 estimate was 611 people fewer than the U.S. Census count. This would indicate that the population has slowed rather than seeing a large decline from 2000 to 2010.

Most of the 2000 Census demographic data for Rib Mountain was affected by this miscalculation; however, there is no substitute for several demographic markers including educational attainment, income, poverty, and employment which are essential information to the community planning process. As such, the aforementioned 2000 demographic markers from the 2000 Census were left unaltered in this section.

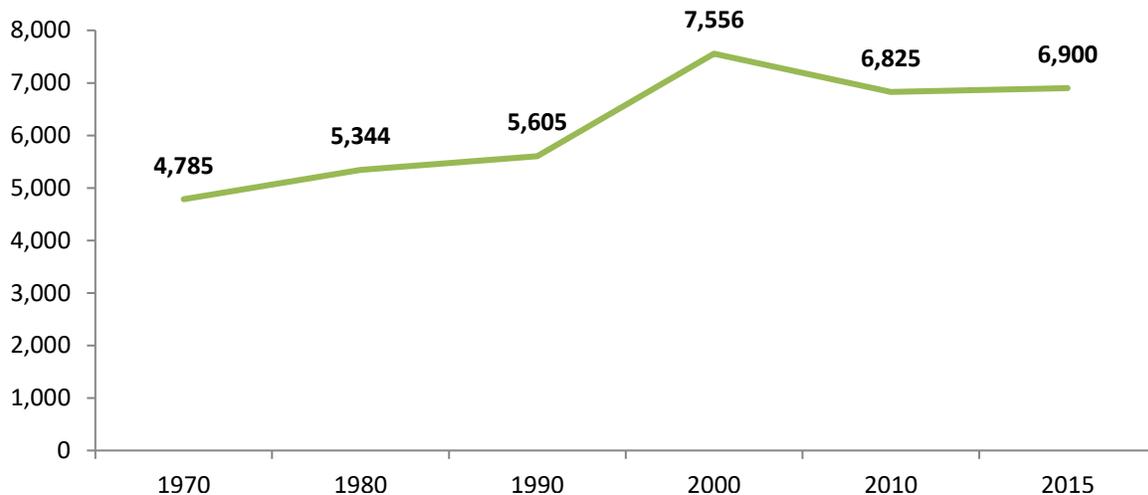
POPULATION AND HOUSEHOLDS

As shown in **Figure 1.1**, over the past 40 years the population of the Town of Rib Mountain increased by 42.6 percent from 1970 to 2010. This was lower than the percent increase experienced by Marathon County (57.4%), but higher than the State (28.7%).

The increase in total households over the past 40 years was substantially higher than the increase in population, increasing 99.4 percent from 1970 to 2010. This is likely due to a decrease in household size, reflecting the national trend toward more households

comprised of singles, couples without children, and widows or widowers. The rate of increase of households in Rib Mountain was higher than the County (78.6%) and the State (71.6%).

Figure 1.1 Rib Mountain Historical Population Change, 1970-2015



Source: WDOA Demographic Services Center. Note 2000 Census year error, see Table 1.1.

Table 1.1: Population, 2000-2015

	2000	2010	2015	2000-2010 % Change	2000-2010 Net Change
Rib Mountain Town	6,945*	6,825	6,900	-1.7%	-120
Marathon Town	1,085	1,048	1,051	-3.4%	-37
Mosinee Town	2,146	2,174	2,189	1.3%	28
Rothschild Village	4,970	5,269	5,302	6.0%	299
Schofield City	2,117	2,169	2,212	2.5%	52
Wausau City	38,426	39,106	39,063	1.8%	680
Marathon County	125,834	134,063	135,341	6.5%	8,229
Wisconsin	5,363,675	5,686,986	5,724,692	6.0%	323,311
United States	281,421,906	308,745,538	314,107,084	10.0%	27,323,632

Source: US Census and WDOA Estimates 2015

*2000 Department of Administration population estimate for Rib Mountain.

Population Trends from 2000 to 2015

As displayed in **Table 1.1**, during the last decade the population appears to have decreased by 1.7 percent in Rib Mountain from 6,945 persons to 6,825 persons when attempting to account for the 2000 Census error. Most of the surrounding municipalities saw growth during this decade. At the same time, the County grew 6.5 percent while the State increased 6.0 percent. Since 2010, the Town's population has rebounded; nearly returning to its 2000 level.

In 2010, the Town contained 2,650 households, with an average household size of 2.57. Marathon County saw an increase of 19.8 percent in households while the State experienced an increase of 9.4 percent.

In 2015, the WDOA estimated the population of Rib Mountain to be 6,900. This was an increase of 1.1 percent since 2010, which was similar to levels of growth experienced in the County and the State from 2000.

Rib Mountain’s median age was 45.0 years in 2010. The largest age group was individuals between the ages of 50 and 54 years, which was 9.6 percent of the population. It will be important for the community to consider the aging population in decision making opportunities. In Marathon County over the next 10 years, the percent of the population aged 65 years and older is anticipated to increase from 16 percent to 20 percent of the population. This is a 39 percent increase based on the 2013 WDOA county age projections.

