



TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

www.townofribmountain.org

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PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, October 24th, 2018; 6:30 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 10-10-2018 Plan Commission meeting.**
- 4.) New Business:
 - a. **Discussion and possible action on changing the Plan Commission meeting time.**
- 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
October 10, 2018

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:30 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 Jim Hampton, second by Tom Steele to approve the minutes of the September 26, 2018 Plan Commission meeting, as presented. Motion carried 6-0.

PUBLIC HEARINGS:

- a. *Wisconsin Department of Natural Resources, owner, requests rezoning of 0.6 acres from Suburban Residential-3 to Suburban Office at the property addressed 1200 Fern Lane. Parcel #34.152807.013.004.00.00. Docket #2018-49.*

Community Development Director, Steve Kunst indicated the applicant seeks an amendment the Town of Rib Mountain's Zoning Map from Suburban Residential-3 to Suburban Office for approximately 0.6 acres of land on the north side of the Mountain View Church of Christ property at 1200 Fern Lane to facilitate a land sale. Kunst also noted this portion of property contains a parking area currently leased from the Church by the Wisconsin Department of Natural Resources (DNR). He noted the proposal is consistent with the Town's Future Land Use Map and the resultant parcels would meet minimum lot standards for the proposed zoning districts.

The public hearing was opened at 6:33 pm.

Nathan Wincensten, applicant representative, noted the existing parking area was part of a long-term lease agreement and the DNR would like purchase the parking area instead of entering into another lease. He also indicated all the church and its signage would meet the setback requirements once the land sale and CSM are completed.

The public hearing was closed at 6:34pm

Plan Commissioners stated they were ok with the request and it appears to be house keeping item that will help clean up both parcels.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Rezoning request for 0.6 acres from Suburban Residential-3 to Suburban Office at the property addressed 1200 Fern Lane. Motion Carried 6-0.

CERTIFIED SURVEY MAPS:

- a. *Wisconsin Department of Natural Resources, owner, requests Certified Survey Map approval for a lot line adjustment at the properties addressed 5302 Rose Avenue and 1200 Fern Lane. Parcel #34.152807.013.004.00.00, #34.152807.013.010.00.00 & #34.152807.013.002.00.00. Docket #2018-50.*

Kunst noted this CSM is the follow-up to the previously discussed rezoning application to allow Mountain View Church of Christ to sell a strip of land to the WDNR. He noted, as proposed, all lots included in the CSM meet or exceed minimum lot standards for their associated zoning districts as well as the Town's Subdivision Ordinance and in addition to facilitating a land sale, this CSM helps clean up a previously nonconforming parcel in which the property line ran down the middle of a building.

Laura McGucken and Ryan Burnett asked for clarification on affected parcel addresses and areas as indicated on the CSM. Jim Hampton asked if there was any impact on the access to the American Family Insurance property. Kunst noted there would be no impact and the American Family Insurance property has a cross access agreement with the BMO Harris property.

Motion by Laura McGucken, second by Jim Hampton to recommend approval of the Certified Survey Map for a lot line adjustment at the properties addressed 5302 Rose Avenue and 1200 Fern Lane. Motion Carried 6-0.

NEW BUSINESS:

- a. *Paul Hackel, applicant, requests Final Plat review for Stone Horizon Subdivision at the property addressed 6200 South Mountain Road. Parcel #34.182807.016.002.00.00 and #34.182807.013.000.00.00. Docket #2018-43.*

Kunst stated the applicant requests Final Plat approval for Stone Horizon Subdivision. He noted the Plan Commission recommended approval of the Preliminary Plat on July 11th, 2018 and the Town Board subsequently approved the Plat on July 17th. Kunst indicated the Final Plat creates eight new potential single-family residential lots which are consistent with approved Preliminary Plat and should the Commission choose to approve the final plat, he would recommend the conditions as identified in the agenda packet. Kunst stated he has received the wetland delineation document signed by the Army Corp of Engineers and it is accurately identified on the plat. In addition to the identified conditions, Kunst indicated that an additional note should be made on the plat so as not to preclude a future road extension into Lot 2.

Commissioners agreed some additional language to allow for a future road expansion was needed. Nathan Wincentzen, applicant representative, acknowledged the request and indicated that notation could be added to the plat.

McGucken asked what Outlot 1 will be used for. Kunst noted that will be the stormwater management facility. He also noted that the Stormwater Management Plans and Road Plans are currently under review by the Streets and Parks Superintendent, Scott Turner.

