



VILLAGE OF RIB MOUNTAIN

**INCORPORATION SUBMITTAL – PUBLIC HEARING
JANUARY 24, 2023**

WELCOME

- Town Board Members
 - Chairman Allen Opall
 - Supervisor Frederick Schaefer
 - Supervisor Gerry Klein
 - Supervisor Brad Conklin
 - Supervisor Cory Sillars





Introductions

▪ **PETITIONERS**

- Pat Puyleart, Representative
- Mary Jdid, Alternate Representative

▪ **CONSULTANTS**

- Bill Forrest, Forrest & Associates, LLC.
- Dean Dietrich, Town Attorney
- Ken Lassa, REI Engineering

▪ **STAFF MEMBERS**

- Gaylene Rhoden, Administrator
- Jared Grande, Community Development Director
- Scott Turner, Street/Park Superintendent
- Nicole Dunbar, Finance Director
- Lynnae Kolden, Clerk

▪ **OTHER AGENCIES**

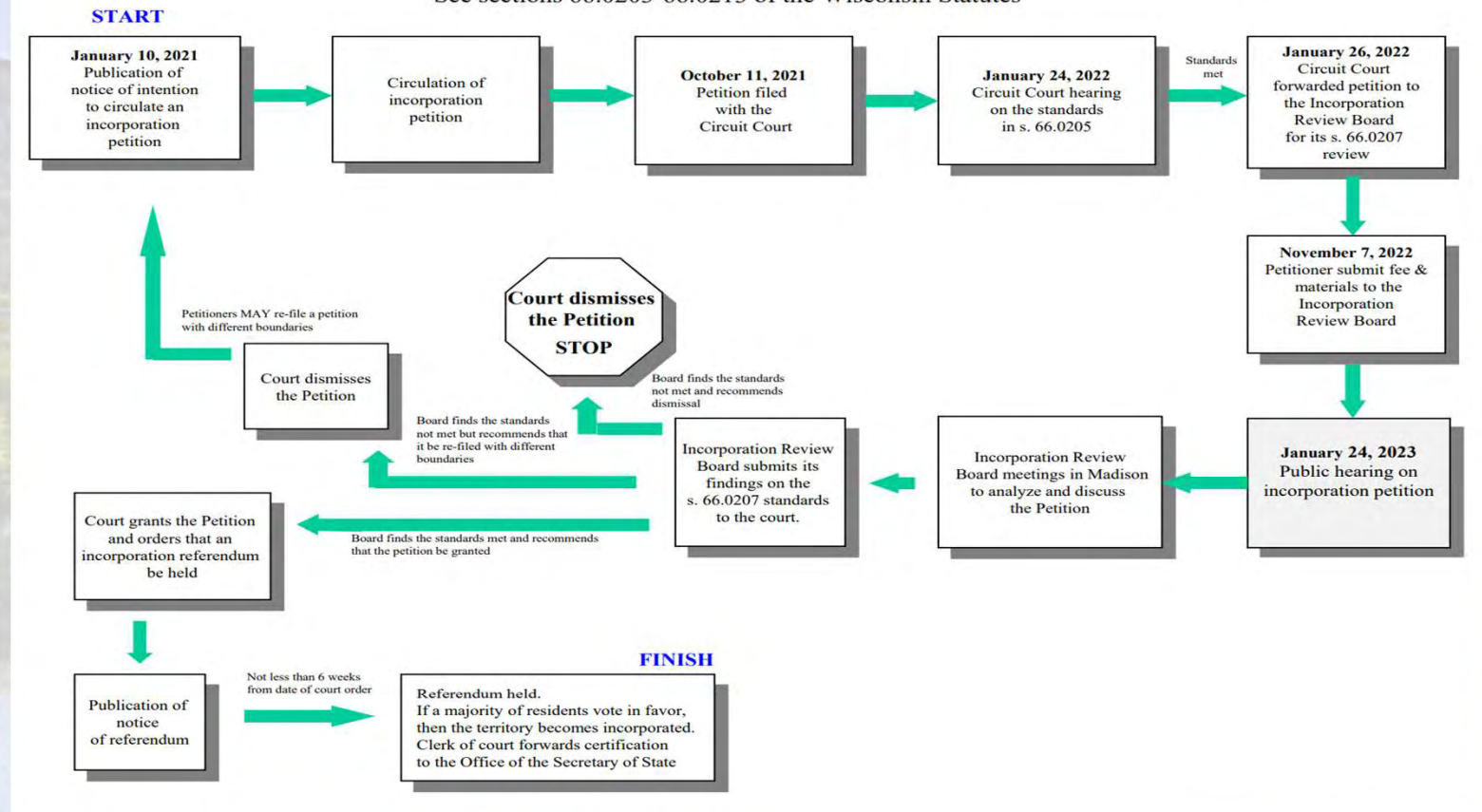
- Mike Heyroth, Sanitary District Director
- Josh Finke, S.A.F.E.R. Fire Chief
- Bill Millhausen, Marathon County Deputy Chief