The WDOA does not provide these projections at the municipal level; however, in 2015, those aged 65 years and older in Rib Mountain comprised 18 percent of the population and the age cohort, ages 55 to 64 years, which will reach retirement age in the next ten years, comprised 14 percent of the population. As displayed in **Table 1.2**, this is similar to surrounding communities. However, due to migration, births, and deaths, the proportion of the population 65 years and older will not increase 14 percentage points. If the Town increases at the same rate as the County projections, the number should increase by 473 persons. This would be 24 percent of the Town population.

Table 1.2: Population At or Near Retirement Age, 2015												
	Marathon County		Mosinee Town		Rib Mountain Town		Rothschild Village		Schofield City		Wausau City	
	%	#	%	#	%	#	%	#	%	#	%	#
Total Pop.	-	135,177	-	2,228	-	6,867	-	5,287	-	2,104	-	39,210
55 - 64 yrs	14	18,249	16	365	14	968	12	619	15	322	13	4,940
65 yrs and Over	16	20,952	16	350	18	1,209	13	708	18	375	17	6,626
<i>Source: WDOA.</i>												

Population and Household Projections

Table 1.3 shows population projections completed by the WDOA Demographic Services Center. The WDOA population projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statue 16.96. The WDOA projections are based on the historical population trends of individual communities, however, more recent years carry a greater weight in the WDOA’s projected populations.

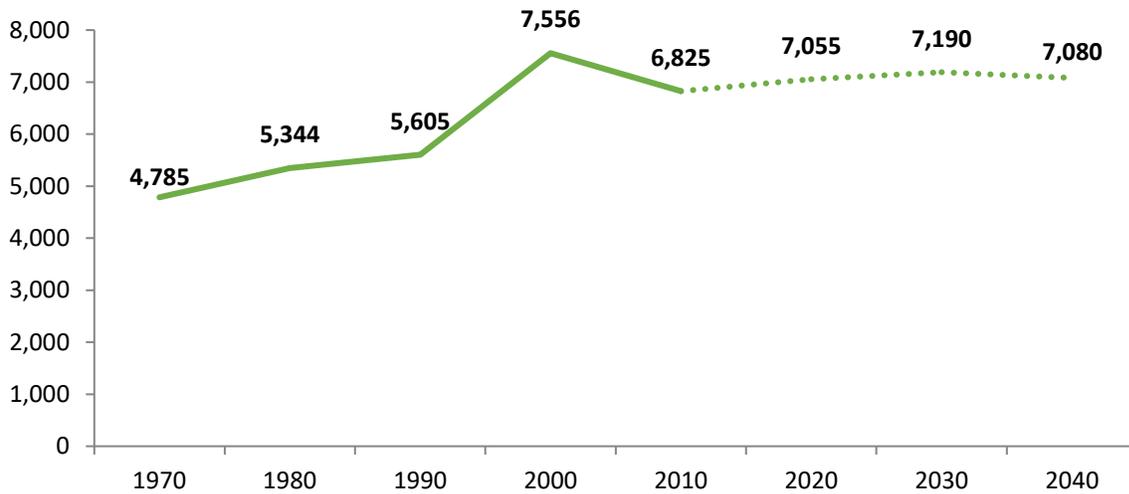
The WDOA Demographic Services Center projected in 2040 the population of the Town of Rib Mountain would be 7,080. This would be an increase of 3.7 percent over the thirty-year period. During the previous thirty-year period (1980 to 2010) the Town experienced

a growth rate of 27.7 percent. As noted in the previous comprehensive plan, this was anticipated by the community, primarily due to limited land availability for new housing development. **Figure 1.2** shows historical population growth as well as WDOA projections for the Town from 1970 to 2040.

Table 1.3: Population Projections							
	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
T Rib Mountain	6,825	6,895	7,055	7,145	7,190	7,165	7,080
T Marathon	1,048	1,055	1,075	1,085	1,090	1,085	1,070
T Mosinee	2,174	2,210	2,310	2,385	2,440	2,475	2,490
V Rothschild	5,269	5,340	5,525	5,655	5,755	5,795	5,790
C Schofield	2,169	2,170	2,205	2,210	2,205	2,180	2,135
C Wausau	39,106	39,440	40,460	41,100	41,490	41,450	41,070
County	134,063	136,510	142,200	146,595	150,130	152,120	152,790
State	5,686,986	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635

Source: US Census and WDOA Estimates 2015

Figure 1.2 Historical and Projected Population Growth, 1970-2040



Source: WDOA Demographic Services Center. Note 2000 Census year error, see Table 1.1.