Discussion amongst the Commissioners, staff and applicants clarified the plat layout and location of existing houses after some initial confusion based on duplicate Lot numbers from the plat and previous CSM's. Wittman asked the applicant if his intent was to further subdivide Lot 2 if he was able to build out the remain lots. Paul Hackel, applicant, indicated he would consider further subdividing that lot, but the there are additional challenges with that parcel because of the required road connection and topography.

McGucken verified the existing house has adequate access to South Mountain Rd. Wincentsen noted there is an easement agreement in place that allows them access until the road is completed, at which time their new access would be on the completed public roadway.

Wittman asked staff is they foresee any concerns about development of the lots because of the identified wetlands. Kunst noted the lots appear to have plenty of developable area.

Motion by Jay Wittman, second by Laura McGucken to recommend approval of the Final Plat for Stone Horizon Subdivision at the property addressed 6200 South Mountain Road, conditioned upon the following:

- **A signed developers agreement covering all public improvements and financial sureties.**
- **Finalized stormwater management plan and/or long-term maintenance agreement approved by the Town Engineer.**
- **Finalized street plans approved by the Town Engineer.**
- **A finalized copy of any restrictive/protective covenants along with primary contact information for any homeowner's association.**
- **Conditional Use approval for any subdivision identification monument signage.**
- **Additional plat notation that does not preclude a road extension into Lot 2.**

Motion Carried 6-0.

- b. Faith Christian Academy, applicant, requests a pre-application conference for a potential conditional use request. Docket #2018-51.

Kunst indicated the applicant seeks Plan Commission feedback on the potential for portable classrooms on the Immanuel Baptist Church site for Faith Christian Academy. Faith Christian Academy is looking at three, 840 square foot (14 ft. x 60 ft.), two classroom structures which may contain bathrooms. The proposal calls for the structures to be placed on the north end of the property along Tulip Lane around the existing garage or within the parking lot. Kunst noted the Land Use type is permitted in the current zoning district, but the temporary nature of the structures would result in a need for conditional use approval.

Clint Steinke, Jeff Meyer and Henry Yach represented Faith Christian Academy. They noted their existing lease expires at the end of the school year in 2019 and Immanuel Baptist Church (IBC) has indicated they are willing to work with them to find a temporary solution for their classroom requirements. They noted the elementary school children would use existing rooms within the IBC building and the Middle and High School age students would use the temporary classrooms. Steinke noted they are considering structures

with or without bathroom facilities depending on the feasibility of plumbing connections to the building or street.

Plan Commission Members had the following questions, comments and concerns.

- Will there be additional access requirements to Tulip Lane?
- Will there be a buffer between the residents on Tulip Lane and the temporary classrooms?
- What is the primary reason for choosing the location on the north side of the property?
- Is it practical to make sewer and water connections for a temporary use, and how will the students in those classrooms have access to bathroom facilities without connections?
- Is there a playground available for the younger students?
- Primary concerns are safety of the students, a visual buffer to residents on Tulip and overall aesthetics of the temporary structures.
- Also concerned about the duration of the use and having an exit strategy.
- Will there be enough parking available for the church uses?
- What are the typical hours of operation?
- What is the long-term solution for the school?

Representatives of Faith Christian Academy had the following responses.

- They do not plan to require additional access to Tulip Lane. The existing access should serve their use adequately and additional accesses would be difficult based on the land features present.
- There are existing trees which will serve as a buffer to residents and they do not plan on removing any trees in order to place their structures.
- The proposed location allows the classrooms good access for student drop offs and conceals them from immediate view from Hummingbird Rd.
- They doubt sewer and water connections are practical, but they are an option. If the temporary classrooms do not have bathroom facilities, they will have to use those available in the IBC Building. They noted the students utilizing the temporary classrooms are middle and high school age.
- They have playground equipment they own at their current facility and they would likely bring that with them to IBC.
- They agreed that safety of the students is their top priority.
- They noted they are in the process of establishing a fundraising campaign to raise money for a permanent facility. It was noted that enrollment has increased considerably with the State's voucher program. Enrollment last year increased from 124 to 184 students.
- Parking should not be an issue because of the difference in time requirements for both the school and the church. They are aware of specific times when there will be overlap and they are committed to making sure they do not impact IBC negatively.
- Typical hours would be from 7:30am to 3:30pm with additional hours for athletics and other activities.
- The long-term solution for the school is to construct a permanent facility within Rib Mountain. They identified an area of Town which they are considering.

Overall the Plan Commission members were generally accepting of the use and reiterated the main concerns are student safety, overall aesthetics, buffering the residents on Tulip Ln, and establishing an exit strategy.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board – Kunst noted the conditional use requests for the fence and second driveway from the previous Plan Commission meeting were approved at Town Board.

