



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, February 13, 2019 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 1-23-2019 Plan Commission meeting.**
- 4.) Public Hearing
 - a. **Keith Kocourek, owner, requests an amendment to the Town of Rib Mountain Zoning Map from 'Rural Agricultural-2 to 'Estate Residential -1' for the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00. Docket #2019-02.**
- 5.) Certified Survey Map Review:
 - a. **Keith Kocourek, owner, request Certified Survey Map review for a land division at the properties legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00. Docket #2019-03.**
- 6.) Old Business:
 - a. **Discussion on updates to the Town of Rib Mountain Comprehensive Plan. Docket #2017-05.**
- 7.) Correspondence/ Questions/ Town Board Update:
- 8.) Public Comment
- 9.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
January 23, 2019

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 Jim Hampton, second by Laura McGucken to approve the minutes of the December 12, 2018 Plan Commission meeting. Motion carried 5-0.

CERTIFIED SURVEY MAP REVIEW:

- a. *Thomas and Connie 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.*

Steve Kunst, Community Development Director, indicated the applicants request approval of a Certified Survey Map (CSM) to facilitate a land sale. Kunst noted the CSM will create an Outlot which contains the applicant's private water line and area for any necessary maintenance. Additionally, he stated the Outlot would be undevelopable and must be sold with Lot 1 of the proposed CSM, and that the remaining Lots will exceed all required minimum lot standards.

Ryan Burnett asked why the Outlot would be undevelopable. Kunst noted Outlots are traditionally not developable because they do not conform to the minimum lot standards and are often used for stormwater facilities, remnant parcels or, in this case, a public utility which only serves one residence. Commissioner Hampton verified the waterline ran from Goldenrod Rd, under Bluebell Dr, to the applicant's residence. Kunst confirmed.

Chairperson Hebbe asked if staff had any concerns about the Outlot creation. Kunst indicated he had no concerns.

Laura McGucken asked if the CSM and creation of the Outlot would impact the applicability of the subdivision's covenants; stating that she believed Lot 3 of the CSM is not currently part of the subdivision plat. Tom Schuette, applicant, confirmed that Lot 3 of the CSM was not part of the existing Countryside Estates Subdivision, but Lots 1 & 2 were included. In addition, Kunst noted it was his belief the CSM merely amended the boundary of the subdivision and does not exclude Lot 2 of the CSM from the Countryside Estates Plat or the applicable covenants.

Motion by Jay Wittman, second by Jim Hampton, to recommend approval of the Certified Survey Map 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. Motion Carried 5-0

Tom Steele arrived at 6:14pm

OLD BUSINESS:

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

Kunst indicated the final drafts of chapters one and two of the Town's Comprehensive Plan are included in their packets. He noted the comments and concerns from previous Comprehensive Plan discussions have been incorporated into this draft and was seeking an additional review to be sure the document reflects the Plan Commissions desires. Additionally, he indicated it was staff's intent to present two or three chapters each of the following meetings with the hope to wrap up the project in late spring or early summer.

Commissioners noted their acceptance of the draft language and direction, and highlighted the stance taken to preserve the natural character and scenic quality of Rib Mountain as it relates to development on or around the Ski Resort. Mention of the Ski Resort prompted some additional discussion related to Wisconsin Valley Improvement Company (WVIC) and the Federal Energy Regulatory Commissions' role in water flow management and a lawsuit associated with the Ski Resorts withdrawal of water from the Rib River.

Commissioners asked if there were any known burial sites or historic places in Rib Mountain. Kunst indicated that none were identified at the time this document was created.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

2018 Recap – Paul Kufahl, Building Inspector, indicated 2018 saw a significant increase in the number of permits issued and overall estimated construction value. He noted there were 249 total permits issued for an estimated construction value around \$19.8 million, which included 25 new single family and two (2) duplex permits accounting for \$8.3 million and three (3) new commercial building permits at \$6.0 million.

Taphouse Patio – Burnett asked if staff has seen a new proposal for the patio area at the Rib Mountain Taphouse. Kunst stated they have not seen anything new, however, the owners are aware the patio cannot be used until they have received additional approvals.

Countywide Addressing – Kunst noted the State Supreme Court will hear oral arguments related to the case on February 14, 2019

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Laura McGucken, second by Jay Wittman to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 6:35 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: February 7, 2019
SUBJECT: Zoning Map Amendment

APPLICANT: Keith Kocourek, agent
PROPERTY OWNER(S): Kocourek Holdings LLC

PROPERTY LOCATION: Southwest corner of the intersection of Red Bud and South Mountain Roads

REQUEST: Zoning Map Amendment to allow for a land division.

ZONING: Rural Agricultural-2 (35-acre minimum lot size)
ZONING REQUEST: Estate Residential – 1 (One-acre minimum lot size)
ADJACENT ZONING: ER-1 (North, South); RA-2 (South, West, East)

NARRATIVE:

The applicant seeks an amendment to the Town of Rib Mountain Zoning Map from ‘Rural Agricultural to ‘Estate Residential -1 (ER-1)’ for approximately 54 acres of land at the southwest corner of the intersection of Red Bud and South Mountain Road. The intent is to then divide two new single-family residential lots.

ADDITIONAL INFORMATION:

Per RMMC, after the application is complete, the Zoning Administrator shall prepare a written evaluation of the applicant's requested map amendment. The Zoning Administrator shall determine to what extent the proposed amendment addresses each of the following questions:

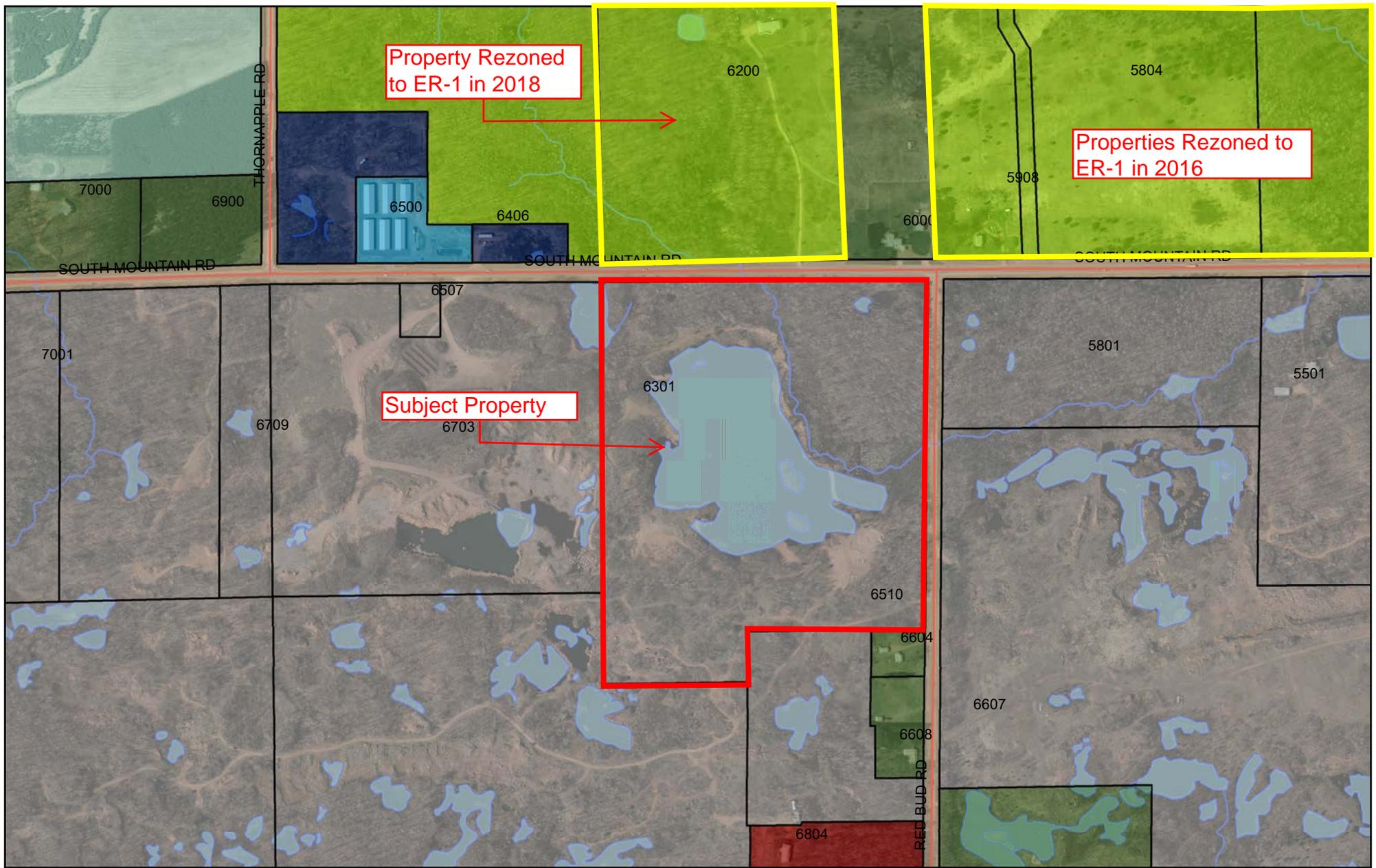
1. How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 17.005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)? **The overriding purpose of Section 17.005 is to protect the health, safety, morals and general welfare of the public. The zoning map amendment is consistent with the general landscape of the Town as well as the goals, objectives, and policies of the Town’s Comprehensive Plan.**
2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan; **Not applicable**
 - b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Town may intend to stop an undesirable land use pattern from spreading; **Not applicable**
 - c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district; **The subject property was previously used as a nonmetallic mining site, for which the current Rural Agricultural zoning designation was appropriate. The applicant purchased the property and subsequently completed a reclamation project. The applicant now wishes to use the property for residential and recreational uses.**

d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map. **Not applicable**

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? **Rib Mountain is primarily a single-family community west of I-39/US 51. The proposal calls for the Estate Residential-1 zoning district, which is intended to be mapped in areas of larger lot residential development outside of the Sanitary District. The proposal is consistent with those standards. Further, multiple properties in close proximity to the subject property were rezoned in the same fashion over the past three (3) years.**

POSSIBLE ACTION:

1. Recommend approval of the Zoning Map amendment from ‘Rural Agricultural-2 to ‘Estate Residential – 1’ for the properties described above, as presented.
2. Recommend approval of the Zoning Map amendment from ‘Rural Agricultural-2 to ‘Estate Residential – 1’ for the properties described above, with modifications.
3. Recommend denial of the Zoning Map amendment from ‘Rural Agricultural-2 to ‘Estate Residential – 1’ for the properties described above.

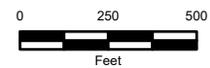


Rib Mountain:
 "Where Nature, Family, and
 Sport Come Together"

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

Map Printed: 2/7/2019

- | | | | | | |
|----------------------------------|----------------------------------|---------------------------|--------------------------|-----------------------------|--------------------------|
| □ Parcel Outline | ■ EO Estate Office | □ OR Outdoor Recreation | ■ RR Rural Residential | ■ SR-2 Suburban Residential | ■ UR-8 Urban Residential |
| □ Parcel Address | ■ ER-1 Estate Residential | □ RA-1 Rural Agricultural | ■ SC Suburban Commercial | ■ SR-3 Suburban Residential | □ Building Outline |
| Zoning Districts | ■ MR-4 Mixed Residential | □ RA-2 Rural Agricultural | ■ SI Suburban Industrial | ■ UC Urban Commercial | — Road Centerline |
| □ Unzoned | ■ CR-5ac Countryside Residential | □ ROW | ■ SO Suburban Office | ■ UDD Unified Development | ■ Water Feature |
| ■ CR-5ac Countryside Residential | ■ NC Neighborhood Commercial | | | | |



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REPORT TO PLAN COMMISSION

FROM: Steve Kunst, Community Development Director
DATE: February 7, 2019
SUBJECT: Certified Survey Map Review

APPLICANT: Keith Kocourek
PROPERTY OWNER(S): Kocourek Holdings LLC

PROPERTY LOCATION: Southwest corner of intersection of Red Bud and South Mountain Roads (see map)
PARCEL NUMBER: #34.192807.003.002.00.00

REQUEST: Certified Survey Map review for a land division creating two (2) new parcels.

