



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, March 13th, 2019; 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 2-27-2019 Plan Commission meeting.**
- 4.) New Business:
 - a. **Tim Vreeland, applicant, requests Preliminary Plat approval for a seven-lot subdivision at the property addressed 1701 Oriole Lane. Parcel #34.102807.003.012.00.00. Docket #2019-06.**
 - b. **Joe Schira, owner, requests a Pre-Application Conference for a potential conditional use application. Docket #2019-07.**
- 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
February 27, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:17 pm. Other Plan Commission members present included Jim Hampton, Tom Steele, and Ryan Burnett via conference call. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Jay Wittman was absent.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the February 13, 2019 Plan Commission meeting. Motion carried 4-0.

CERTIFIED SURVEY MAP REVIEW:

- a. *Mi-Tech Services Inc., applicant, request Certified Survey Map review for a land division at the property legally described as Lot 1 of CSM Volume 57, Page 98 (#13161), Document #1358523 except Document #1376179, and part Lot 26 Woodlawn Pines Plantation, being part of the SW ¼ of the SE ¼, Section 10. Parcel #34.102807.015.005.00.00. Docket #2019-05.*

Community Development Director, Steve Kunst, indicated the applicant requests review of a Certified Survey Map (CSM) dividing an existing 13-acre parcel into two future development sites of approximately 3 and 9 ½ acres; both of which meet the minimum lot standards. Kunst noted the parcels would be zoned Suburban Office which allows for office, personal and professional services, and passive outdoor recreation uses. Additionally, Kunst indicated the CSM shows the dedication of right-of-way for the creation of a new street. He stated the Town Board would need to pass a resolution accepting the proposed right-of-way and would suggest any recommended approval would be conditioned upon that resolution. As additional conditions of approval, Kunst recommended requiring an approved developer agreement for all public improvements and determination of stormwater management requirements related to the road construction.

Harlan Hebbe asked staff if they had any concerns with the CSM as presented. Kunst indicated there were no concerns from a lot layout perspective. Jim Hampton questioned the purpose of the easement between lots 1 and 2 of the CSM. Kunst and Jay Knoke, applicant representative, stated the updated CSM has removed the easement and the lines depicted on the CSM show the required building setbacks only.

Hampton noted the adjacent parcels to the west and south of the subject property were zoned for residential use and questioned the zoning and use of the parcel to the north. Kunst noted the current residence is zoned Unified Development District (UDD) with a future land use indication similar to the subject parcel.

Tom Steele noted there were only two residential homes abutting the subject property, and given their location, he had little concern about the impact of potential development. In addition to Steele's

observation, Kunst indicated he had spoken with one of the neighboring property owners about the parcels zoning and potential land uses.

Steele then verified any future lot improvements would need to come through Plan Commission for approval and the applicant is aware of the wetland restrictions. Kunst stated any proposed development on the newly created lots would require Plan Commission review and approval and the applicant is aware of the wetland requirements and have been working with the Department of Natural Resources (DNR).

Hampton and Steele then confirmed 'Pelican Lane' would be the only access point to Hummingbird Road. Kunst stated the applicant has worked with the County Highway Department to establish the location of the access point to Hummingbird Road and he believes it would be the only allowable access point for those lots.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Certified Survey Map for a land division at the property legally described as Lot 1 of CSM Volume 57, Page 98 (#13161), Document #1358523 except Document #1376179, and part Lot 26 Woodlawn Pines Plantation conditioned upon an approved Developer's Agreement covering all public improvements, Town Board passing resolution accepting the proposed right-of-way for "Pelican Lane", and determination of stormwater management requirements related to the road construction. Motion Carried 4-0.

NEW BUSINESS:

- a. *Granite Peak Corporation, applicant, requests a Site Plan Modification to Docket #2000-22 for pumphouse and piping upgrades. Parcel #34.052807.002.000.00.00, #34.052807.001.000.00.00, #34.052807.004.000.00.00, #34.042807.010.005.00.00, #34.042807.010.002.00.00, and #34.042807.010.001.00.00. Docket #2019-04.*

Kunst indicated the applicant is seeking an amendment to the Special Use permit approved by the Town in 2000 for a private utility including water system piping and a pumphouse structure which service Granite Peak Corporation's snow making operations. He noted the new pumphouse facility would be a wood framed structure approximately 12 feet in height and the water system piping would be upgraded from its current 10-inch diameter to 24 inch in diameter. Tom Ellenbecker, applicant representative, indicated the pumphouse is planned to be approximately 520 square feet in order to accommodate the pumps and working space.