Permit Updates – Kufahl noted the Town has issued 205 permits year to date with a construction valuation over \$16,400,000, and he anticipates at least 30 new housing units for the year.

Countywide Addressing – Commissioners asked if there is any update on the Countywide Addressing lawsuit. Kunst indicated the Town has not received any new information related to the case.

Dog Park – Commissioners commented they have observed consistent use of the Dog Park and stated it appears to be a popular addition.

Royal View Estates – Commissioners questioned whether the developer of Royal View Estates will have the Strawberry Ln and the bike trail completed this year. Kunst indicated he does plan to have the first course down before the end of the month to meet the revised developer’s agreement timelines.

Meeting Time – McGucken asked the Commission if they would consider a 6:00 pm meeting start time. Kunst stated he would put the request on a future agenda for formal discussion.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Laura McGucken to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 7:33 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLAN COMMISSION & TOWN BOARD

FROM: Steve Kunst, Community Development Director

DATE: October 19, 2018

SUBJECT: Plan Commission Meeting Time

NARRATIVE:

At the previous Plan Commission meeting it was recommended to discuss potentially changing the Commission's meeting time for the winter months. The initial idea presented was changing from 6:30 PM to 6:00 PM. The Commission last amended the meeting time from 7:00 PM to 6:30 PM in 2015.

POSSIBLE ACTION:

1. Recommend changing the Plan Commission meeting time from 6:30 PM to 6:00 PM.
2. Recommend changing the Plan Commission meeting time from 6:30 PM to ____ PM.
3. Recommend keeping the Plan Commission meeting time at 6:30 PM.

REPORT TO PLAN COMMISSION & TOWN BOARD

FROM: Steve Kunst, Community Development Director

DATE: October 19, 2018

SUBJECT: Rib Mountain Comprehensive Plan Update Project – Land Use Chapter

NARRATIVE:

This is a continuation of the discussion on the Land Use element of the Town’s Comprehensive Plan as part of the overall plan update project. Revisions to the general plan text were made based on the Plan Commission discussion in January and August. A revised draft Future Land Use Map is also included for review and comment. In addition to working towards finalizing the draft chapter, staff is also looking for Plan Commission input on information to present at the upcoming November election.

As with the past two elections, Building and Zoning Department staff will have Comprehensive Plan information available for resident review and input. The intent is to have a draft Future Land Use Map available, along with a Land Use Issues, Goals and Objectives.

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

CHAPTER SEVEN

LAND USE

The Town of Rib Mountain anchors the southwest corner of the Wausau metropolitan area which generally extends between Brokaw on the north and Mosinee on the south. It is located on the west side of the Wisconsin River and encompasses one of the most significant physical features in the County – its namesake, Rib Mountain.

Land Use is a crucial component of livability and provides a basis for the formulation of policy to coordinate a sustainable pattern of development. The existing natural landscape and land use patterns influence future land use and development. Much of the Region has population and housing densities well below the state average, which in turn places more reliance on automobiles to get to and from work, shopping and other activities. Balancing the needs of the community with land use issues requires that each situation be considered individually and that the community seeks the solution which fits the unique challenges that it faces.

PREVIOUS PLANS AND STUDIES

RIB MOUNTAIN COMMUNITY DEVELOPMENT PLAN

The Town adopted this plan in 1989, replacing an earlier community plan prepared in 1978. The plan is based on the following eight goals:

1. To protect and enhance the quality of Rib Mountain's residential living environment.
2. To identify and designate areas for small-lot suburban housing which are located in a healthy, safe, convenient, efficient, and attractive environment, while controlling the overall rate of residential growth.
3. To establish commercial areas that provide goods and services in a convenient, safe and attractive environment.
4. To restrict industrial areas to those locations where industrial activities will not degrade the Town's natural or residential living environment.
5. To provide a safe and efficient transportation network that will facilitate the movement of people and goods.
6. To provide a diversified local recreational system that will meet the needs and desires of Town residents.
7. To develop a pattern of land use that will protect the natural environment of Rib Mountain.
8. To maintain a comprehensive, continuous, and coordinated community planning effort.

SHAPING GROWTH IN RIB MOUNTAIN

This report focused on implementation of the 1989 Community Development Plan through community prioritization of plan recommendations. No changes or updates were made to the goals outlined in the 1989 plan.