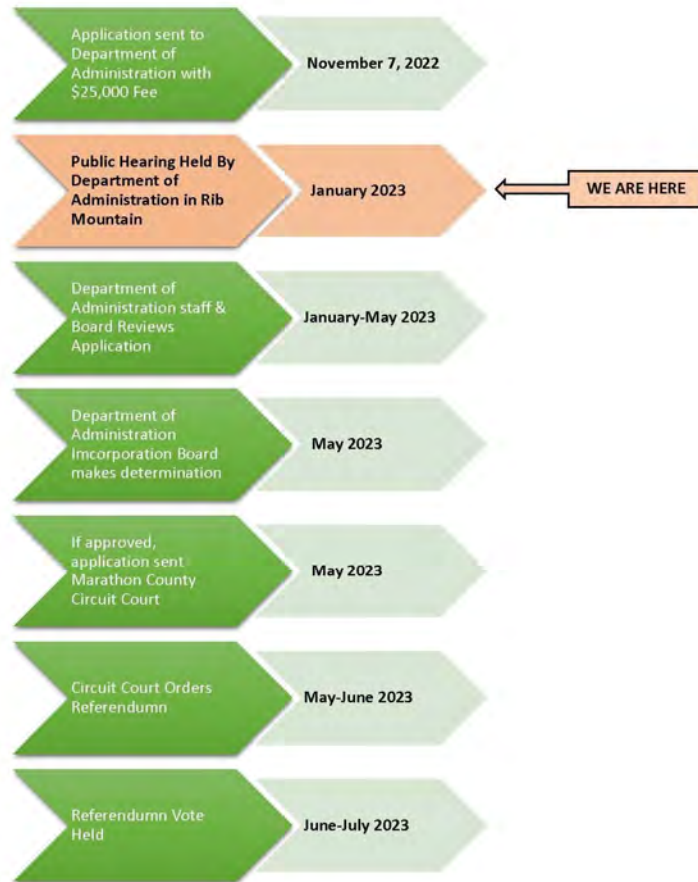
Background & History

T. Rib Mountain Incorporation Process

See sections 66.0203-66.0213 of the Wisconsin Statutes



INCORPORATION FLOW CHART – WHERE ARE WE?



The Incorporation Process

Reasons for Seeking Incorporation

- Creation of Permanent Boundaries.
- Local control for land divisions, zoning, and building permits.
- Expanded financing capacity.
- Local control over County rules.
 - Rib Mountain lawsuit against Marathon County over uniform addressing.
- Protection of Identity
- Changing Community & Growth of Tourism



Process to Date

Rib Mountain to host informational meeting about incorporation



By Heather Poltrock
Published: Jun. 29, 2021 at 3:29 PM CDT

- Public Participation on June 29, 2021
- Citizen Committee Formed and Petition Circulated
 - Over 550 Signatures Collected
- No opposition or interveners identified
- Updated information provided to the public
 - Town Beat Newsletter articles
 - Website information posted
 - Board Meeting Reports
 - Media Interviews
- Submittal November 4, 2022
- Informational Tables at the Elections