Like the population projections, the WDOA household projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statue 16.96 and are based on the historical population trends of individual communities. Assuming a conservative rate of growth, the number of households is expected to increase by 266 within the Town, or 10.3 percent between 2010 and 2040 as shown in **Table 1.4**. This is slower than the expected growth rates in the County (19.8%) and in the State (22.3%).

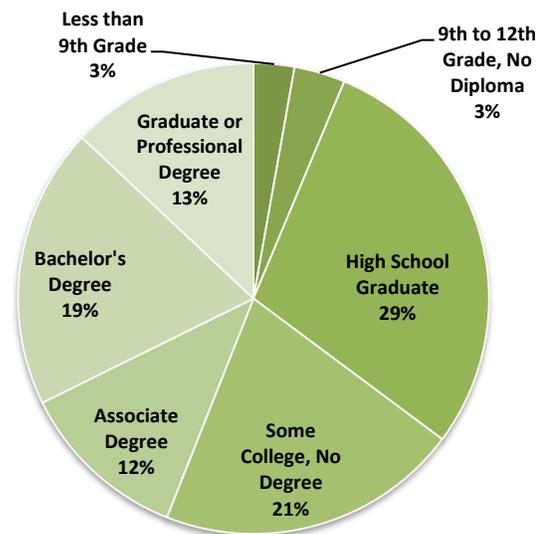
Table 1.4 Household Projections							
	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
T Rib Mountain	2,650	2,704	2,791	2,852	2,897	2,922	2,916
T Marathon	396	403	414	421	428	431	429
T Mosinee	814	836	881	918	948	973	988
V Rothschild	2,199	2,251	2,349	2,425	2,489	2,535	2,555
C Schofield	994	1,004	1,030	1,041	1,049	1,050	1,039
C Wausau	16,487	16,790	17,371	17,774	18,064	18,198	18,143
County	53,176	54,657	57,394	59,611	61,524	62,958	63,730
State	2,279,768	2,371,815	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322

Source: U.S. Census and WDOA Projections 2013

EDUCATIONAL ATTAINMENT

According to the U.S. Census Bureau, 93.7 percent of Rib Mountain residents, aged 25 and older, have a high school education or higher. This is a 2.0-point increase from 2000. This is also higher than the County at 88.4 percent, and the State at 89.4 percent. In the Town, 32.2 percent of residents, aged 25 and older, have a bachelor's degree or higher. This is also significantly higher than the number of persons with a bachelor's degree or higher in the County and State with 20.8 percent and 25.8 percent respectively. **Figure 1.3** shows the breakdown for educational attainment in the Town.

Figure 1.3 Educational Attainment, Rib Mountain, 2010



INCOME LEVELS

Median income and per capita income are two important indicators of community prosperity. The median income is the income halfway between the highest and lowest reported incomes. When looking at the national level, incomes have generally not matched pace with inflation, resulting in lower buying power across the nation from 2000 to 2010. The Town of Rib Mountain was not an exception. In 2010, the median income was \$67,985. When adjusted for inflation, this was a 12.4 percent drop in income from 2000. Median household income also fell in the County and the State as displayed in **Table 1.5**. The Bureau of Labor Statistics Inflation Calculator was used to adjust incomes, based on the Consumer Price Index (CPI).

Source: 2010 ACS Five Year Estimates

Table 1.5: Median Household Income, 2000-2014					
	2000 Inflation Adjusted (2010 \$)	2010 (2010 \$)	2014 (2014 \$)	2000-2010 Adj. % Change	2000-2010 Adj. Net Change
T Rib Mountain	\$ 77,616	\$ 67,985	\$ 70,750	-12.4%	-\$9,631
T Marathon	\$ 64,898	\$ 69,931	\$ 71,528	7.8%	\$5,033
T Mosinee	\$ 69,765	\$ 61,838	\$ 58,110	-11.4%	-\$7,927
V Rothschild	\$ 64,002	\$ 57,948	\$ 54,042	-9.5%	-\$6,054
C Schofield	\$ 48,319	\$ 38,450	\$ 45,236	-20.4%	-\$9,869
C Wausau	\$ 46,639	\$ 41,304	\$ 40,464	-11.4%	-\$5,335
County	\$ 57,192	\$ 53,471	\$ 53,779	-6.5%	-\$3,721
State	\$ 55,452	\$ 51,598	\$ 52,738	-7.0%	-\$3,854
<i>Source: U.S. Census Bureau</i>					

In 2014, the median household income was \$70,750 in the Town, representing a 4.1 percent decrease from 2010, when adjusted for inflation.

Per Capita Income

Per capita income is the average obtained by dividing aggregate income by the total population of an area. Over the 10-year period from 2000 to 2010, the Town per capita income decreased 3.5 percent, inflation adjusted, compared to a 1.2 percent decrease for both the County and the State.