COMPREHENSIVE PLAN 2005

In 2005, the Town adopted its first comprehensive plan, establishing a new set of goals and objectives. The 2005 plan was completed as part of a massive planning effort coordinated by Marathon County that resulted in individual comprehensive plans for Marathon County and most of its 62 local units of government including the Town of Rib Mountain. That comprehensive plan serves as a base for preparation of this comprehensive plan which is essentially an update.

REGIONAL LIVABILITY PLAN

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. Land use strategies are developed for promoting efficient development patterns and keeping governmental costs (and taxes) down, such as multi-modal transportation connections, traditional neighborhood designs as an alternative to subdivisions, new urbanism concepts with mixed-uses, services within walking distance, transit-oriented development, and clustered housing concepts which allow opportunities for trails or open space.

INVENTORY AND TRENDS

EXISTING LAND USE

The Town of Rib Mountain is characterized by the presence of two significant natural features; Rib Mountain and Nine-Mile Forest Unit, a large wetland complex used for recreation and scientific study. Most development in the Town has taken place to the north and east of the mountain, extending toward the Wisconsin River. Much of the community consists of residential development with most commercial development concentrated along CTH N (Rib Mountain Drive) and at interchanges on USH 51 (CTH N and NN). The area south of the mountain and north and east of Nine-Mile Forest Unit consists primarily of large lot, single family housing.

For purposes of this plan, tax assessment land use categories were used to represent existing land use. Table 7-1 describes the various land use cover categories and the *Existing Land Use Map* illustrates the existing land cover.

Table 7.1: Existing Land Use, 2015		
Land Use Type	Acres	Percent
Agriculture	674.98	4.10%
Commercial	339.50	2.06%
Governmental	121.67	0.74%
Industrial	331.87	2.02%
Multi-family Residential	1,041.76	6.33%
Outdoor Recreation	4,859.41	29.54%
Residential	2,075.62	12.62%
Transportation	1,096.92	6.67%
Water	990.10	6.02%
Woodlands	4,919.36	29.90%
Total Acres	16,451.00	100.00%
<i>Source: NCWRPC GIS</i>		

LAND SUPPLY

Significant portions of the Town are already developed; however, adequate land area remains for future development under reasonable projection scenarios. The commercial corridor to the east of Interstate-39 is nearly built out, but continues to see redevelopment, and the construction of County Highway R has opened some new opportunities for commercial development. Some parcels have been slow to reach their development potential due to owners that have been holding out for prices above market value.

Land west of Interstate-39 primarily consists of residential development. Land is generally more open and potentially available in these areas subject to market factors. However, extensive areas are affected by environmental constraints such as steep slope, floodplain and / or wetland. The Town is interested in possible development of neighborhood type commercial in certain locations on the west side that could serve needs of residents living in a local area, but not be a regional draw generating additional traffic within existing neighborhoods.

OPPORTUNITIES FOR REDEVELOPMENT

RIB MOUNTAIN DRIVE COMMERCIAL CORRIDOR

As indicated above, the commercial corridor along Rib Mountain Drive continues to see redevelopment. Older commercial buildings are being converted or demolished for new retail and restaurant uses throughout the corridor. As the corridor nears complete build out, redevelopment projects become vital to continued success.

EAGLE AVENUE / ORIOLE LANE NEIGHBORHOOD

One of the Town's longest standing residential neighborhoods can be found near the north end of the Rib Mountain Drive commercial corridor. Generally, this area is bound to the north by Bluebird Lane, west by Eagle Avenue, east by Rib Mountain Drive, and to the south by Oriole Lane. The neighborhood is entirely surrounded by commercial development and in close proximity to the North Mountain Road / Interstate 39 interchange. As a result, the Town often sees land use conflicts with proposed commercial redevelopment projects. When considering the existing residential uses along with strong commercial interests, this neighborhood appears to lend itself well to a mixed-use district. Future commercial encroachment on existing residential lands should occur from the outer edges of the neighborhood, rather than the center.

FORMER QUARRY SITES

The Town is also looking at the desired future re-use of former quarry sites. These sites are most prevalent along the west end of South Mountain Road and along Red Bud Road, just north of the County's Nine Mile Recreation Area. Active mining operations are being phased out, and the Town is interested in identifying viable future uses of these sites. A combination of recreation and residential development are encouraged.