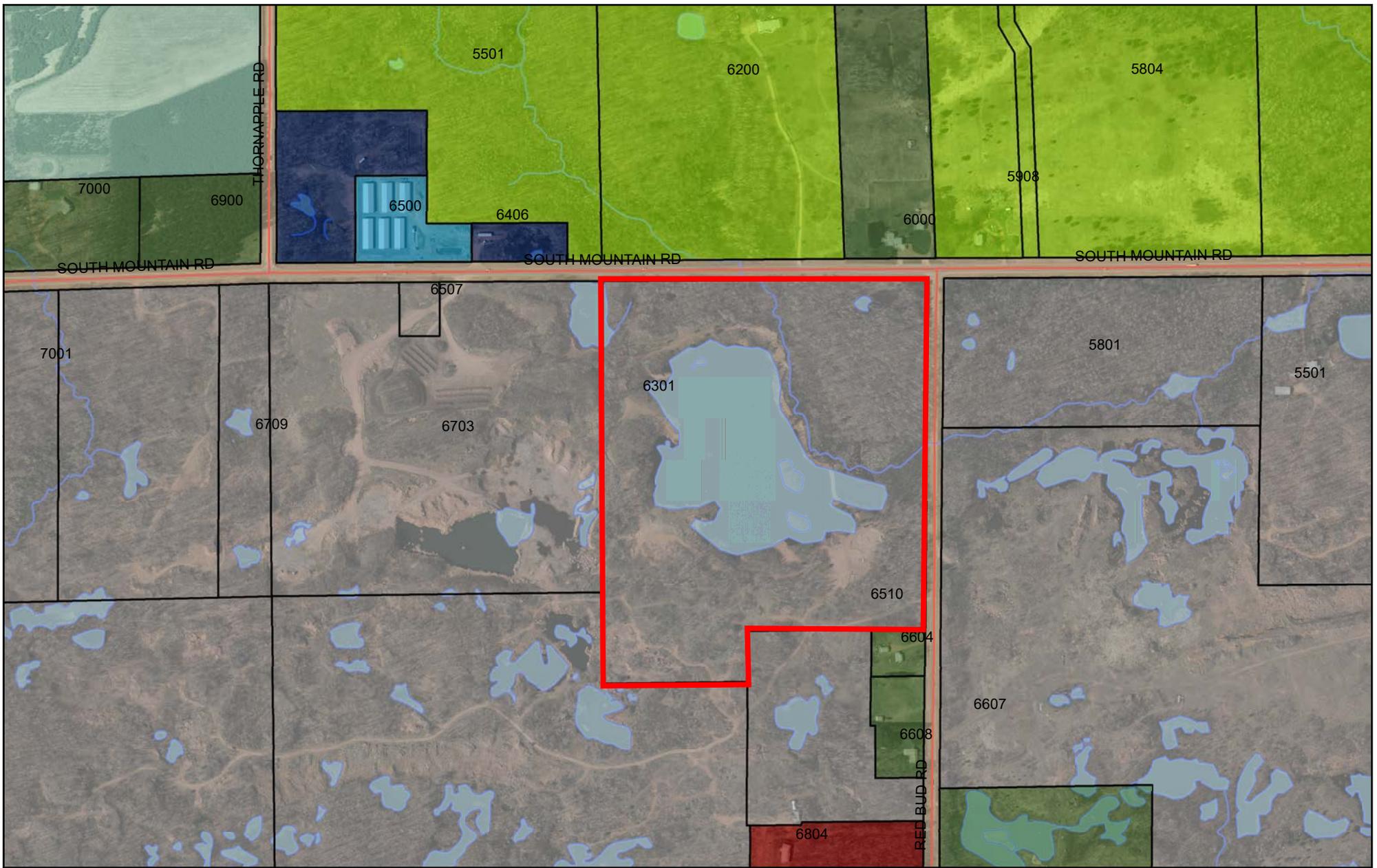
NARRATIVE:

As a follow-up item to the previous agenda item, the applicant requests approval of a Certified Survey Map (CSM) to divide an approximately 54-acre parcel into two new single family lots of 3.878 and 6.67 acres. The remaining parcel will be 36.608 acres. The survey is subject to the outcome of the rezoning request, as the current zoning designation requires a minimum lot size of 35 acres.

Again, the subject property was previously a nonmetallic mining site. The applicant purchased the property and subsequently completed a reclamation project. The applicant now wishes to use the property for residential and recreational uses. Each of the three (3) proposed lots meets the minimum zoning and subdivision ordinance standards.

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.



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

Map Printed: 2/7/2019

- | | | | | | |
|-------------------------|--------------------------------|----------------------------|------------------------|---------------------------|------------------------|
| Parcel Outline | EO Estate Office | OR Outdoor Recreation | RR Rural Residential | SR-2 Suburban Residential | UR-8 Urban Residential |
| Parcel Address | ER-1 Estate Residential | RA-1 Rural Agricultural | SC Suburban Commercial | SR-3 Suburban Residential | Building Outline |
| Zoning Districts | MR-4 Mixed Residential | RA-2 Rural Agricultural | SI Suburban Industrial | UC Urban Commercial | Road Centerline |
| Unzoned | CR-5ac Countryside Residential | NC Neighborhood Commercial | SO Suburban Office | UDD Unified Development | Water Feature |
| ROW | | | | | |