Table1.6: Per Capita Income					
	2000 Inflation Adjusted (2010 \$)	2010 (2010 \$)	2014 (2014 \$)	2000-2010 Adj. % Change	2000-2010 Adj. Net Change
T Rib Mountain	\$ 35,162	\$ 33,935	\$ 40,449	-\$1,227	-3.5%
T Marathon	\$ 23,941	\$ 30,915	\$ 28,875	\$6,974	29.1%
T Mosinee	\$ 27,770	\$ 26,991	\$ 27,201	-\$779	-2.8%
V Rothschild	\$ 28,157	\$ 30,509	\$ 28,174	\$2,352	8.4%
C Schofield	\$ 25,689	\$ 23,884	\$ 28,334	-\$1,805	-7.0%
C Wausau	\$ 25,613	\$ 23,436	\$ 24,459	-\$2,177	-8.5%
County	\$ 26,216	\$ 25,893	\$ 28,555	-\$323	-1.2%
State	\$ 26,935	\$ 26,624	\$ 27,907	-\$311	-1.2%
<i>Source: U.S. Census, 2014 ACS Five Year Estimates, & NCWRPC.</i>					

In 2014, the per capita income was \$40,449 in the Town. This was significantly higher than the County (\$28,555) and the State (\$29,907). This was also a 9.8 percent increase over 2010, when adjusted for inflation.

Poverty

In 2010, 4.6 percent of the Town's population was under the Federal Poverty Line (FPL). This is lower than the County (8.7%), State (11.6%) and National (13.8%) levels. In 2014, the poverty rate had fallen 1.1 points to 3.5 percent of the population.

Table 1.7: Poverty Rate			
	2000	2010*	2014*
Rib Mountain Town	1.7%	4.6%	3.5%
Marathon Town	4.7%	6.9%	7.2%
Mosinee Town	4.0%	6.5%	9.4%
Rothschild Village	4.0%	2.8%	7.5%
Schofield City	7.3%	15.1%	7.4%
Wausau City	11.4%	15.1%	20.2%
Marathon County	6.6%	8.7%	11.4%
State of Wisconsin	8.7%	11.6%	13.3%
<i>Source: U.S. Census, * 2014 ACS Five Year Estimates</i>			

RESIDENT EMPLOYMENT

In 2010, 3,648 Town residents were employed. During the same time the Town had an unemployment rate of 4.1 percent. A total of 3,805 people were in the labor force, representing a Labor Force Participation Rate (LFPR) of 70.6 percent in 2010, which was lower than the County LFPR of 72.2 percent.

The LFPR is the percentage of adults, aged 16 years and older, that are employed or actively looking for work. Labor Force Participation Rates have been dropping across the country as more baby boomers are retiring and more young adults delay entering the workforce to pursue educational opportunities. In 2000, the Town's LFPR was 76.5 percent.

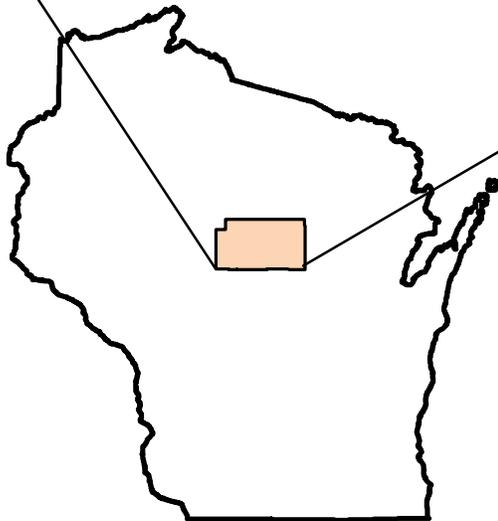
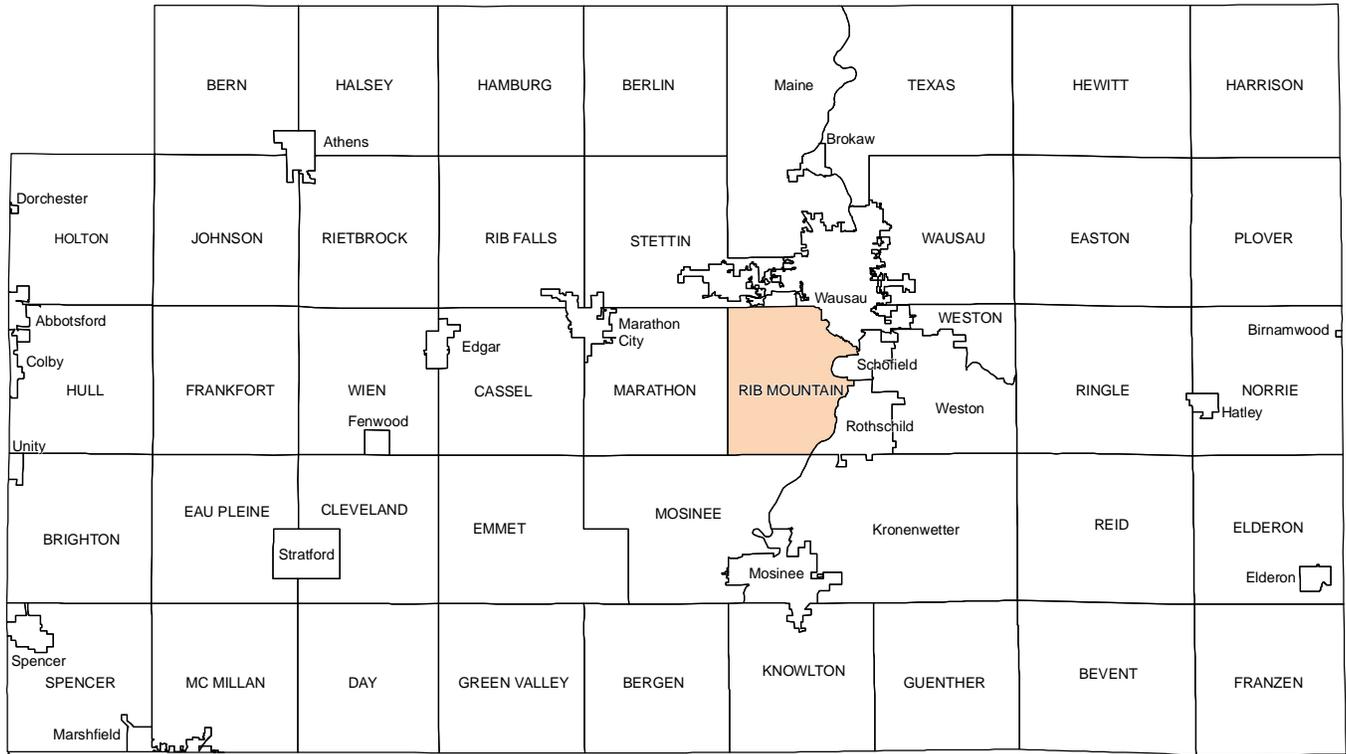
Occupations