Kunst noted the use falls under the review of a Public Service and Utility and is subject to a number of considerations. He reviewed those considerations as presented in the agenda packet, indicating the proposal meets all of the applicable standards.

Hampton asked how many pumps were planning to be installed. Ellenbecker indicated three (3) pumps were going to be installed, with two (2) being operational and one (1) being a spare and for future needs.

Peter Biermeier, applicant representative, presented an updated plan for the pumphouse structure, indicating the water requirements for their snowmaking have decreased since they originally received

their intake permit. Biermeier noted they were originally approved for 12,000 gallons per minute, but currently only require 6,770 gallons per minute with an anticipated need for 10,000 gallons per minute if the expansion of the ski area is approved by the DNR. Biermeier also confirmed the new pipe would remain within the existing easements and noted they have acquired ownership of the property in which the pumphouse and intake structures are located.

Hampton asked for confirmation that the pumphouse was not inside of the flowage area of the Rib River. Ellenbecker indicated he has been working Marathon County to establish a location for the pumphouse which is outside of the required shoreland setback area and to acquire the necessary shoreland alteration permits. Additionally, Ellenbecker noted they have been in contact with the Marathon County Highway Department for the necessary right-of-way excavation for the crossing of County Highway NN.

Hebbe asked what type of piping material was to be used. Ellenbecker noted the initial plan is to use a high-density polyethylene (HDPE) pipe, but it may change as they finalize the design. Biermeier gave a brief description of the current pumping operations and explained the need for the additional capacity. He noted the current intake pump has a capacity which is half of the upper pumps capacity which creates down time in snowmaking operations as they allow the ponds to be refilled. He indicated they typically operate the pumps for a maximum of 45 days a year and have a desire to have all of the ski runs open by Christmas and the increased pumping capacity should allow them to do so.

Hampton asked Biermeier how many hours a day they can currently make snow, if they have enough capacity currently based on their snowmaking schedule, and if they plan to upgrade the pond pumps as well. Biermeier noted they could potentially make snow 24 hours a day, but labor is often a limiting factor. He noted they may have enough capacity currently if they made snow in 12-hour cycles like Hampton questioned, but schedules do not often allow for that type of operation. Biermeier also indicated they do plan to upgrade the pond pumps when additional snowmaking is required. Hampton asked if the pumps are “noisy”. Biermeier stated he did not believe them to be “noisy” and noted they have not received any complaints related to pump noise.

Ryan Burnett asked for clarification on the width and location of the easements indicating he wanted to make sure the new piping was still contained within those existing easements and that the pipe installation does not hinder any future development of the effected parcels. Kunst noted the easements are not indicated in the packet, but the general location of the piping is depicted on the large aerial image. Additionally, Ellenbecker stated the existing easements are 30 feet wide and that all existing equipment and upgrades would remain in those easements. Hampton asked if all utilities are confined within the easement, including required electrical services. He also asked for clarification of the burial depths of both the pipe and the electrical conductors.

Ellenbecker confirmed all utilities related to the pumping operations are confined to the 30-foot utility easement and the pipe depth ranges from eight (8) feet to 10 feet in depth, while the electrical conductors are typically two (2) to three (3) feet in burial depth. He also noted there are some wetland areas that confine the easement width. Steele questioned whether the 30-foot easement was enough width for installation and operation, and who coordinates the crossing of County Highway NN. The applicants

confirmed that the easement width was adequate and they have been working with the County Highway Department to coordinate the right-of-way excavation to minimize traffic impacts.

Motion by Jim Hampton, second by Tom Steele to approve the Site Plan Modification to Docket #2000-22 for pumphouse and piping upgrades for the above described parcels, as presented. Motion Carried 4-0.

OLD BUSINESS:

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

Kunst indicated the presented chapters focus on Transportation and Economic Development, and as with previous meetings, it is the intent of staff to receive final comments on these chapters in an effort to finalize the Comprehensive Plan by early summer.

Hebbe requested the addition of Faith in Action as a transit option for elderly and disabled residents as noted on page 6a-10. This led to a broader discussion of services offered to residents, which led to Commissioners and staff agreeing to review the referenced service providers and including other useful links to provider contacts which offers a more regional collection of resources.

Kunst noted the addition of references to developer partnerships for trail facilities, indicating that Rib Mountain plays a key role connecting adjacent communities.

Hebbe then identified a spelling error on 6a-13 and questioned what drives the discussion on creating an additional river crossing at Military Rd in Rothschild to Foxglove Rd in Rib Mountain. Kunst indicated it is likely Rothschild and public safety officials driving the discussion.