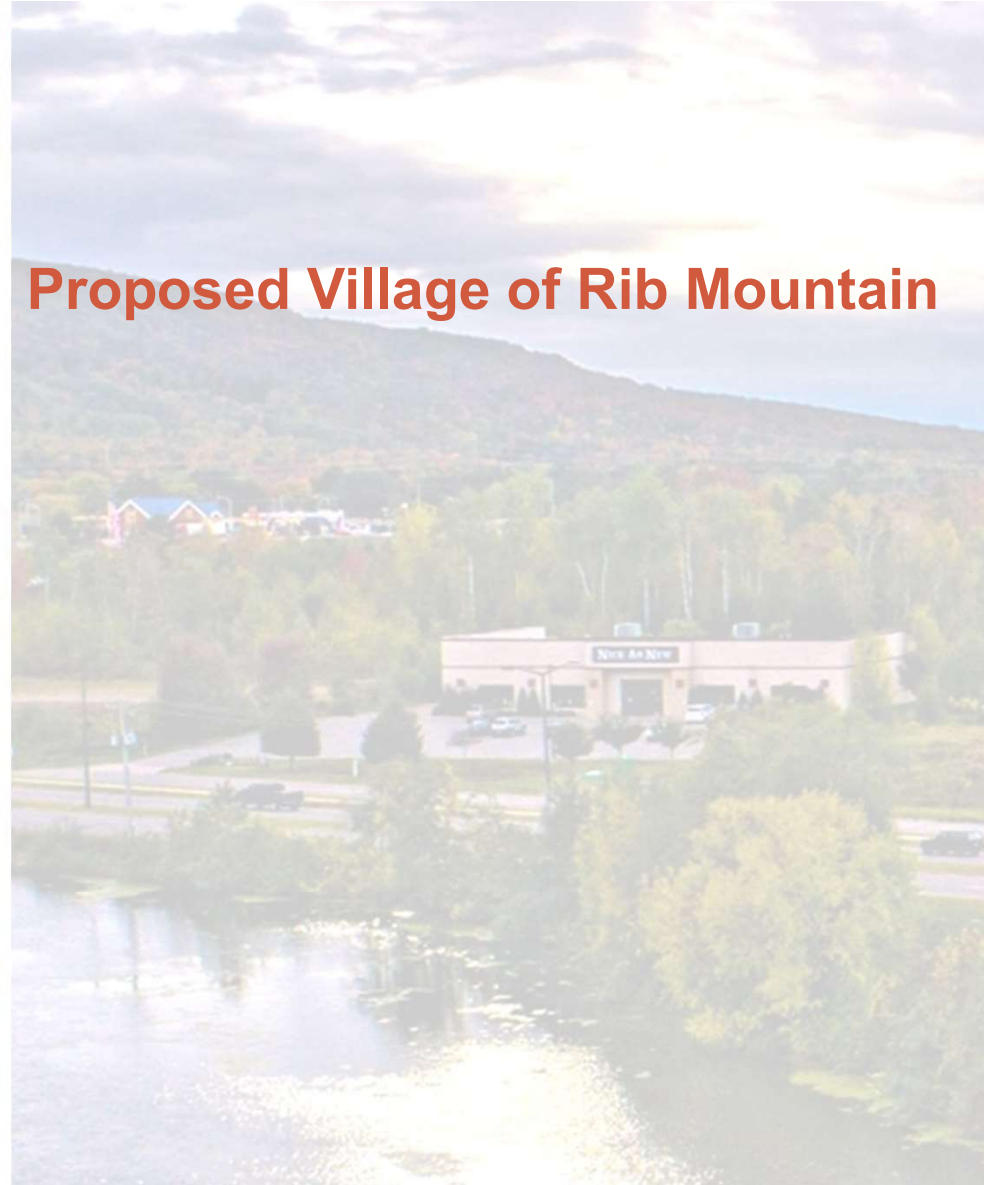
Homogeneity & Compactness

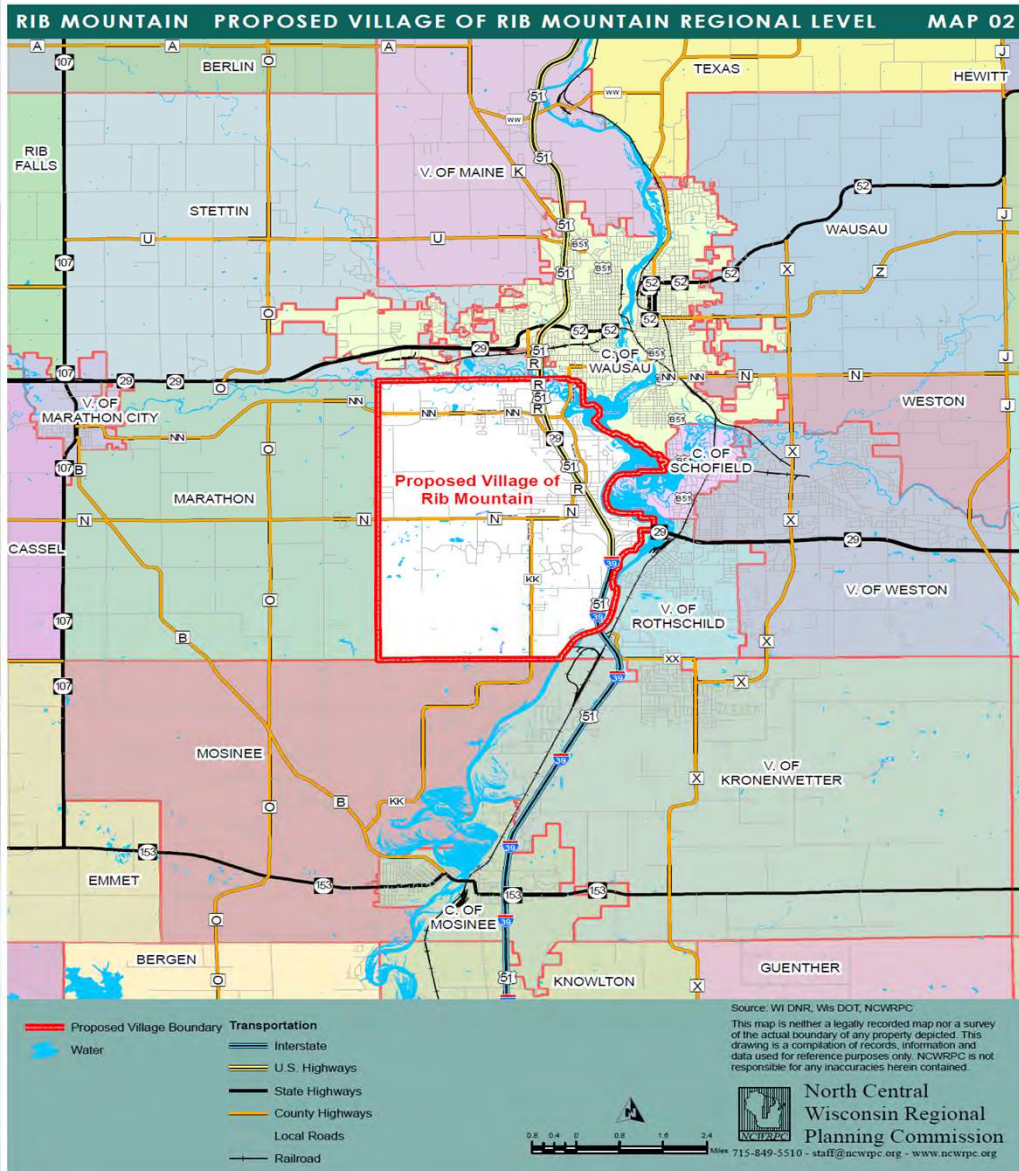
- Regional Context
- Natural Recreation & Preservation
- Environmentally Sensitive Areas & Soils
- Cohesion & Unity
 - History of Rib Mountain
- Demographics (Population, Age, Race & Ethnicity, Households, Education, and Income Levels)
 - Population Distribution
 - Density & Compactness