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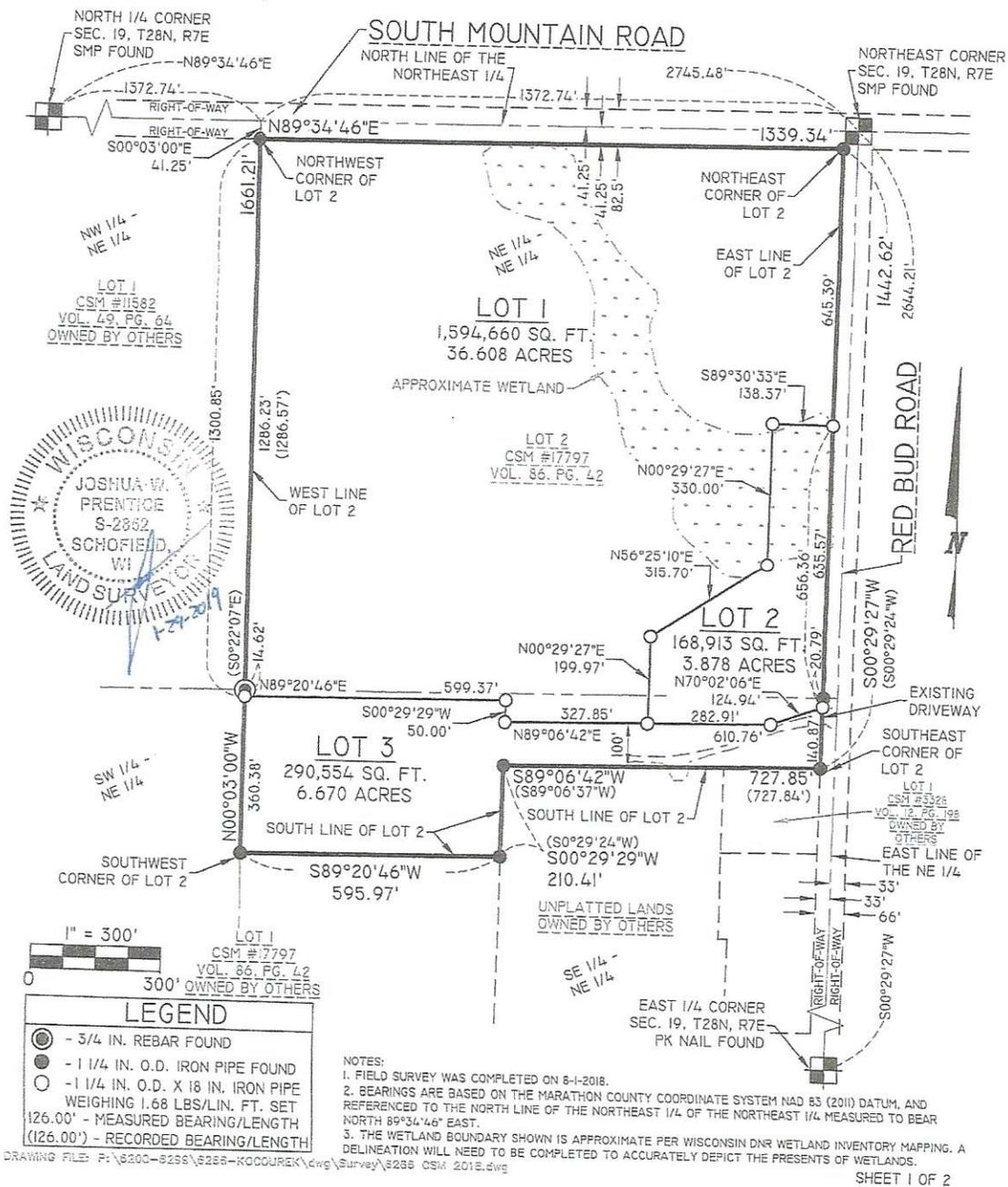
R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: KOCCUREK HOLDINGS LLC

LANDOWNER: KOCCUREK HOLDINGS LLC

OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 17797, RECORDED IN VOLUME 86, ON PAGE 42, AS DOCUMENT NUMBER 1742059, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 19, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: KOCOUREK HOLDINGS LLC

LANDOWNER: KOCOUREK HOLDINGS LLC

OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 17797, RECORDED IN VOLUME 86, ON PAGE 42, AS DOCUMENT NUMBER 1742059, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 19, 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 ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 17797, RECORDED IN VOLUME 86, ON PAGE 42, AS DOCUMENT NUMBER 1742059, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 19, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,054,127 SQUARE FEET, 47.156 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF KOCOUREK HOLDINGS LLC, OWNER OF SAID PARCELS.

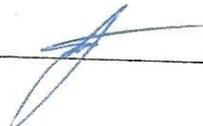
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

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 29TH DAY OF JANUARY 2019

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



APPROVED FOR RECORDING UNDER THE TERMS OF THE MARATHON CO. LAND DIVISION REGULATIONS.
BY: _____
DATE: _____
MARATHON CO. CONSERVATION, PLANNING AND ZONING DEPT.
CPZ TRACKING# _____

TOWN OF RIB MOUNTAIN
APPROVED FOR RECORDING UNDER THE TERMS OF THE TOWN OF RIB MOUNTAIN LAND DIVISION ORDINANCE.
By: _____
DATE: _____

REPORT TO PLAN COMMISSION & TOWN BOARD

FROM: Steve Kunst, Community Development Director
DATE: February 8, 2019
SUBJECT: Rib Mountain Comprehensive Plan Update Project

NARRATIVE:

Included in this packet are final drafts of chapters three and four of the updated Town Comprehensive Plan. Chapter 3 deals with housing; whereas, Chapter 4 covers utilities and community facilities. As with the previous meeting, the intention is to begin finalizing a couple chapters at each meeting with the hope to wrap the project up in late spring or early summer.

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

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.

CHAPTER THREE

HOUSING

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

PREVIOUS PLANS AND STUDIES

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

WISCONSIN STATE CONSOLIDATED HOUSING PLAN

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

REGIONAL LIVABILITY PLAN

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

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

HOUSING DATA

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

The 2000 U.S. Census counted 2,769 housing units, which would have indicated a 0.3 percent decrease from 2000 to 2010. The counted number of housing units is high. The NCWRPC estimates the number of housing units was closer to 2,563. This was estimated by dividing the DOA 2000 population estimate by the 2000 Census average household size, 2.78. This yields 2,498 households. The number of households was then multiplied by 102.6 percent to account for the 2000 Census housing vacancy rate of 2.6 percent.

There is a difference of 206 housing units between the NCWRPC estimate and the U.S. Census 2000 housing unit count. This would mean that between 2000 and 2010 there was an increase of 7.7 percent. However, as with demographic markers, there is no substitute for the housing unit data in 2000 provided by the Census Bureau. Therefore, the statistics on housing units in this section are left unaltered for consistency.

HOUSING INVENTORY

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

Table 3.1: Total Housing Units					
	2000	2010	2014	2000-2010 % Change	2000-2010 Net Change
T Rib Mountain	2,769	2,761	2,664	-0.3%	-8
T Marathon	374	415	400	11.0%	41
T Mosinee	784	864	802	10.2%	80
V Rothschild	1,988	2,332	2,476	17.3%	344
C Schofield	1,022	1,099	1,124	7.5%	77
C Wausau	16,668	18,154	18,345	8.9%	1,486
County	50,360	57,734	58,040	14.6%	7,374
State	2,321,144	2,624,358	2,635,602	13.1%	303,214
<i>Source: U.S. Census, 2014 ACS Five Year Estimates</i>					

As shown on **Table 3.1** the Town of Rib Mountain has 2,761 housing units, a decrease of 8 units since 2000. This represents a decrease of 0.03 percent in housing units, compared to a decline of 9.7 percent in population and a 1.7 percent decrease in the

number of households. Marathon County and the State's housing units grew by 14.6 and 13.1 percent, respectively.