Burnett requested that a statement related to the procedure for special assessment of road improvements be incorporated into the Comprehensive Plan to indicate that residents are not solely responsible for the road improvements in areas which service a high traffic counts for the commercial uses.

Kunst noted he plans to update the images in the Economic Development chapter so they are more representative of the Town's commercial development and Chapters 3 and 4 will be presented to the Town Board at the next meeting.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Town Board Update – Kunst noted all recommended items from the previous meeting were approved by the Town Board

Countywide Addressing – Kunst stated the State Supreme Court heard the oral arguments in the Town's lawsuit against Marathon County and they anticipate a ruling in six (6) to nine (9) weeks.

Lilac Traffic Impact Analysis – Kunst indicated discussions have begun related to future infrastructure improvements on Lilac Ave due to the impact of development of numerous parcels including the current Olson Carpet, TRS Development, the parcel formerly referenced as the Koletsky Property, and other neighboring parcels.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 7:11 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: March 7, 2019

SUBJECT: Preliminary Plat Review – Oriole Heights

APPLICANT: Tim Vreeland, applicant

OWNER: Richard Austin

PROPERTY ADDRESS: 1701 Oriole Lane

PARCEL #: 34.102807.003.012.00.00

REQUEST: Preliminary Plat Approval for Stone Horizon

ZONING: Mixed Residential -4 (MR-4)

ADJACENT ZONING: SR-3 (North & West), SC (South), UDD (East)

PROPOSED LAND USE: Single Family Residential

NARRATIVE:

The applicant requests Preliminary Plat approval for creation of seven (7) new single-family residential lots on Oriole Lane, between Cardinal Avenue and Rib Mountain Drive. The subject property is currently over 4 acres zoned MR-4, which permits either single family or duplex style development at a density of four (4) dwelling units per acre. Proposed lot sizes range from 17,700 square feet to 30,500 square feet and represent a density of 1.6 dwelling units per acre. Each proposed lot meets minimum dimensional standards of the Town’s Zoning and Subdivision ordinances. The Plan Commission reviewed a multi-family development proposal for this site in 2018.

APPLICABLE SUBDIVISION DESIGN STANDARDS

LOTS.

(a) In general, the size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Lot dimensions shall conform to the requirements of [Ch. 17](#) of this General Code.

The proposed lots meet the standards for overall size, shape and orientation of the Mixed Residential–4 zoning district. The proposed lot sizes are also consistent with the surrounding neighborhood where properties range from 10,000 ft.² to over 18,000 ft.² in overall size.

(b) All plats shall indicate building setback lines or yards equivalent to those required in [Ch. 17](#) of this General Code.

At the time this report was drafted, the Preliminary Plat did not include identify setback lines. Setbacks for the MR-4 zoning district include a 35 foot front yard, 10/12 foot side yard (one vs two stories residences), and 25 foot rear yard.

(c) Residential lots to be served by private or individual sewerage disposal facilities shall comply with the rules of the State Board of Health.

Not applicable. All proposed lots are to be served by public sewer and water.

(d) Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type and use and development contemplated as established in [Ch. 17](#) of this General Code.

Not applicable.

(e) Corner lots for residential use shall have extra width to permit full building setback as required in [Ch. 17](#) of this General Code.

Not applicable.

(f) Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Town planning agency.

All proposed lots front Oriole Lane. This requirement is met.

(g) Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

This item is addressed as part of both the overall development's stormwater management plan as well as individual building permits.

(h) Lots at right angles to each other shall be avoided wherever possible, especially in residential areas.

This requirement is met.

(i) In case a tract is subdivided into parcels containing one or more acres, such parcels shall be arranged to allow the re-subdivision of any parcels into smaller lots in accordance with the provisions of this chapter.

Not applicable.

(j) Lot lines shall follow Town boundary lines, whenever practicable, rather than cross them.

This requirement is met.

(k) Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

Not applicable.

ITEMS FOR POTENTIAL FINAL PLAT:

- Action from the Town Board and Marathon County Land Conservation Committee on the Preliminary Plat
- Town Engineer approved stormwater management plan
- A developer agreement covering all public improvements (street, utilities, etc.), if necessary
- Copy of any subdivision covenants and primary contact person(s)
- Setback lines identified on all buildable lots