Proposed Village of Rib Mountain

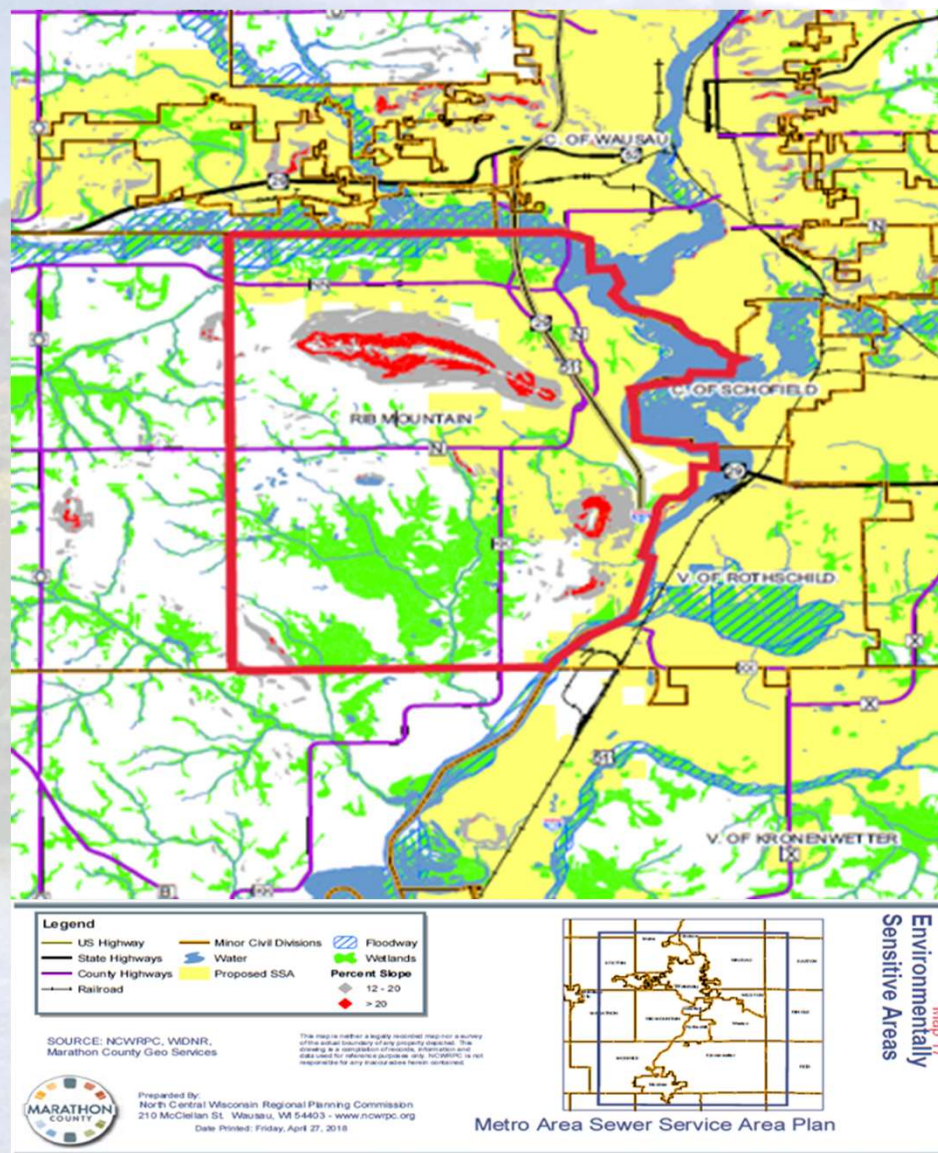




Regional Level – Wausau Metro



Map of Environmentally Sensitive Areas



Homogeneity & Compactness Cont.