HOUSING PROJECTIONS

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

Table 3.2: Housing Units Projections					
	2020	2025	2030	2035	2040
Rib Mountain	2,907	2,971	3,018	3,044	3,038
<i>Source: DOA Household Projections 2013, NCWRPC 2016</i>					

HOUSING AGE

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

Table 3.3: Housing Units by Year Built									
	<1940	'40s	'50s	'60s	'70s	'80s	'90s	'00	> 2010
Rib Mountain Town	5.4%	0.5%	9.8%	12.3%	16.7%	18.3%	24.2%	12.2%	0.6%
Marathon Town	15.8%	3.0%	3.5%	12.3%	20.8%	12.0%	22.3%	9.8%	0.5%
Mosinee Town	9.6%	3.2%	3.1%	5.2%	15.5%	17.2%	31.9%	14.2%	0.1%
Rothschild Village	8.8%	9.5%	11.2%	14.0%	22.4%	6.8%	11.6%	15.7%	0.0%
Schofield City	23.9%	8.5%	24.4%	11.7%	9.5%	6.9%	7.5%	7.3%	0.3%
Wausau City	26.1%	10.7%	16.7%	10.0%	10.6%	6.2%	6.6%	12.1%	1.0%
Marathon County	18.8%	6.1%	10.0%	9.0%	15.1%	9.6%	14.0%	16.5%	0.9%
State of Wisconsin	21%	6%	11%	10%	15%	10%	14%	13%	7%
<i>Source: U.S. Census, 2010 ACS Five Year Estimates</i>									

Table 3.3 shows housing age distribution in Rib Mountain and surrounding communities for 2014. Housing built in the 1990s makes up approximately 24 percent of the total housing stock. That is significantly higher than overall percentages for the County as homes built in the 1990s make up 13 percent of the County's overall housing stock. The 2000s saw housing growth slower than the County and the State in Rib Mountain.

HOUSING UNITS BY TYPE

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

Table 3.4 also compares housing unit types in Rib Mountain with nearby communities, both rural (the Towns of Marathon and Mosinee) and urban (the Cities of Schofield and Wausau and the Village of Rothschild). Rib Mountain has more housing types of three or more units (2.6%) than the Town of Marathon (1.0%), but fewer than the Town of Mosinee (2.9%). The urban communities have a significantly higher proportion of housing types of three or more units than the Town of Rib Mountain. Wausau has the most multifamily units with 23.4%, followed by Schofield (21.7%) and Rothschild (18.5%). With Rib Mountain's a mix of urban and suburban housing areas, the Town has a comparatively low percentage of multifamily housing.

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

Source: 2014 ACS Five Year Estimates

From a government perspective, multifamily housing can have many real benefits to a community. Rental apartment units in multifamily housing developments provide an alternative to owning a single-family house, more efficient living spaces for smaller families, and less required upkeep for items such as appliances and yards. The Town of Rib Mountain seeks to offer both existing and potential future residents with housing options while also maintaining its high quality of residential neighborhoods.

A variety of multifamily housing options are possible in a community.

- Duplexes are a type of semi-detached house in which separate houses share a common wall, usually side-by-side.
- Townhouses are side-by-side units, each with a separate owner and entrance, often with multiple floors. Any number of townhouses can be connected in a row.

- Apartment buildings can be small or large, having only one story and a few apartments or many floors and hundreds of apartments. Apartment buildings typically have a hallway interior to the building with inside entrances to each apartment unit. Units in such a building can be owned by a single party and rented to tenants or owned as a condominium by separate parties.
- Mixed use buildings include space for commercial, business, or office use and space for residential use. Different configurations of uses are possible, with the most common being business on the first floor with residential above or business in the front with residential in the back.

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

OCCUPANCY CHARACTERISTICS

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

Homeownership

Owner occupied housing is the norm in Rib Mountain, with 87.8 percent of occupied housing units being owner occupied, as noted in **Table 3.5**. The homeownership rate decreased 2.3 percentage points from 2000 to 2010 in the Town. The County's homeownership rate dropped 2.2 percentage points while the state decreased 0.3 percentage points. Owner occupancy for the County was 73.5 percent, and the State's rate was 68.1 percent.

Table 3.5: Owner Occupancy			
	2000	2010	2014
Rib Mountain Town	90.1%	87.8%	84.1%
Marathon Town	94.2%	92.2%	88.9%
Mosinee Town	90.7%	88.0%	91.8%
Rothschild Village	84.8%	74.0%	72.6%
Schofield City	68.2%	61.8%	57.8%
Wausau City	66.1%	58.2%	58.9%
Marathon County	80.0%	73.5%	73.5%
State of Wisconsin	68.4%	68.1%	67.7%
<i>Source: U.S. Census</i>			

VALUE CHARACTERISTICS

The median value of single-family house in the Town of Rib Mountain was \$166,011 in 2000, when adjusted for inflation in 2010 dollars. The median value then decreased 3.2 percent in 2010. Nonetheless, the median value of a house in Rib Mountain is well above the median values for the County and the State (see **Table 3.6**). During the same 10-year period the median value increased by 18.9 percent for the State and 15.0 percent for the County.

Table 3.6 Median Value (dollars)					
	2000 Inflation Adjusted ('10 \$)	2010 ('10 \$)	2014 ('14 \$)	2000-2010 Adj. % Change	2000-2010 Adj. Net Change
Rib Mountain	\$166,011	\$160,700	\$176,100	-3.2%	-\$5,311
County	\$121,311	\$139,500	\$142,900	15.0%	\$18,189
State	\$142,078	\$169,000	\$165,900	18.9%	\$26,922

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

Range of Values

Below, **Figure 3.1** and **Figure 3.2** show the distribution of housing values in the Town and County in 2010. For example, the figure to the left shows that in Rib Mountain, 2.6 percent of all owner-occupied houses were valued less than \$50,000. The distribution of the Town values was slightly skewed to the right, with the greatest number of house values falling into the range between \$100,000 and \$149,999, which was the same for the County. However, in the Town, 41.2 percent of the housing units were above \$200,000 while only 26.3 percent of houses in the County were above \$200,000.