Table 1.8 below shows Town residents employment by industry from the U.S. Census Bureau. Educational, Health and Social Services is the largest industry employer of Town residents, with 20.1 percent of the Town working in this industry. Manufacturing, finance, insurance, real estate, rental and leasing industries followed as the next largest employment industries for Town residents.

Table 1.8: Employment by Industry					
INDUSTRY	2000	2010	2014*	2000-2010 % Change	2000-2010 Net Change
Agriculture, forestry, fishing and hunting, and mining	12	18	38	50.0%	6
Construction	310	229	148	-26.1%	-81
Manufacturing	885	723	379	-18.3%	-162
Wholesale trade	131	100	115	-23.7%	-31
Retail trade	506	631	534	24.7%	125
Transportation and warehousing, and utilities	119	108	172	-9.2%	-11
Information	52	14	11	-73.1%	-38
Finance, insurance, real estate, and rental and leasing	583	422	595	-27.6%	-161
Professional, scientific, management, administrative, & waste management services	271	219	232	-19.2%	-52
Educational, health and social services	998	734	805	-26.5%	-264
Arts, entertainment, recreation, accommodation and food services	141	204	65	44.7%	63
Other services (except public administration)	130	95	190	-26.9%	-35
Public administration	45	149	157	231.1%	104
<i>Source: U.S Census, 2014 ACS Five Year Estimates</i>					

Worker Commutes

In 2010, about 4.5 percent of working Town residents worked in Rib Mountain. Approximately 71 percent of Town residents worked within Marathon County, and about 29.1 percent traveled to other communities outside of the County. The City of Wausau employed 44.3 percent of Town workers while the Village of Weston employed 5.1 percent. About 1.9 percent of residents traveled outside of the State to work. The mean travel time to work was 15.4 minutes.