- Community, Unity & Community Identity
 - Business District – Rib Mountain Drive Corridor (Main Street)
 - State Services
 - Attractive, Distinct Natural Recreational Opportunities
 - Community Based Organizations
 - Organized Community Events
 - Rib Mountain Organizations
 - Places of Worship
 - Unique Neighborhoods

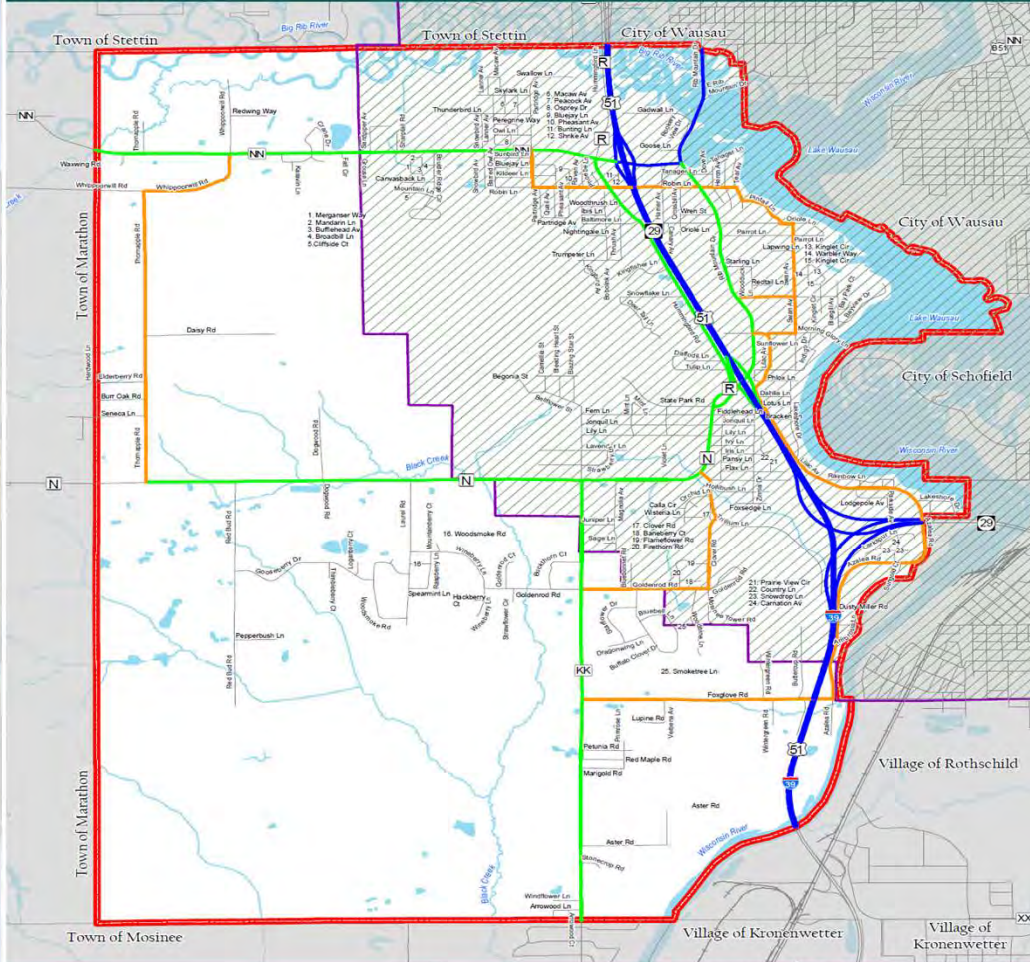
Main Street / Downtown



Transportation – Accessibility of Highways



Close to \$8 million invested in Rib Mountain Drive in the last 15 Years.



- Proposed Village Boundary** **Functional Class** **Airport Height Overlay**
- Transportation**
- Roads
 - Railroad
 - Water
- Principal Arterial**
- Minor Arterial**
- Collector**