Figure 3.1: Range of House Values in Rib Mountain, 2010

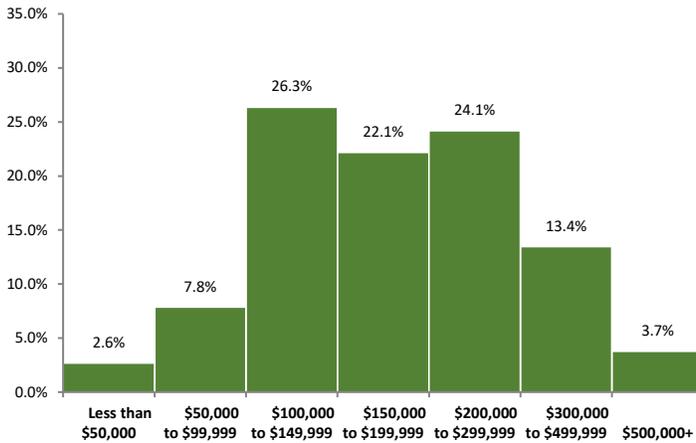
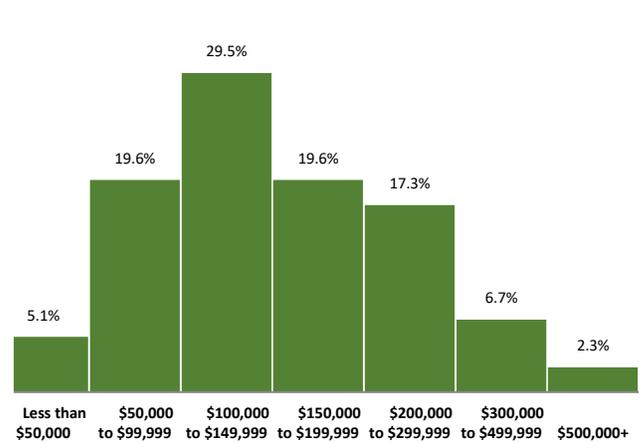


Figure 3.2: Range of House Values Marathon County, 2010



Source: U.S. Census 2010

HOUSING AFFORDABILITY

Monthly Housing Costs

Table 3.7 displays the monthly housing costs by tenure. The median monthly housing costs for homeowners with a mortgage in the Town were 15.2 percent higher than the County and 4.0 percent higher than the State in 2014. This is unsurprising, given the median house value was higher than the County and the State. Monthly housing costs for those homeowners without a mortgage were also higher than the County and State medians.

Table 3.7: Median Monthly Housing Costs by Tenure, 2014			
	Owner Occupied		Renter Occupied
	Median Selected Month Owner Costs		Median Gross Rent
	With Mortgage	Without Mortgage	
Rib Mountain	\$1,483	\$540	\$759
Marathon County	\$1,287	\$481	\$690
Wisconsin	\$1,431	\$533	\$772

Source: ACS 2014

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

Affordability

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

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

	Owner w/ Mortgage	Owner w/o Mortgage	Renter Occupied
Rib Mountain	31.3%	10.5%	13.7%
Marathon County	27.5%	11.5%	47.0%
Wisconsin	31.0%	15.8%	48.2%

Source: American Community Survey 2014

As shown in **Table 3.8**, 31.3 percent of homeowners with a mortgage paid more than 30 percent of their income on housing costs, which was slightly higher than the State and County. However, owners without mortgages have a slightly lower incidence of being cost burdened while the percentage of cost burdened renters is significantly less than the percentage of County and State renters who are cost burdened.

Senior Housing

In Marathon County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wausau. The Aging and Disability Resource Center of Central Wisconsin, the Wisconsin Department of Health and Family Services, and the Marathon County United Way all maintain a list of these housing options throughout the County. The Town of Rib Mountain is home to several senior and assisted living residential facilities, including Azura Memory Care and Wellington Place at Rib Mountain. As the number of elderly persons increases in the coming years, there will most likely be an increased need for these types of housing options.

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

higher percentage of senior citizens within Rib Mountain than in the surrounding communities.

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

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

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

Increasing availability of public transit and paratransit programs can greatly assist older citizens in making necessary trips to stores and medical appointments.

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

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

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

LIVABILITY

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

Location of Housing

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

Preservation and Rehabilitation of Older Housing Stock

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

important to the character of the community and the diversity of housing options.

Diversity of Housing Options

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

Higher Density Housing

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

HOUSING ISSUES

- **Senior Housing:** As the population ages, a greater need arises for housing options tailored to seniors, including resources to age-in-place and senior living facilities.
- **Rising Housing Costs:** The national trend of rising housing costs and stagnant wages affects our every community. Almost one third of homeowners with a mortgage in the Town spend over 30% of their monthly income on housing costs.
- **Balancing Multifamily Housing with Residential Community Character:** The Town is known for its strong neighborhood fabric. Increasing desire for more additional housing options have led to some calling for more multifamily housing. The Town is now faced with how to balance these two concerns: maintaining the character of the community while entertaining options for some multifamily housing into the local housing market.
- **Aging Housing Stock:** In some of the older residential neighborhoods of the Town, the housing stock is aging and may be in need of renovation.



Range of Residential Styles Available within Rib Mountain.

HOUSING 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.

The Town of Rib Mountain will strive to provide equal access to quality, affordable housing for all residents.

GOAL 1: Ensure the Town has high quality housing stock and strong neighborhoods.

Objectives/Actions:

1. Encourage new residential development within the sewer service area.
2. Continue to ensure timely and consistent code enforcement.
3. Routinely review building codes to ensure that they are adequate for anticipated new construction.
4. Encourage redevelopment and new development where appropriate to provide new housing and a broader array of housing options.
5. Consider establishing a revolving loan fund to help fund rehabilitation of aging housing stock.
6. Support established neighborhood groups and encourage the creation of new groups until all residential areas are represented.

GOAL 2: Promote programs and policies that provide housing opportunities for all residents.

Objectives/Actions:

1. Promote home ownership opportunities for a wide range of income households within the Town of Rib Mountain.
2. Work with Marathon County and Wausau Metro Area organizations to provide information to residents regarding area housing agencies that provide senior housing options.

CHAPTER FOUR

UTILITIES AND COMMUNITY FACILITIES

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

PREVIOUS PLANS AND STUDIES

OUTDOOR RECREATION PLAN

Town of Rib Mountain completed an *Outdoor Recreation Plan Update* in 2014. Rib Mountain maintains five parks, with some of the parks owned by the Town or developed in cooperation with the Wausau School District and the Rib Mountain Sanitary District. Town parks include: Chellis Park, Liberty Street Park, Flax Lane Tot Lot, Sandy's Bark Park, and Fritz Doepke Recreation Area. This Plan identifies the lack of neighborhood parks in growing residential areas as a serious deficiency, and makes specific recommendations for improvements relative to specific parks and/or neighborhoods. This Plan also references the Town's bicycle and pedestrian plans which are discussed in more detail in the Transportation Chapter.

WAUSAU URBAN AREA SEWER SERVICE PLAN

Updated in 2017, the sewer service area plan helps the urban area communities look at wastewater collections systems to adequately accommodate growth in a cost-effective manner while protecting water quality through sound planning.