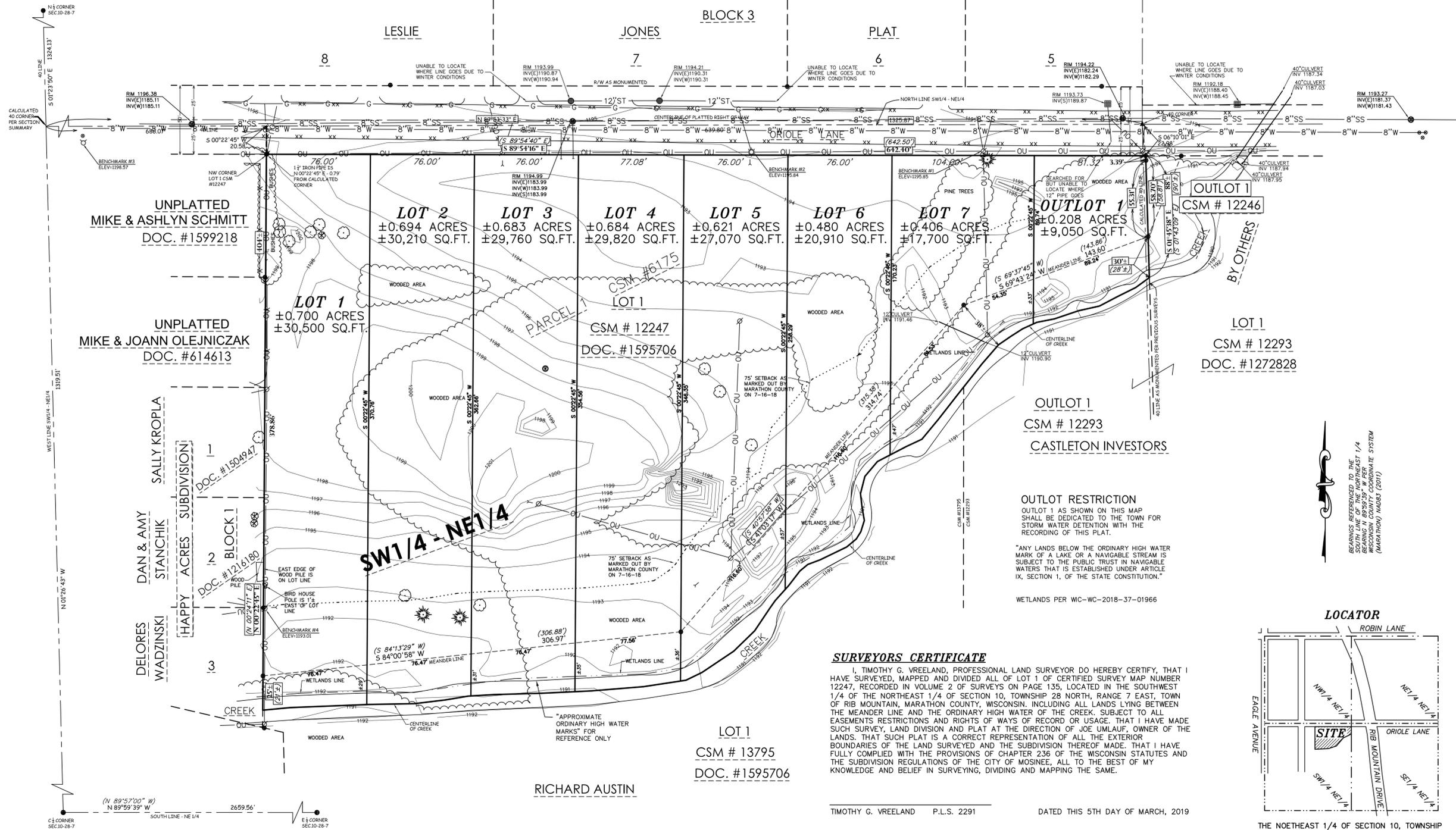
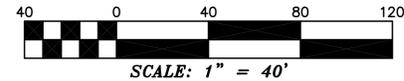
POSSIBLE ACTION:

1. Recommend approval of the Preliminary Plat for Oriole Heights, as presented
2. Recommend approval of the Preliminary Plat for Oriole Heights, with conditions/modifications.
3. Recommend denial of the Preliminary Plat for Oriole Heights.

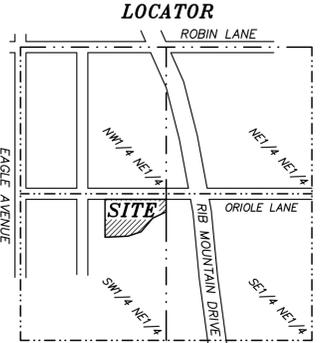
VREELAND ASSOCIATES, INC.
 6103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 OR TOLL FREE (866) 693-3979
 FAX (715) 241-9826 tim@vreelandassociates.us
 PREPARED FOR: **JOE UMLAUF**
 FILE #: U-21-19 UMLAUF
 DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