Source: WI DNR, Wis DOT, NCWRPC

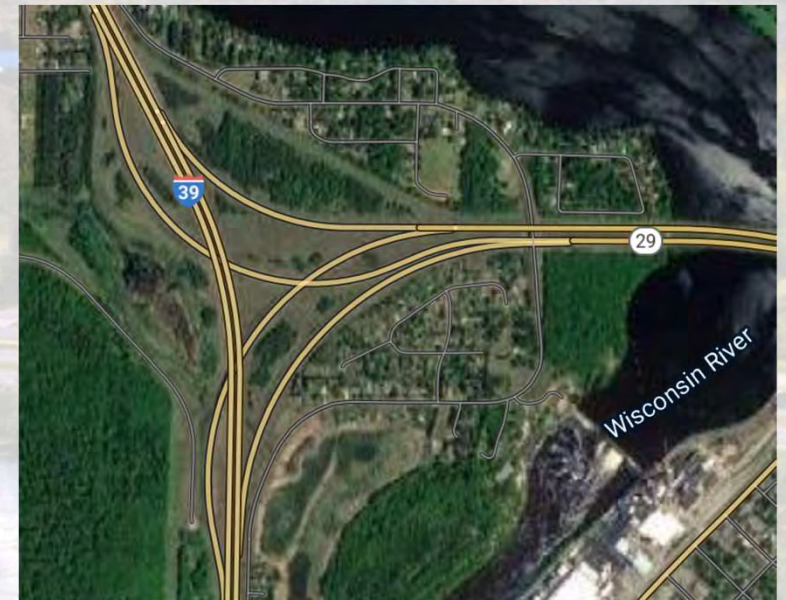
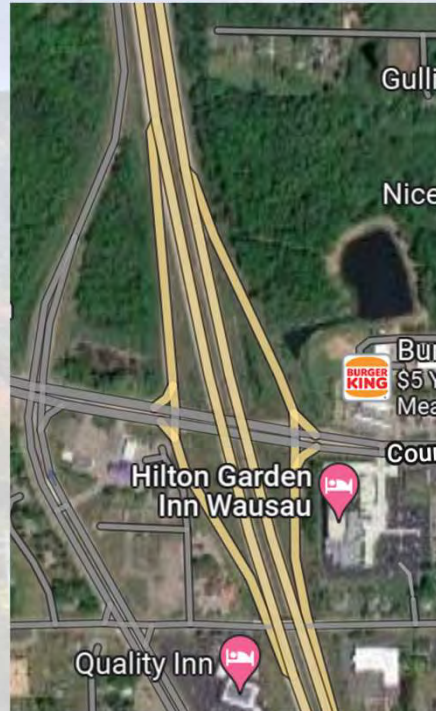
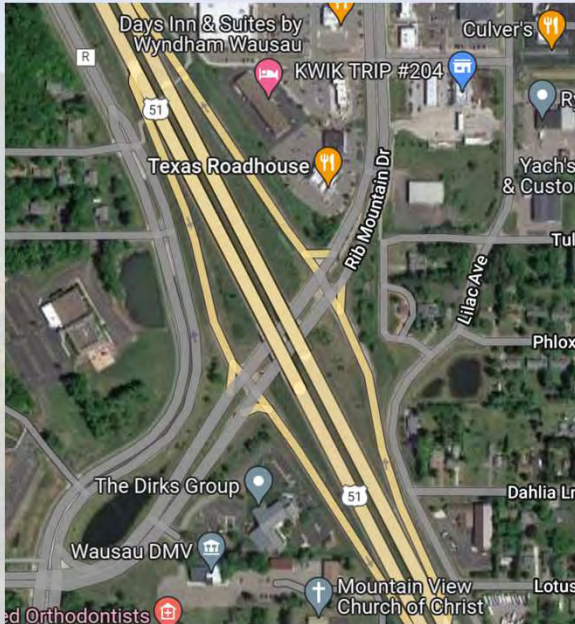
This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

North Central Wisconsin Regional Planning Commission

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

Functional Classification

Three Interchanges – North/South/East/West



Economic Development

- Existing Land Use
- Growth & Development

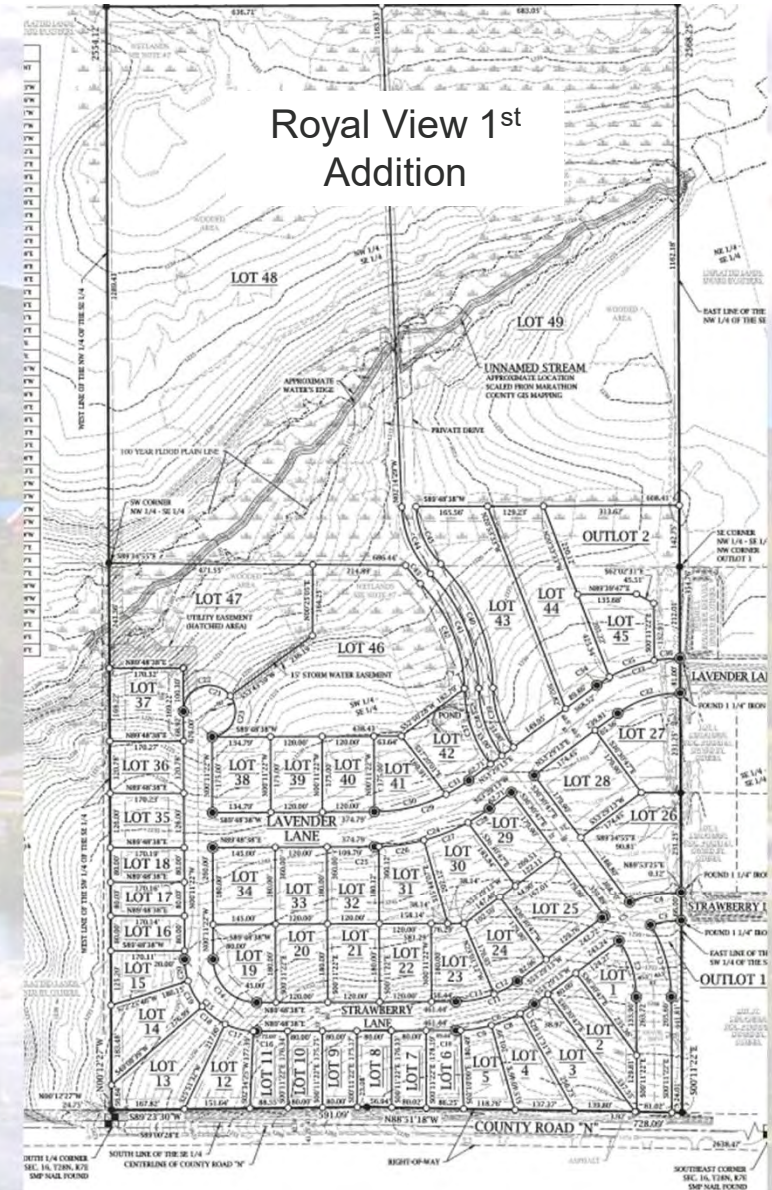
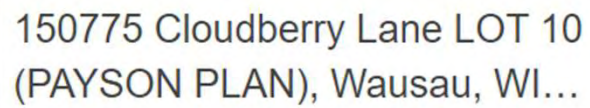


Multiple tenant building



Connexus Credit Union –
Groundbreaking

- Existing Land Use
- Growth & Development



Community Events & Clubs, Churches, etc.