RIB MOUNTAIN SANITARY DISTRICT WELLHEAD PROTECTION PLAN

The Rib Mountain Sanitary District maintains a wellhead protection plan for the purpose of minimizing the risk of contamination to the Town's water supply. Wellhead protection is a preventative program designed to protect public water supplies by managing land use in the area surrounding the wells. For newly constructed wells, wellhead protection plans are required by the WI DNR. For existing wells constructed prior to 1992, such as Rib Mountain's, wellhead protection plans are voluntarily completed at the utility's discretion. This plan establishes wellhead protection areas around each municipal water

supply well. These areas are designated for special protective measures intended to minimize the risk of the well becoming contaminated. The wellhead protection areas are established based on the area determined by a hydrologic study to contribute groundwater to the well. This plan is prepared in accordance with the Wisconsin Administrative Code, Chapter NR 811.12(6) for wellhead protection planning and was most recently updated in 2018.

MARATHON COUNTY ALL HAZARD MITIGATION PLAN

This document examines general conditions, including an inventory of utilities, community facilities and emergency services, throughout the county. Risk assessment is at the heart of the All-Hazards Mitigation program. In order to mitigate the risks, it's necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the County in the past and how future instances are likely to affect the County and how local governments should respond to such occurrences. The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from the identified hazards. Although unincorporated municipalities are not required to adopt such plans, the Marathon County program includes the Town in its update every five years. The most recent update was completed in 2017.

PUBLIC UTILITIES

WASTE WATER

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

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

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

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

WATER

Public water is supplied by the Rib Mountain Sanitary District from four (4) wells located along the Wisconsin River. Each well is approximately 90 feet deep and produces about 500 gallons per minute. The water is treated to reduce naturally occurring minerals, pH adjusted for corrosion control, fluoride is added, and the water is chlorinated to assure bacteriological safe drinking water.

Public water supply is stored in a 500,000-gallon ground storage tank located on the east slope of Rib Mountain. The water distribution system is owned and maintained by the Rib Mountain Sanitary District.

Surface Water Management

Rib Mountain has storm water guidelines which are typically included in development agreements. Rib Mountain also has a wellhead recharge ordinance to ensure protection of its water supply.

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

SOLID WASTE MANAGEMENT

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

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

Recycling

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

PRIVATE ON-SITE WASTE DISPOSAL SYSTEMS

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

Regulation of POWTS

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

Permits for private sewage systems are issued by the Marathon County Conservation, Planning and Zoning Department. Soil and site evaluations are required to determine if the proposed septic system is suitable for the specific property and location.

ENERGY UTILITIES

Wisconsin Public Service Corporation (WPS), a subsidiary of WE Energies, provides electrical power and natural gas to the Town of Rib Mountain. A major high-voltage power line also runs through the Town.

TELECOMMUNICATIONS

Telephone and high-speed internet service to the Town of Rib Mountain are provided primarily by Charter Communications and Frontier Communications. Wireless telephone coverage in the area is delivered by most of the national providers. There are towers located on Rib Mountain, as well as the Wisconsin Public Television Tower and radio towers. The Town regulates the siting of telecommunication towers and collocation of wireless equipment.

COMMUNITY FACILITIES

PRIMARY AND SECONDARY SCHOOLS

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

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

Table 4.1: K-12 Public School Enrollment from Rib Mountain	
2009	1,343
2010	1,351
2011	1,180
2012	1,129
2013	1,024
2014	1,111
2015	1,083
<i>Source: ACS 2009-2015</i>	

PRIVATE SCHOOLS

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

POST-SECONDARY EDUCATIONAL FACILITIES

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

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

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

LIBRARIES

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

PUBLIC PROTECTION

Law Enforcement

Rib Mountain does not have a local police department but has a Code Enforcement Officer to handle nuisance issues. The Town is served by the Marathon County Sheriff's Department for law enforcement and police protection services.

Fire and Emergency Medical Services

The South Area Fire District (SAFER) provides Fire, EMS and rescue operations to the Town of Rib Mountain, Village of Weston, Town of Weston, Village of Kronenwetter and the Towns of Easton, Ringle, Guenther, Stettin, and Marathon. The District originated in 2014 and operates stations in both Rib Mountain and the Village of Weston. The EMS service area covers nearly 300 square



Rib Mountain Fire Station

miles with a population over 36,000; while first due fire coverage serves over 26,000 people and 125 square miles.

E-911 Dispatch Service

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

Hospitals

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

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

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

RECREATION

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

Local Existing Parks, Trails and Open Space

Town of Rib Mountain has a Park Commission and completed an *Outdoor Recreation Plan Update* in 2014. Rib Mountain maintains six parks, with some of the parks owned by the Town or developed in cooperation with the Wausau School District and the Rib Mountain Sanitary District. Town parks include:

- **Chellis Park** (3 acres): This is a neighborhood park located on Woodsmoke Road. The park has woodlands, wetlands, and an active recreation area. Facilities include a picnic shelter, basketball court, playground equipment, turf field, and a walking and bluebird trail.
- **Liberty Street Park** (14 acres): This park is owned by the Rib Mountain Sanitary District and leased to the Town of Rib Mountain for park use. Facilities include a playground, picnic shelter, two parking lots, a ball diamond, basketball court, two tennis courts, woodlands and open fields for unstructured play.
- **Rib Mountain Elementary** (8.0 acres): Located at the corner of Robin Lane and Bob-O-Link Avenue this school ground is owned by the Wausau School District. Facilities include: playground equipment, tennis courts, a basketball court, and two baseball diamonds that are also used for soccer.
- **South Mountain School** (25 acres): Owned by the Wausau School District, the Rib Mountain Park Commission is working with the District to develop a park on the school grounds. The facilities will include: soccer fields, a baseball diamond, basketball courts, play equipment, and a walking trail. Tennis courts and an ice-skating rink may also be added.
- **Flax Lane Tot Lot** (.6 acres): This is a small neighborhood park that includes a half size basketball court.
- **Sandy's Bark Park** (4 acres): Located along Highway R, Sandy's Bark Park is the Town's first Dog Park. Opening in 2018, the fenced in park features 2,000 feet of crushed gravel walking paths, benches, a water bottle filler / dog spigot, and is free and open to all. Primary funding for park came from The Richard Austin Trust, Marathon County Environmental Impact Fund, and the Community Foundation of North Central Wisconsin.