LAND DEMAND

An estimate of land needed for future development was based on the **most recent** (will insert date upon formal adoption) sewer service area plan developed for the Wausau Urban Area. The methodology utilizes Wisconsin DOA population projections, average residential development density, employment projections from a local economic development study and average employment per acre. No agricultural land is expected to be added within the Town, and conversion of at least some of the existing agricultural land to other uses is inevitable. See Table 7-2 for estimated land demands. **Staff is checking with NCWRPC on methodology as the residential land projection appears low.**

Table 7.2 Estimated Land Demand in Acres				
Category	Projected Additional Acreage			
	2025	2030	2035	2040
Agricultural	0	0	0	0
Residential	10	10	10	10
Commercial	26	26	26	26
Industrial	0.1	0.1	0.1	0.1

Source: NCWRPC.

LAND VALUES

Table 7-3 displays the assessed land values in the Town of Rib Mountain. In 2017, the assessed value of land and improvements was \$734,726,800.

Table 7.3 Assessed Land Value, 2017		
Classification	Acres	Total Value – Land
Residential	2,621	\$126,970,500
Commercial	720	\$60,861,700
Manufacturing	1	\$90,900
Agriculture	1,250	\$177,300
Undeveloped	449	\$232,300
Forest	2,059	\$5,800,400
Ag-Forest	4556	\$688,200
Other	39	\$225,400
Total	7,594	\$195,046,700
<i>Source: Wisconsin Department of Revenue, Final Statement of Assessments 2017</i>		

FUTURE LAND USE

The Town of Rib Mountain Future Land Use Map represents the anticipated future pattern of land uses. The map includes distinct land use categories to guide where new residential and non-residential development should be encouraged to locate or where development should be discouraged. See the *Land Use Descriptions* below for a general overview of each land use category on the plan map.

As shown on the Future Land Use Map, a large portion the Town consists of land devoted to outdoor recreation, park and open space uses. Outdoor Recreation land uses occupy the largest proportion of land area in the Town. This is due to the presence of Rib Mountain State Park, Granite Peak Ski Resort, and Nine Mile Forest Unit / Recreation Area. Woodland also constitutes a fairly large amount of area.

Residential land uses comprise the largest category of developed land. Much of the residential area in the northeast part of the Town is served by public sewer and water with traditional suburban style density. Residential areas in the south and west parts of the Town are generally low density and are not served by public sewer and water. Commercial land uses comprise about 5% of the Town and are concentrated along Rib Mountain Drive and the west side of I-39/51. Quarry and/or gravel pits occupy over 400 acres in the west part of the Town. Mining operations are slowly winding down in this area, and the Town needs to carefully consider how this land is to be re-used after the reclamation process is complete.

Land Use Descriptions

Agriculture

Tilled agriculture, prime farmland, fallow, pasture and undetermined agriculture.

Commercial

Retail and services oriented.

Business and Office

Moderate scaled commercial offices and low-traffic volume services in suburban landscaped setting.

Government & Institutional

Schools, churches, cemeteries, libraries, government buildings, utilities.

Industrial (Reclamation Transition Area)

Quarry/Gravel Pit, non-metallic mining operations transitioning to other uses via reclamation process.

Multi-Family Residential

Multiple family structures with three or more households, condos, duplexes, apartments.

Outdoor Recreation

Park and open space areas.

Residential

Single-family structures and farm residences.

Residential / Park

Combination of single-family residences and parkland creatively utilizing previous quarry lands.

Transportation

Transportation corridors and areas including road ways, right-of-way, etc.

Woodlands

Undeveloped areas with woodland cover.

LAND USE ISSUES

- **Development Constraints** - The primary factors limiting the potential for new development in Rib Mountain are its natural features. Steep slopes and abundant wetlands limit the amount and intensity of development in much of the western half of the Town. As a result, much of the vacant land in this area is suitable only for low-density residential development.
- **Maintain Unique Areas of the Town** - The Town would like to protect and maintain the character of its principal use areas including the main commercial core east of Interstate 39/51, the suburban office area along County Highway R, and the residential area to the west of Highways 39/51 and R. The intent is to maintain the integrity of the commercial areas and to protect the character of the residential areas of the Town from encroachment of higher intensity commercial with elevated traffic levels.
- **Ski Hill Development** - Rib Mountain is one of the most prominent natural features in the region and the scenic and natural character of the mountain itself enhances

the Town's appeal as a place to live. Granite Peak Ski Resort on Rib Mountain is a major attraction for visitors, but ~~can sometimes be~~ is often at odds with Town and area residents. Granite Peak is in the process of developing plans to expand its facilities. However, concerns exist with Town residents regarding the impact of such development on the surrounding community and natural environment, including the Rib River and Lake Wausau. These concerns should be the primary considerations communicated to the State through the State Park Master Plan update process.