The logo for IRONBULL features the word "IRONBULL" in a bold, distressed, black font. A stylized bull's head is integrated into the letter "O", facing left.

Rib Mountain Lions Club
36th Annual Steak Fry
Tuesday June 14th 4:30-7:30
New Location 227800 Snowbird Ave
Behind Rib Mountain Municipal Building
At The Rib Mountain Lions Club Shed

Sponsored By



Music By

Jackson Taylor



Call for Tickets
920-247-7971

The logo for State Park Speedway, featuring the text "STATE PARK SPEEDWAY" in a bold, white, sans-serif font, with "SPEEDWAY" in a red, italicized font.

Immanuel Baptist Church

Tourism

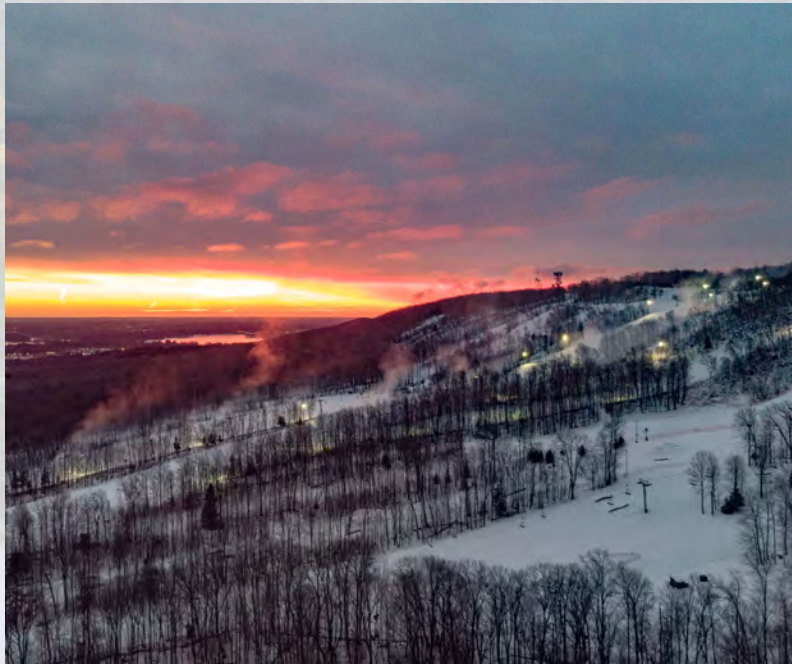


- Wausau/Central Wisconsin Convention & Visitors Bureau located in **Rib Mountain**



- Rib Mountain Tourism Commission Grant Program
- Outdoor Rec including Lakes, Rivers, Trails, and Mountains!

Tourism cont.



- Opportunities
 - Rib Mountain State Park
 - Master Plan Update Adopted – December 2022
 - Granite Peak - Expansion for **2** new lifts and **8** new trails
 - Nine Mile Recreation Area
 - Lake Wausau, Rookery Park, Bluegill Park