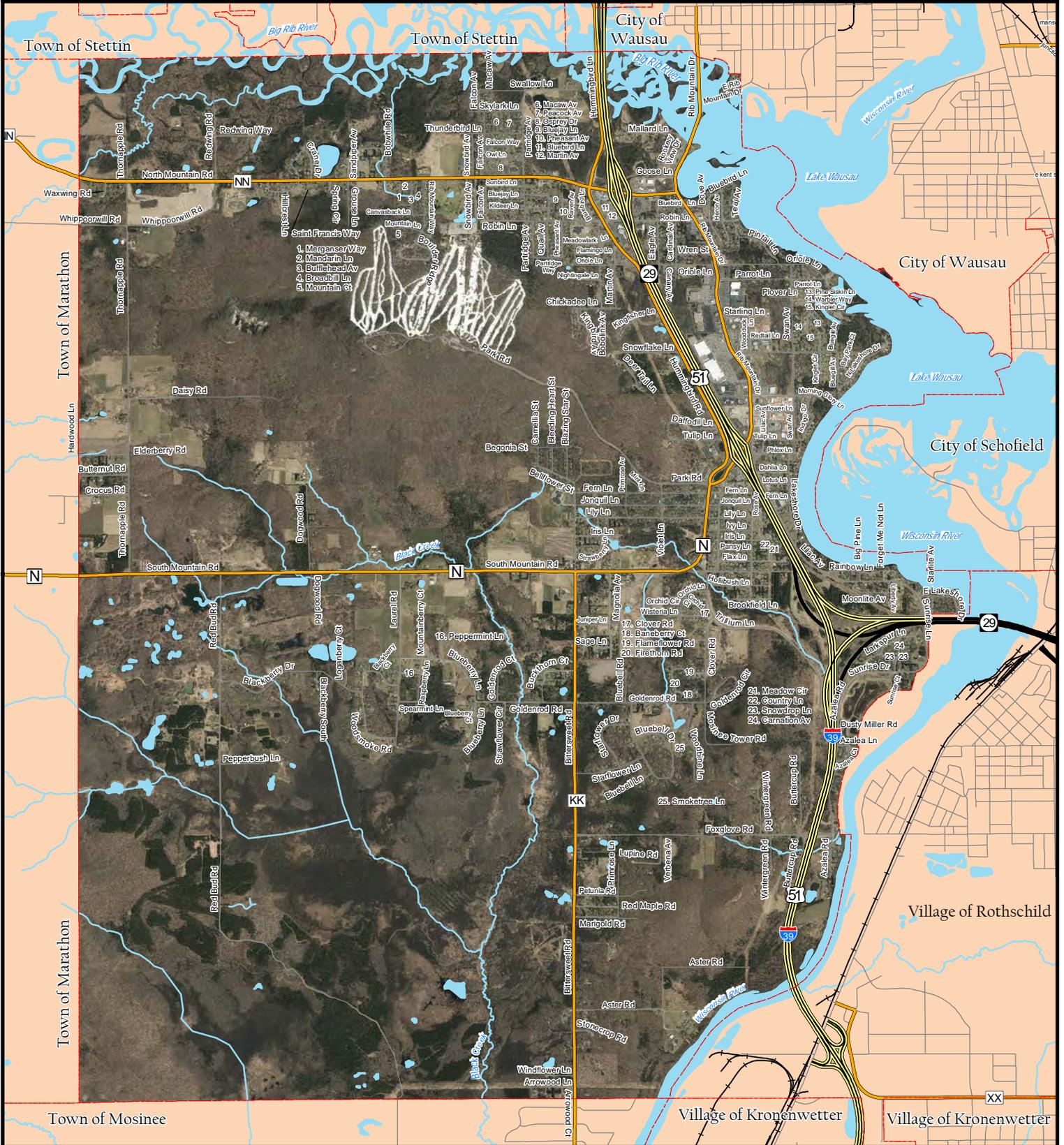
Source: WI DNR, Wis DOT, NCWRPC

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.



North Central
Wisconsin Regional
Planning Commission

715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



- - - - Minor Civil Divisions
- = = = = US Highway
- — — — State Highways
- — — — County Highways
- — — — Local Roads
- + + + + Railroad
- [Water] Water

Source: WI DNR, Wis DOT, NCWRPC

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**North Central
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Planning Commission**



Laura McGucken asked the applicant how they plan to access the upper storage area. Schneeberger indicated they would be using a staircase to allow for ease of access instead of a pull-down stair.

Steele also asked the applicant if there are restrictive covenants in the neighborhood that may limit the size of the building. Schneeberger stated that the building does exceed the current square footage limitations of the covenants, however, he has spoken with the Home Owners Association and they have given him permission to build this larger structure. He explained that the covenants are intended to regulate the proportionality of the residence and detached buildings and because he owns the second lot and has a larger home, the size of the proposed structure still fits the intent of the covenants.

Harlan Hebbe asked if the access stair to the storage space would be internal or external. The applicant noted the stairway would be internal.

Commissioners verified the extent of the plumbing would be limited to a utility sink and they noted that the building cannot be used as living quarters. Schneeberger indicated he has no intent of adding a bathroom or plumbing fixtures.

Chairman Hebbe opened the hearing for public comment at 6:40 pm.

Ben Schneeberger, applicant, noted that he spoke with his neighbors about the project and received no opposition.

Hebbe closed the public hearing at 6:41pm

Motion by Jim Hampton, second by Tom Steele to recommend approval of the Conditional Use request for a private residential garage in excess of 1,000 square feet of gross floor area and a second driveway at the property addressed 2608 Sage Lane, as presented.

Motion Carried 5-0

OLD BUSINESS:

a. Discussion on updates to the Town of Rib Mountain Comprehensive Plan. Docket #2017-05.

Kufahl noted the discussion is related to the updated draft Chapter 1 – Background and Demographics - of the comprehensive plan. He stated the Plan Commission previously reviewed this chapter in 2017 and staff has recently revised this Chapter to better align with the comments, concerns and direction of the Plan Commission after that 2017 meeting. Kufahl indicated Chapter 1 is intended to simply provide Town leaders with background information of both the Town’s geography and socioeconomic indicators and information in this chapter is largely pulled from the US Census Bureau and the Wisconsin Department of Administration. He noted staff is looking for any final feedback on key statements or grammatical errors and is hoping to begin finalizing draft plan chapters in the coming months, allowing them to be shared with the Town Board prior to compiling a final draft plan, with the hope of having a largely finalized plan available for residents to review at the November election.