- **Rib Mountain Drive Development** – Town officials identify the need to maintain the viability of Rib Mountain Drive as a strong commercial corridor. A concerted effort to plan for the future of the corridor is needed in light of the ever-changing retail market to ensure an ability to adapt. Since 1993, Rib Mountain Drive has undergone major land use changes and traffic volumes have burgeoned and are expected to continue to increase in the future.
- **Surplus Town Owned Lands** - The Town owns a number of unused or underutilized parcels of land. There has been some discussion that the Town should work to determine the best use of these parcels whether it be to retain for possible future use, to use to expand or enhance existing town services or amenities, to return to the tax rolls and encourage desirable private sector development, or some other purposes.
- **Floodplain Concerns** – The Federal Emergency Management Agency's recent adoption of updated floodplain maps for the Wausau area created new challenges for existing neighborhoods (e.g. North Lakeshore Drive, Mallard Lane) by changing floodplain designations. Existing homes, accessory buildings and public roads once considered to be outside of the floodplain are now designated as being within the floodplain.

LAND USE CONFLICTS

Any plan should seek to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers, public information and education components. In order to attain the desired outcome, it is important to identify the existing or potential conflicts between land uses in the Town. Some degree of undesirability may exist between certain land use combinations, such as a residential development in close proximity to a particular industrial or commercial development. Potential conflicts could include, but are not limited to, sight, sound, odor, or traffic.

LAND USE 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: Enhance the quality of Rib Mountain's residential living environment.

The Town of Rib Mountain encourages high-quality, attractive development.

Objective 1: Identify areas where specific types of residential development, such as small lots, large lots, or subdivisions should be encouraged.

Objective 2: Identify and designate areas for small-lot suburban housing that provide a healthy, safe, convenient, efficient, and attractive environment.

Objective 3: Manage the location and density of residential development in order to minimize the Town's development-related costs (e.g., public safety services, paved roads, etc.).

Objective 3: Provide adequate roadways, parks and other amenities in new **and existing** subdivisions.

Action 1: Concentrate small lot residential development within the boundaries of the Sanitary District.

Action 2: Maintain and consistently enforce strict standards for subdivision design. Continue to require developers to pay for all necessary public improvements (e.g., roads, parks, etc.).

Action 3: Consider development of a public parking lot near the east entrance to Rib Mountain State Park.

GOAL 2: Provide tools for managing growth.

The Town of Rib Mountain strives to maintain comprehensive, continuous and coordinated community planning, and encourage new development to locate in close proximity to existing developed areas by adopting, consistently enforcing and updating various codes and ordinances needed to achieve plan goals.

Objective 1: Base land use decisions on Rib Mountain's adopted comprehensive plan.

Objective 2: Update the zoning and subdivision regulations on a regular basis to ensure they support the community vision expressed by the adopted future land use map.

Objective 3: Direct more intensive future growth to areas that are contiguous to existing developed areas.

Objective 4: Identify areas to target for redevelopment.

Objective 5: Ensure sensitive resources such as wetlands, rivers, and wooded slopes are adequately buffered from more intensive development.

Action 1: Identify areas/parcels where redevelopment is desired and zone accordingly to foster desired future development.

Action 2: Identify and zone areas near existing commercial and industrial development to accommodate new commercial development.

Action 3: Continue to enforce and update, as needed, buffer requirements between adjacent uses of different intensities.

Action 4: Continue to identify areas where insufficient access management is creating safety and traffic flow problems and work with property owners to encourage improvements (i.e., driveway consolidations) where possible.

Action 5: Continue to routinely update subdivision ordinance and building code to ensure they remain up-to-date.

Action 6: Determine how to best utilize surplus Town owned lands and establish appropriate action plan / schedule to accomplish.

GOAL 3: Proactively plan for commercial uses.

The Town of Rib Mountain strives to ensure commercial development occurs in an environmentally sensitive manner with minimal impacts on surrounding properties, and encourages the concentration of commercial development in areas with good transportation access.

Objective 1: Direct heavy commercial uses to locations that will not degrade the Town's natural or residential living environment.

Objective 2: Establish commercial areas that provide goods and services in a convenient, safe and attractive environment.

Action 1: Update the Town Zoning Ordinance to require screening of storage containers commonly used in be retail establishments.

Action 2: Consider adopting a design overlay district along the Rib Mountain Drive commercial corridor.

Objective 3: Explore opportunities for redevelopment around major intersections, including along US 51/STH 29 at Rib Mountain Drive (CTH N) and North Mountain Road (CTH NN).