PRELIMINARY PLAT ORIOLE HEIGHTS

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12247-52-135, LOCATED IN THE
 SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH,
 RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.
 CONTAINING ±4.478 ACRES



SURVEYORS CERTIFICATE
 I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 12247, RECORDED IN VOLUME 2 OF SURVEYS ON PAGE 135, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER OF THE CREEK, SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF JOE UMLAUF, OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MOSINEE, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 NORTH, MARATHON COUNTY COORDINATE SYSTEM (MARATHON) MADE (2011)

REPORT TO PLANNING COMMISSION

FROM: Steve Kunst, Community Development Director

DATE: March 7, 2019

SUBJECT: Pre-Application Conference – Low Density Husbandry

APPLICANT: Joseph Schira, owner

PROPERTY ADDRESS: 7509 Red Bud Road

PARCEL #(S): 34.202807.011.003.00.00, 34.202807.011.002.00.00, 34.202807.011.004.00.00,
34.202807.012.000.00.00, & 34.202807.012.001.00.00

REQUEST: Pre-Application Conference for a potential Conditional Use Request for Low Density Animal Husbandry

ZONING: Estate Residential - 1 (ER-1)

ADJACENT ZONING: ER-1 (North & West), RA-2 (South), RR (East)

PROPOSED LAND USE(S): Single Family Residential and Low-Density Animal Husbandry

NARRATIVE:

The applicant seeks Plan Commission input on the potential for keeping a small number of animals of husbandry (e.g. horses, beef animals, etc.) at their property at the south end of Red Bud Road. The properties in question are all zoned Estate Residential-1, which allows for the keeping of such animals with conditional use approval. At this time, the proposal would include animals utilizing the existing detached building found on the property.

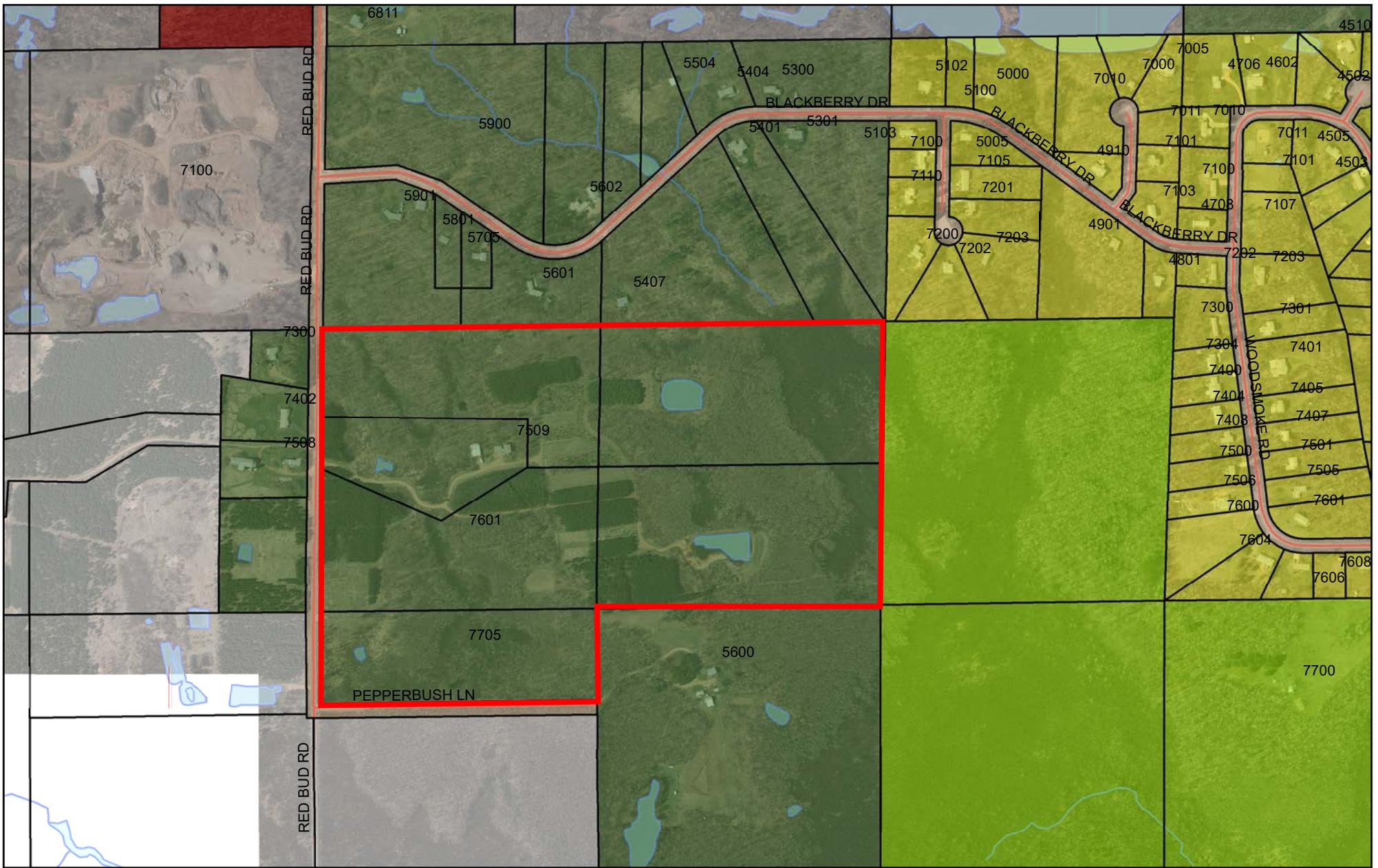
LOW DENSITY HUSBANDRY STANDARDS:

Description: Husbandry land uses include all operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one animal unit (as defined in Section 17.024) per acre, and less than 500 animal units total. Apiaries are considered husbandry land uses.

3. Conditional Use Regulations {CR-5ac, ER-1}:

- a. Any building constructed for this agricultural use, including structures housing animals, shall be located in relation to any residentially zoned property and all other lot lines so as to minimize any negative impacts on the abutting property. The distance that these buildings shall be set back from property lines and adjacent structures shall be determined by the Plan Commission on a case-by-case basis.
- b. All outdoor animal containments (pasture) shall be located a minimum of 10 feet from any residentially zoned property.

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

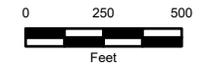


Rib Mountain:
"Where Nature, Family, and
Sport Come Together"

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

Map Printed: 3/7/2019

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



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

4b-2

REPORT TO PLAN COMMISSION & TOWN BOARD

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

NARRATIVE:

Included in this packet are final drafts of chapters eight and nine of the updated Town Comprehensive Plan. Chapter 8 focuses on Intergovernmental Cooperation; whereas, Chapter 9 Implementation. 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. The last remaining chapter for the Plan Commission to finalize is Land Use.

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

CHAPTER EIGHT

INTERGOVERNMENTAL COOPERATION

This section describes existing mechanisms the Town of Rib Mountain uses to coordinate with other units of government, including: Marathon County, adjacent towns, the school district, the State of Wisconsin and the Federal government. It also summarizes existing major challenges and issues regarding intergovernmental cooperation and regional planning, including

- Opportunities to reduce or eliminate duplication of services;
- Incompatible goals, policies and development;
- Mechanisms for conflict resolution;
- Opportunities for joint planning and decision making.

Mechanisms for cooperation and coordination primarily take the form of intergovernmental agreements, leases and contracts, and regulatory authority. These can occur between the Town of Rib Mountain and other local, regional, State or Federal entities. Following is a brief description of the various functional areas and services that require intergovernmental coordination at various levels.

LOCAL AND REGIONAL LEVEL COOPERATION

Rib Mountain cooperates with neighboring municipalities, the County, and the State on a variety of matters ranging from delivery of services to coordination of planning along common boundaries. The Town recognizes that cooperation with its neighbors can improve the quality and cost-effectiveness of services, foster coordinated development, and enhance its overall quality of life.

SHARED SERVICES

Fire and Emergency Response

The Town cooperates with the Villages of Kronenwetter and Weston as well as the Towns of Weston, Easton, Ringle, Guenther, Stettin and Marathon in membership in the South Area Fire District (SAFER). The District originated in 2014 and operates stations in both Rib Mountain and the Village of Weston.

Utilities

Portions of the Town are located in the Wausau Urban Service Area and are served by public sewer and water. Wastewater treatment is provided by the Rib Mountain Metropolitan Sewerage District (RMMSD), which also serves the villages of Weston, Rothschild, and Kronenwetter. Sewage collection is provided by Rib Mountain Sanitary District (RMSD).

COOPERATIVE PRACTICES

School District

The Town is served by the Wausau School District, which operates two elementary schools located in Rib Mountain; Rib Mountain Elementary and South Mountain Elementary. The Town and the School District also cooperate on use of Town parks and school athletic facilities such as tennis courts.

Rib Mountain Sanitary District (RMSD)

The Town leases land from the RMSD for Liberty Street Park.