Commissioners immediately identified with the Vision Statement noting that it sums up many of the discussions from previous chapters. They reviewed a number of the tables provided, highlighting the difference in household income and poverty rates between Rib Mountain and the surrounding communities. They noted that future decisions should be made to maintain the current standard of living. Commissioners asked staff to provide the original notes and feedback for upcoming chapter and to review the job numbers provided because of the large variation over a relatively short period of time. Overall, Plan Commission members were accepting of this chapter's content and format.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Future Meeting – Kufahl indicated that the next meeting will likely include a public hearing for a fence taller than 4' within the required street yard setback and some additional comprehensive plan chapters for review.

Commercial Construction – Kufahl noted that it should be a busy fall for commercial construction. He indicated that Findorff will be renovating the interior of the old Wausau Health and Fitness building and Discount Tire along with the Five Guys buildings should be breaking ground before winter.

PUBLIC COMMENT:

None Received

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 7:05 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

CHAPTER TWO

NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

This Chapter describes local land and water conditions 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 limited 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.

PREVIOUS PLANS AND STUDIES

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 10-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 WI 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*.

The Big Rib River is used for recreation, including fishing and paddling. However, the river is also a source of water for Granite Peak Ski Area for snow creation. In the 2016-2017 ski season, Granite Peak Ski Area drew more than 135 million gallons of water from the river to create snow. This has impacts on wildlife in and along the river. Such intensive water use has been a point of controversy as the ski area seeks to expand in the near future.

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

Geology

The most notable geologic features in the Town are Rib Mountain and Mosinee Hill. Rib Mountain, formerly called Rib Hill, is a four-mile-long ridge of ancient rock dating back about 1.7 billion years. It is among the oldest geological features on earth. It is composed of very hard metamorphic rock called quartzite. Rib Mountain reaches to 1,924 feet above sea level, making it the fourth tallest peak in Wisconsin.

Adjacent to Rib Mountain are Mosinee Hill and Hardwood Hill. Mosinee Hill is within the Town of Rib Mountain, while Hardwood Hill is within the Town of Marathon. Mosinee Hill is located 1.5 miles south-southeast of Rib Mountain and consists of two peaks (the Upper and Lower) joined by a “saddle”. The two peaks reach elevations of 1,610 and 1,472 feet above sea level respectively. All three hills are composed of rock of the same composition and have similar geology as Rib Mountain.



Natural Amenities and Scenic Beauty Characterize The Town.

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-Seelyeville 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.



From city to country within the same Town.

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

The Town has one non-metallic mining area on the west side of the Town. This is a large land area just north of the County's Nine Mile Recreation Area. Active mining operations are being phased out, and the Town needs to consider the best use(s) of the site as reclamation process moves forward.

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%.

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 encompassing 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 name was changed to Rib Mountain in 1930.

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 River, and due to its proximity to 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.

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. 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.

NATURAL AND CULTURAL RESOURCE ISSUES

- **Development on Rib Mountain** - Conflicts exist between environmental groups, area residents, and Granite Peak Ski Area owners regarding development on Rib Mountain. The owner of Granite Peak Ski Resort is interested in expanding the ski area to the west along with developing condominiums on a 25-acre site at the base of the hill. Opposition groups are concerned about development impacts on the natural character of Rib Mountain and the surrounding environment.
- **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 can pose challenges for public water service and private wells are generally not realistic.
- **Water Withdraws from Big Rib River:** The quantity of water drawn from the Big Rib River annually by the ski hill for snow making operations have become a controversial issue due to potential impacts the water withdrawals could have on local flora and fauna and the resort's plans for expansion.
- **Lack of Current Information:** Although a brief countywide historic properties survey was carried out in 1975-77, no update has occurred. 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 beneficial for the Town to have current information regarding cultural resources in order to maximize planning and make the best use of historic properties.
- **No Historic 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, AGRICULTURAL, AND CULTURAL RESOURCES GOALS, OBJECTIVES, AND ACTIONS

The following goals, objectives and actions are intended to provide a policy framework and guide for the future development of the Town.

GOAL 1: Protect and enhance natural resource areas in the Town.

The Town of Rib Mountain will strive to protect the natural environment from the negative impacts of development and other activities.

Objectives/Actions:

1. Continue working with the WDNR and Marathon County to ensure appropriate preservation of wetlands and shorelines.
2. Encourage restoration of native vegetation along the Big Rib River to minimize the potential for bank erosion.
3. To the extent possible, limit uncontrolled runoff, overuse of fertilizers, and other contaminants that could negatively affect water quality.\
4. Consider researching and implementing a stormwater utility to help fund necessary stormwater management maintenance activities.