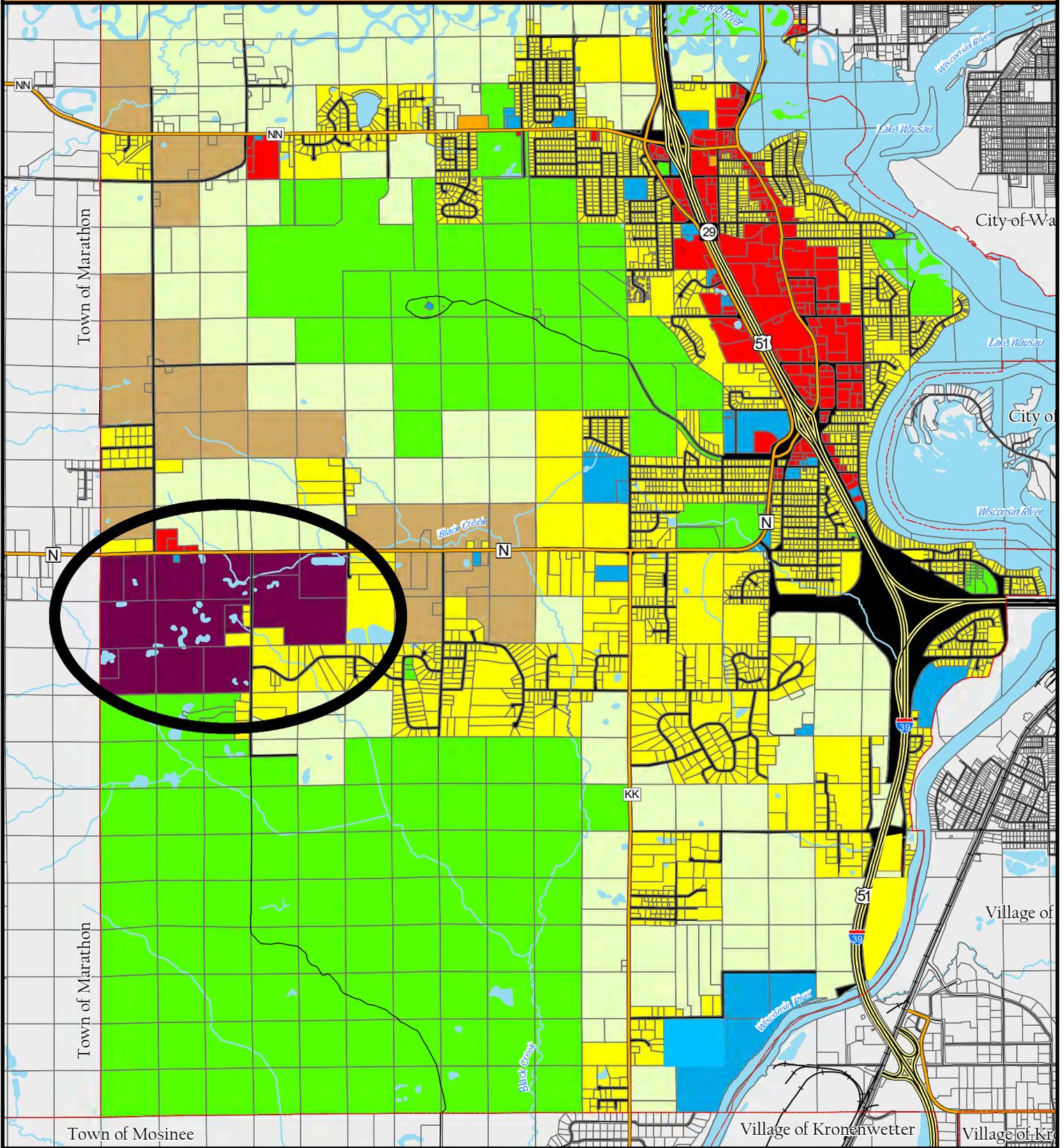
Objective 4: To continue to encourage office development along North Hummingbird.

Action 1: Identify and zone areas near existing commercial to accommodate new commercial/industrial development.

Action 2: Amend zoning ordinance as necessary to ensure intensive commercial uses are not allowed in areas desired for residential use or where the natural character should be preserved.

Action 3: Continue to enforce zoning regulations related to signage, site lighting, landscaping, parking lot design, and building design.

Action 4: Prepare a corridor study for the long-range development of Rib Mountain Drive.