- **Fritz Doepke Recreation Area** (37.35 acres): The Town purchased a plot from Fred Doepke in 1999 off South Mountain Road. Planned park facilities include: two ball fields, a playground area, a basketball court, a skateboard park, fitness trail, bike/walk path, picnic shelter, and ice skating area. There is also be a parking lot for about 100 cars.



Park System Needs

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

Trails and Connections

Rib Mountain and Lake Wausau are major recreational amenities for the Town, but it is important to include access to such amenities to the discussion of recreation. Trails and connections are a key part of ensuring residents can enjoy the many local natural features in and around the Town. Rib Mountain offers a wide variety of multi-use trails and paths throughout Town. Further, the Town Board adopted an ordinance requiring installation of bike and pedestrian improvements as part of any development project located along a planned bike or pedestrian route. The Town adopted the Rib Mountain Area Bike and Pedestrian Route Long-Range Plan in 2013.

County or State Parks, Forest and Trails

Several County and State park facilities are within or in close proximity to the Town of Rib Mountain, including:

- **Rib Mountain State Park:** This park is located entirely in the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1,924 feet above sea level is one of the highest elevations in the State of Wisconsin. The 1,500-acre park surrounds the mountain and includes a picnic area, 13 miles of hiking trails, and a nature trail. A portion of park is leased to a ski resort, a private downhill ski area with 72 runs. In addition, about 16-acres at the top of the mountain are leased for communications towers and associated buildings.
- **Bluegill Bay Park:** Bluegill Bay Park is a 68-acre County park located on the west shore of Lake Wausau between Cloverland Lane and Parrot Lane. The park provides access to Lake Wausau at its boat landing with piers and a boat trailer parking lot, and

is subject to overcrowding at times. The park's picnic area has tables, grills, shelters, flush toilets and parking available. A fishing area, including a handicapped pier is also available. Forty-eight acres of the park are undeveloped, and the County's tree nursery is also in the park.

- **Nine-Mile Forest Unit:** This area is known as a recreation area with many miles of hiking, mountain biking, and cross-country ski trails. Skiing is promoted with a ski chalet and over 25 kilometers of one-way loops. The forest is open to hunting and snowmobiling. Nine-Mile has over 4,900 acres of mixed uplands, marshes, and water impoundments.

UTILITY AND COMMUNITY FACILITY ISSUES

- **Quality Broadband Access:** Access to reliable, high-speed internet is vital to daily work and leisure activities. Ensuring that the Town has access to this service is important, particularly as technology continues to improve. The Town lacks adequate competition for high-speed internet services.
- **Limited Access to Lake Wausau:** The Town is bordered on its east side by the Wisconsin River and Lake Wausau. With this incredible amenity, more usable public access points could ensure residents can utilize the lake and river for recreational opportunities year-round.
- **Lack of Neighborhood Parks:** Growth in some residential neighborhoods has been very rapid as a result of high demand to reside within the Town. Keeping up with the demand for neighborhood parks is a challenge.

UTILITIES AND COMMUNITY FACILITIES 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: Maintain high quality water and sewer services and standards within the Town.

Objectives and Actions:

1. Monitor growth and development trends to anticipate areas where new development is most likely to occur that will require public utilities.
2. Continue to enforce the Town’s wellhead recharge ordinance.
3. Implement and enforce storm water management guidelines.
4. Continue to work with the Rib Mountain Metropolitan Sewerage District (RMMSD) to maintain and upgrade the wastewater collection and treatment system.
5. Continue to work with the Rib Mountain Sanitary District to maintain the water supply and storage facilities to keep pace with anticipated growth.
6. Continue to cooperate with the Rib Mountain Sanitary District to enforce water quality controls in the well recharge area.
7. Ensure that lot sizes are adequate in areas where private waste disposal systems are required.
8. Limit intensive residential development with on-site waste disposal systems in areas with high bedrock and wetlands.

GOAL 2: Support and maintain existing community facilities and services.

Objectives and Actions:

1. Maintain the Municipal Center as a seat of local government and community gathering place, and expand as needed.
2. Identify necessary repairs and allocate funds to maintain and/or improve the Municipal Center on a regular basis.
3. Perform annual reviews and budget allocations to fund public services. Evaluate cost-effectiveness of current agreements with adjacent municipalities regarding provision of fire and emergency response services.
4. Continue to explore methods of cost sharing, such as equipment sharing, with surrounding municipalities to increase the efficiency by which services are provided.
5. Analyze future developments for their impact on the Town’s tax base in relation to the cost of additional services the development would require.
6. Support the continued provision of cost-effective community services.
7. Continue to work with the Marathon County Sheriff’s Department to provide law enforcement and communications services.
8. Support the SAFER District and its fire, EMS, and rescue operations as an active member of the organization.

9. Maintain regular communication with municipalities the Town has service agreements with to discuss opportunities to enhance the efficiency and effectiveness of services.

GOAL 3: Maintain and improve parks in Rib Mountain to improve the quality of life in the Town.

Objectives and Actions:

1. Strive to provide adequate park and recreation facilities to meet the needs of current and future residents.
2. Supports development of an interconnected system of parks and trails.
3. Strive to provide timely and sufficient maintenance of park facilities and ensure that maintenance and upkeep costs for parks are included in annual budgeting.
4. Upgrade park facilities and equipment as needed to ensure safety and accommodate residents' recreational needs.
5. Develop a community center or similar facility.
6. Routinely review and update the Town's park dedication and impact fee requirements to ensure they are reasonable and sufficient to address needs, and encourage new residential developments to include parks, green space and trails as appropriate.
7. Identify opportunities to purchase property for future park or trail development. Map these properties as "future park" to encourage preservation for future park development.
8. Support the development of a regional multi-use trail system and work with appropriate agencies, such as the WDNR, WDOT, Marathon County, and others, to identify possible trail routes in Rib Mountain to connect to a regional system and to the Mountain-Bay Trail.
9. Work with the Marathon County and surrounding municipalities to identify and map potential trail routes in the Town to become part of a regional trail system. Use this map during development review to identify where trails should be installed in conjunction with new development or road construction.
10. Establish requirements for provision of trail easements in conjunction with new development.
11. Recognize and support the various public and private park and recreational facilities located in the Town as important assets to the community.
12. Encourage adequate funding for maintenance and improvements of Marathon County parks and forests, particularly Nine Mile Forest Unit.
13. Continue to work cooperatively with the WDNR on efforts to improve Rib Mountain State Park.
14. Continue to work cooperatively with Granite Peak Ski Resort to ensure that development and expansion is done in an environmentally sensitive manner.