GOAL 2: Protect and enhance the woodlands in the Town.

The Town of Rib Mountain recognizes the importance of its woodland resources to the Town's environmental and aesthetic quality and places a high value on preservation of these resources.

Objectives/Actions:

1. Minimize clear-cutting of mature trees and woodlands.
2. 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.
3. 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.
4. 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.

GOAL 3: Preserve the natural character and scenic quality of Rib Mountain.

The Town of Rib Mountain recognizes and values Rib Mountain as a prominent feature contributing to the Town's aesthetic and natural character.

Objectives/Actions:

1. Minimize intensive development in areas that could affect views of, or the natural character of Rib Mountain.
2. Continue to work cooperatively with the Ski Resort and the State to manage and coordinate development to minimize impacts on the natural character or appearance of Rib Mountain.

GOAL 4: Preserve historically significant buildings and sites.

The Town of Rib Mountain supports the preservation of historically significant buildings and sites.

Objectives/Actions:

1. Work with the County Historical Society to identify and map historic resources so they may be considered in future planning.
2. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or any development activities.
3. 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
- US Highway
- State Highways
- County Highways
- Local Roads
- Railroad
- Water
- Contours 10ft
- Floodplains
- Wetlands

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.

0 0.25 0.5 0.75 Miles

5a-28

**North Central
Wisconsin Regional
Planning Commission**

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TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 9, 2017

Chairperson Harlan Hebbe, called the meeting of the Plan Commission to order at 6:32 pm. Other Plan Commission members present included Ryan Burnett, Tom Steele, Laura McGucken, Jim Hampton, Jay Wittman, and Ann Lucas. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the June 14, 2017 Plan Commission meeting as presented. Motion carried 7-0.

Motion by Tom Steele, second by Ann Lucas to approve the minutes of the June 28, 2017 Plan Commission meeting as presented. Motion carried 7-0.

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.*

Community Development Director Kunst noted the meeting is intended to review the chapters discussed in the initial Comprehensive Plan meeting with the Regional Planning Commission (RPC). It was noted because of the employment changes at the RPC, not all of the items from the previous meeting were updated. The Commission discussed the Natural Resources, Housing, and Utility and Community Facilities chapters under the direction of questions provided in the agenda packet. The following subsections indicate the key questions, issues and goals identified by the Planning Commission for each chapter discussed.

Natural Resources: The Commission questioned whether Granite Peak Ski Area is the only entity currently drawing water from the Rib River, so they could accurately address overall usage of the Rib River. It was also indicated statements of opinion and those which single out particular entities should be removed. It was agreed the Comprehensive Plan should stick to the statement of facts and big picture items.

Commissioners discussed the potential for future nonmetallic mines, generally agreeing a reclamation plan which has long-term development opportunities is desirable to the Town. They indicated a preference for shorter duration, small, residential pond type mining versus the large-in-area commercially driven ventures.

In discussion regarding development on Rib Mountain, Commissioners indicated statements should be of a broader view of the Mountain's usage, instead of directed at Granite Peak Ski

Area development. In general, the Commission felt concern for development on Rib Mountain and low-density development would be encouraged along with finding a balance of use types.

Plan Commission members asked for a definition of the Natural Heritage Inventory and its reasons for concern related to the identified plants and animals. Commissioners agreed to modify the language related to steep slope development so it appears more accepting of development in those areas.

Even though the Town has little influence or control over decisions related to the usage of the Rib River and Rib Mountain, it was noted the Plan Commission should represent our residents regardless of jurisdiction or influence on the final decisions.

Housing: Kunst opened the discussion by identifying the text changes to the multifamily section of the Housing chapter and introduced the concept of Accessory Dwelling Units (ADU's). Commissioners had a mixed response to multifamily and Accessory Dwelling units, ranging from concerns over maintenance of rental units and overall housing density and appearance, to interest in ADU's and multifamily dwellings for our aging population and the potential to attract and retain young professionals to our area. Commissioners had additional discussion on senior housing options and the trend of individuals wanting to stay in their homes longer.

Utilities and Community Facilities: Kunst opened the discussion by indicating the inventory of utility providers needs to be updated and posed a question about development outside of the sanitary district boundary. Commissioners felt residential subdivision development should be encouraged on public sewer and water systems. Commissioners also indicated additional competition amongst phone, internet and cable providers is needed to increase quality of services and decrease costs. Town owned communications facilities were also discussed as an option.

The Plan Commission briefly discussed incorporation and the potential need for full-time law enforcement. It was noted increased County control over the Town would likely lead to incorporation.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- Kunst indicated there will be a public information meeting on Thursday, August 10th at 5:30pm at the Rib Mountain Municipal Center to inform residents about the appeals process related to FEMA's adoption of the new floodplain maps and will not dive into individual property specific questions.
- Kunst noted that Plan Commission will have two public hearings at the next meeting requesting the creation of ponds and nonmetallic mines.