Marathon County

Rib Mountain currently receives law enforcement services from the County Sheriff's Department. In 2017, the Town and County signed an agreement for additional law enforcement services, on an as needed basis. Marathon County also provides 911 dispatch service, access permits, maintenance and improvement of County Highways, planning and permitting oversight regarding shoreland and floodplain regulation, private sewage system regulation, and animal waste and manure management.

Regional Agencies

The Town is a member of the Wausau Area Metropolitan Planning Organization (MPO), whose primary function relates to coordination of regional transportation planning. The Town is also a member, with all of Marathon County, in the ***North Central Wisconsin Regional Planning Commission (NCWRPC)***. The NCWRPC provides land use planning, economic development, mapping, and other planning services to member municipalities in the Region.

Rib Mountain maintains membership in two regional economic development organizations, being the Marathon County Economic Development Corporation (MCDEVCO) and the Central Wisconsin Economic Development Fund (CWED). The Town and many neighboring municipalities also signed the Marathon County Municipalities Economic Development Agreement to help protect the prosperity of each participating community by setting principles and standards for economic development efforts.

The Town is also a member of the North Central Wisconsin Stormwater Coalition (NCWSC) with 12 other municipalities and Marathon County to coordinate compliance with mandated stormwater quality requirements.

State and Federal Agencies

The Town has limited direct contact with State or Federal agencies, with the exception of Rib Mountain State Park. However, State agencies regulate certain activities such as access onto State roads, shoreland, floodplain and wetland zoning oversight, navigable waters protection, compliance with water quality standards, farmland preservation tax credits and managed forest tax credit programs.

INTERGOVERNMENTAL COOPERATION 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: Coordinate development and planning activities with surrounding communities.

The Town of Rib Mountain will strive to cooperate and coordinate with its neighbors and the region to manage growth and development.

Objective 1: To communicate with surrounding communities when proposed development is on a boundary or where development in the Town could have impacts on the adjacent community.

Objective 2: To work with surrounding communities in preservation of natural resources.

Objective 3: To communicate with adjacent communities when planning locations for public facilities that may serve more than one community.

Objective 4: To continue to participate with the Metropolitan Planning Organization (MPO) to coordinate timing of road maintenance and improvements with surrounding communities.

Action 1: Work cooperatively with adjacent municipalities to review and coordinate development along common boundaries.

Action 2: Establish a list of contacts for adjacent municipalities and routinely inform and invite them to review pending development proposals.

GOAL 2: Cooperate in providing cost-effective public safety services.

The Town of Rib Mountain supports the continued provision of cost-effective public safety services.

Objective 1: To continue to provide mutual-aid agreements with surrounding municipalities.

Objective 2: To continue cooperative efforts with the Villages of Kronenwetter and Weston as well as the Towns of Weston, Easton, Ringle, Guenther, Stettin and Marathon in the South Area Fire District, SAFER, for more efficient and cost-effective fire, EMS/ambulance services.

Objective 3: Continue working with Marathon County and neighboring communities to provide and improve law enforcement services.

Action 1: Establish regular discussions with surrounding municipalities to review service agreements and identify opportunities to improve efficiency and cost-effectiveness.

Action 2: Continue to participate in discussions with neighboring municipalities and the Wausau metropolitan area regarding service consolidation and opportunities to share services and/or public facilities.

GOAL 3: Encourage participation by Town officials and residents in all levels of government.

The Town of Rib Mountain encourages local officials and residents to actively participate in government, planning, and policy related activities and organizations.

Objective 1: To encourage local officials to participate in county and state government activities and organizations.

Objective 2: To encourage regular participation and feedback from residents and businesses through surveys, informational public meetings, newsletters or other activities.

Action 1: Maintain Town membership in the Wausau Area Metropolitan Planning Organization.

Action 2: Conduct regular community surveys to solicit public input on various issues and concerns affecting the Town.

GOAL 4: Continue to communicate with Marathon County officials on issues for which they are responsible.

The Town of Rib Mountain will continue to cooperate with Marathon County on issues for which the County is responsible.

Objective 1: To maintain current contracts with the Marathon County Sheriff's Office for law enforcement services, but review as community needs change.

Objective 2: To continue to work with Marathon County on county road and bridge maintenance and improvements.

Action 1: Work with Marathon County and other necessary agencies to help resolve the Floodplain issues of N. Lakeshore Drive.

Objective 3: To continue to work with Marathon County on permitting oversight regarding shoreland, wetland and floodplain regulations, and private sewage system regulation.

Action 1: Maintain regular contact and timely feedback to Marathon County staff regarding concerns with road maintenance and code enforcement.

Action 2: Work with Marathon County Sheriff's Department as needed to improve communications or other efforts to enhance the efficiency and effectiveness of police protection services.