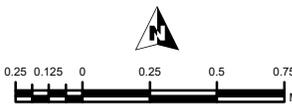


- Minor Civil Divisions
- == US Highway
- == State Highways
- == County Highways
- Local Roads
- Railroad
- Agriculture
- Commercial
- Governmental / Institutional
- Industrial
- Multi-Family
- Outdoor Recreation
- Res / Park Quarry
- Residential
- Transportation
- Water
- Woodlands



Future Reclamation Planning Area

Source: WI DNR, NCWRPC, 2015 Airphoto Interpretation
 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
 15-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

Motion Carried 6-0.

OLD BUSINESS:

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

Kunst noted this conversation is a continuation of the discussion on the Land Use chapter of the Town's Comprehensive Plan as part of the overall plan update. He indicated revisions to the general plan text were made based on the Plan Commission discussion in January, and he would like to focus this discussion primarily on the Issues, Goals and Objectives the Plan Commission would like to address more specifically. By making specific statements regarding these items, Kunst noted, this section can be a strong tool in guiding future land use decisions.

The following items were discussed and considered for addition in the Comprehensive Plan Update.

- Provide a statement related to development of lands along South Mountain Rd, west of the Hall Farm.
- What will Rib Mountain Drive look like in 10 years and how will it redevelop if there are changes in the retail market?
- Potentially require four-sided architecture for commercial properties with front and rear road frontage.
- Add a statement identifying Rib Mountain as a primarily single-family community with a strong commercial core.
- What is the probability of the Town incorporating and how does that impact the contents of the Comprehensive Plan?
- How important is the sustainability of the State Park?
- Will expansion of the ski hill reduce local usability of the State Park?
- Add statement related to the potential ski hill expansion and the impact may have on the Rib River, Lake Wausau, and associated ecosystems.
- Strengthen existing statement in the plan related to ski hill Development.
- Potentially provide parking enhancement on Park Rd.
- Provide a strong statement related to bicycle route enhancements.
- Protection of our natural resources and being good stewards of our land is very important and ties in with the Town's motto.
- Potentially strengthen ties with the Lake Wausau Association.
- Discussion about fish habitat issues on Lake Wausau.
- Turnover and business transitions on Rib Mountain Drive.
- Will changes in retail require more storage/warehouse space for delivery and distribution and how does that affect the aesthetic of Rib Mountain Drive.
- What is the taxation impact on residents if we lose businesses on Rib Mountain Drive?
- Discussed options or incentives for commercial building owners to maintain vacant properties/buildings
- Increase design standards and enforcement mechanisms

- What is the economic impact of increased transportation on or around Rib Mountain Drive?
- Address concerns related to floodplain areas of Town, specifically those on N. Lakeshore Dr.

b. Discussion and recommendation on SAFER proposed amendments to Rib Mountain Municipal Code Chapter 5 – Fire Protection. Docket #2018-43.

Kunst noted the Town of Rib Mountain’s contracted fire protection agency, the South Area Fire and Emergency Response District, is proposing updates to the Town’s Fire Prevention code. He indicated the proposed amendments were coordinated with the City of Wausau in an attempt to make regulations more uniform for individuals and businesses throughout the region as well as to conform with the latest national fire protection standards.

Commissioners briefly discuss the role of SAFER in regional response activities and Town related inspection requirements.

Paul Kufahl, Building Inspector, summarized some of the code items that may impact residents and internal operations. Those items are as follows:

- Permit requirements for all temporary and permanent L.P. installation of 250 gallons or more, this included residential and agricultural installation.
- Permit and inspection requirements for tents over 200 square feet on commercially zoned properties. This will add a layer of review for our typical commercial tent permits.
- Requirement for access boxes on the exterior of commercial buildings to allow the AHJ entrance to and floor plans of those buildings.
- The fire department must approve all hydrant, standpipe and sprinkler systems for private properties and a permit is required. This is something they have not done previous and may need to add or train staff to provide this service.
- Recreational fire pits and structures can be no larger than 36” in diameter and must be 25’ from combustible structures and 15’ from property lines. These dimensions are different than our current code.
- Fire department will have the ability to require the removal of waste, rubbish, weeds, accumulation of debris when it endangers the property or is liable to be fired. This may offer a layer of enforcement for some current troubled properties.
- Commercial changes in occupancy require a fire and safety inspection prior to the business opening. This is easily done for new commercial building or others with alterations requiring permits. However, if a permitted business type moves into a space without alteration, no notification is provided to know a new business has moved in. We may need to consider a business registration form to keep track of new business and establish contacts with business owners and managers.
- Changes to building floor areas may require entire buildings to be brought up to current fire protection standards.
- Yearly inspection requirements may be required for residential condominiums and garages used for storage only as prescribed in the new code. We aren’t sure how this will be enforced.