Action 3: Work with Marathon County to address floodplain issues affecting North Lake Shore Drive and Mallard Lane.

CHAPTER NINE

IMPLEMENTATION

Implementation of this Plan depends on the willingness of local officials to use it as a guide when making decisions affecting growth and development in the Town. It is also important local citizens and developers become aware of the Plan and its usefulness. The tools and techniques recommended to implement the comprehensive plan are as follows:

TOWN DECISION MAKING

The adopted plan should be used as a guide by the Town of Rib Mountain when making land use and development decisions. The plan contains a variety of goals, objective and actions which together comprise the framework for decision making by village officials. For purposes of this plan, goals, objectives and actions are defined as follows:

- **Goal:** A goal is a statement that describes a desired future condition. The statement is broad in scope and describes general concepts or things the community hopes to accomplish.
- **Objective:** An objective is a statement that describes a specific course of action to achieve a goal or address an issue.
- **Action:** An action is a general course of action or rule of conduct to be followed to achieve community goals and objectives.

Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives and actions outlined in this Plan.

Although this Plan is intended to guide the future of the Town, it is impossible to predict exact future conditions. As such, the goals, objectives and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

CITIZEN PARTICIPATION/EDUCATION

The Town encourages citizen awareness of the Town's Comprehensive Plan by making it available on the Town's website and displaying the plan, or parts of the plan, at the Municipal Center, Library, or other community gathering places.

TOOLS FOR IMPLEMENTATION

ZONING

The Town of Rib Mountain has its own Zoning Ordinance. Zoning is the major implementation tool to achieve the proposed land uses found in Chapter 7. The general purpose of zoning is to minimize undesirable side effects resulting from development by managing and/or buffering incompatible uses and by maintaining standards to ensure development does not negatively impact the community's character. The Town's Zoning Ordinance is available online as Chapter 17 of the Rib Mountain Municipal Code.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map are coordinated with the Comprehensive Plan and Future Land Use Map. While the zoning map and future land use map do not need to directly match at the time the future land use map is adopted, the intent is the future land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted future land use map.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If amending the zoning map would result in a conflict with the future land use map, the future land use map should also be amended. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern.

LAND DIVISION

The Town of Rib Mountain also adopted and maintains its own subdivision ordinance. Subdivision regulations serve as an important land use regulation function by ensuring the orderly development of unplatted and/or undeveloped land. These regulations set forth reasonable regulations for lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be an asset. The Town Board makes the final decisions on the content of the subdivision ordinance. These decisions are preceded by public hearings and recommendations of the Plan Commission. The Town's Subdivision Ordinance is also available on the Town's website as Chapter 18 of the Rib Mountain Code of Ordinances.

OTHER TOOLS

Additional tools and approaches can be utilized by the Town to achieve the goals of the Plan. These include, but are certainly not limited to, the following: capital improvements programming, fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, utilization of surplus lands, and ordinances or programs regulating activities such as impact fees, building permits, erosion control, etc.

PLAN AMENDMENTS

Periodic amendments can be made to this Plan. Amendments are generally defined as minor changes, such as slight changes to the text or maps. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law requires that the same process used to adopt the Plan will also be used to amend the Plan

Criteria to consider when reviewing plan changes are as follows:

- The change is consistent with the overall goals and objectives of the Town of Rib Mountain Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment including steep slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- There is a change in Town actions or neighborhood characteristics justifying a change.
- The change corrects an error made in the original plan.
- There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
- The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

PLAN REVIEW AND UPDATE

Periodic updating of the plan is necessary for continued refinement to insure the Plan reflects the desires of the Town’s citizens. An essential characteristic of any planning process is that it be ongoing and flexible. The Town should re-examine the plan, at least every five years, and determine if more complete review is required to bring it into line with changed conditions or altered priorities within the Town. State Statutes requires a Comprehensive Plan be updated at least every 10 years.

CONSISTENCY AMONG PLAN ELEMENTS

The State of Wisconsin planning legislation requires the Implementation Element describe how each of the required elements will be integrated and made consistent with

the other elements of the plan. Upon formal adoption of the 2019 amended Comprehensive Plan, the Town will formally review its official Zoning Map to ensure consistency with the revised Future Land Use Map.

This Comprehensive Plan also references previous and concurrent related planning efforts to ensure they are considered in planning decisions in conjunction with the recommendations of this Plan. Recommendations from other plans have been summarized and incorporated in this plan as deemed appropriate, to foster coordination and consistency between plans. Some related plans, such as the *Marathon County Hazard Mitigation Plan*, are incorporated by reference in this plan and are essentially considered appendices of this plan even though they are separate documents.