New Rib Mountain park plan calls for more skiing, hiking

WXPR | By Associated Press

Published December 28, 2022 at 2:28 PM CST



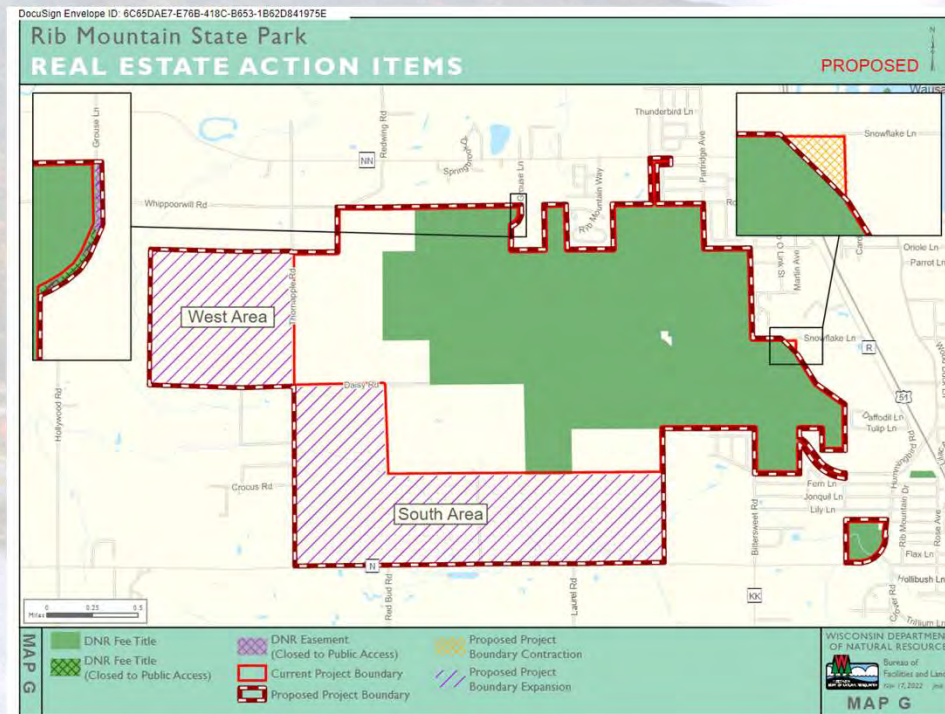
Wisconsin DNR

A fall view from atop Rib Mountain.

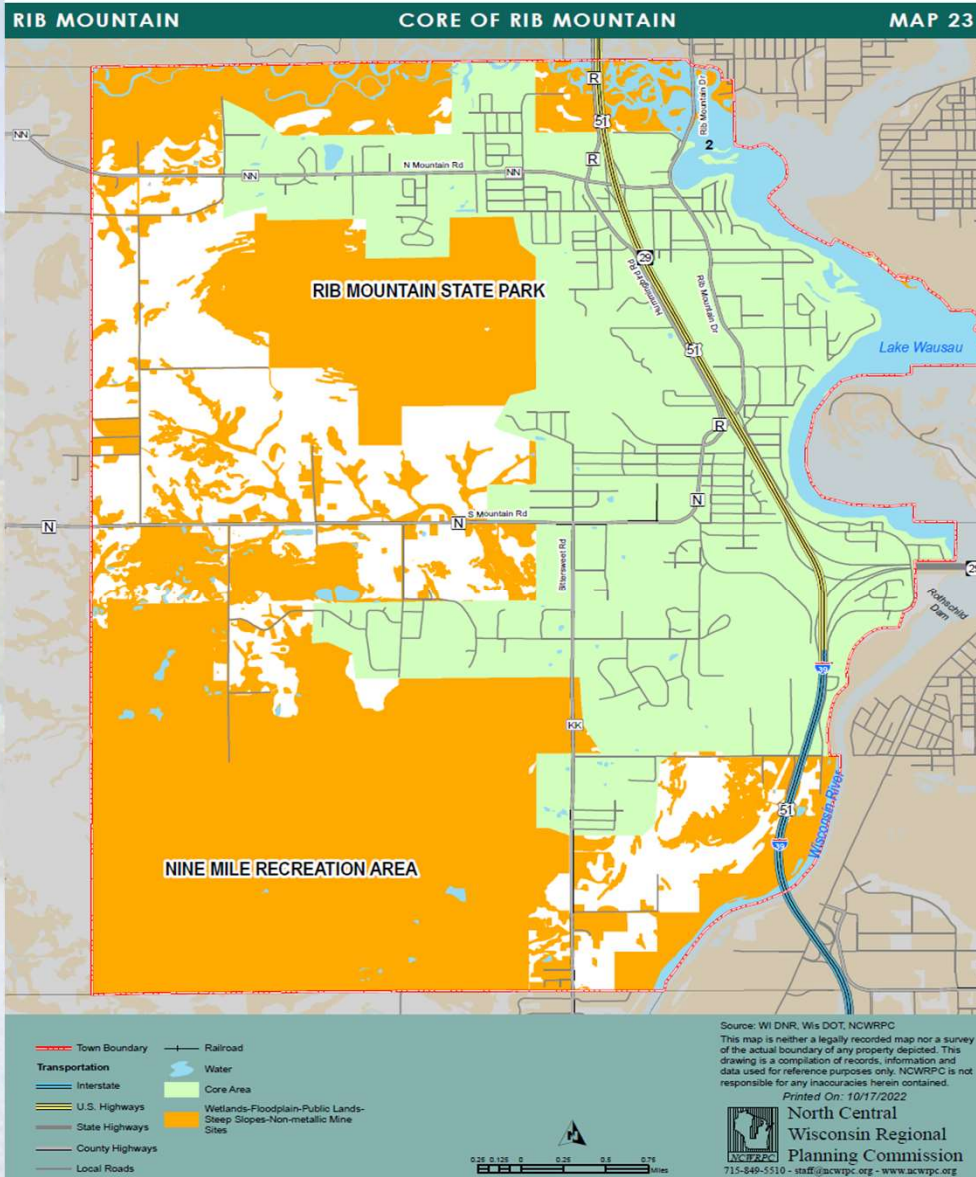
Impact of the Rib Mountain State Park Master Plan

- Expanded year-round recreational opportunities.
- Connection of State, County and local trail systems.
- Expansion of ski runs to west and east of the leased area.
- Expansion of territory for Rib Mountain State Park.
- Expansion of Nine-Mile Recreation territory for Marathon County.
- **Final approval December 14, 2022**

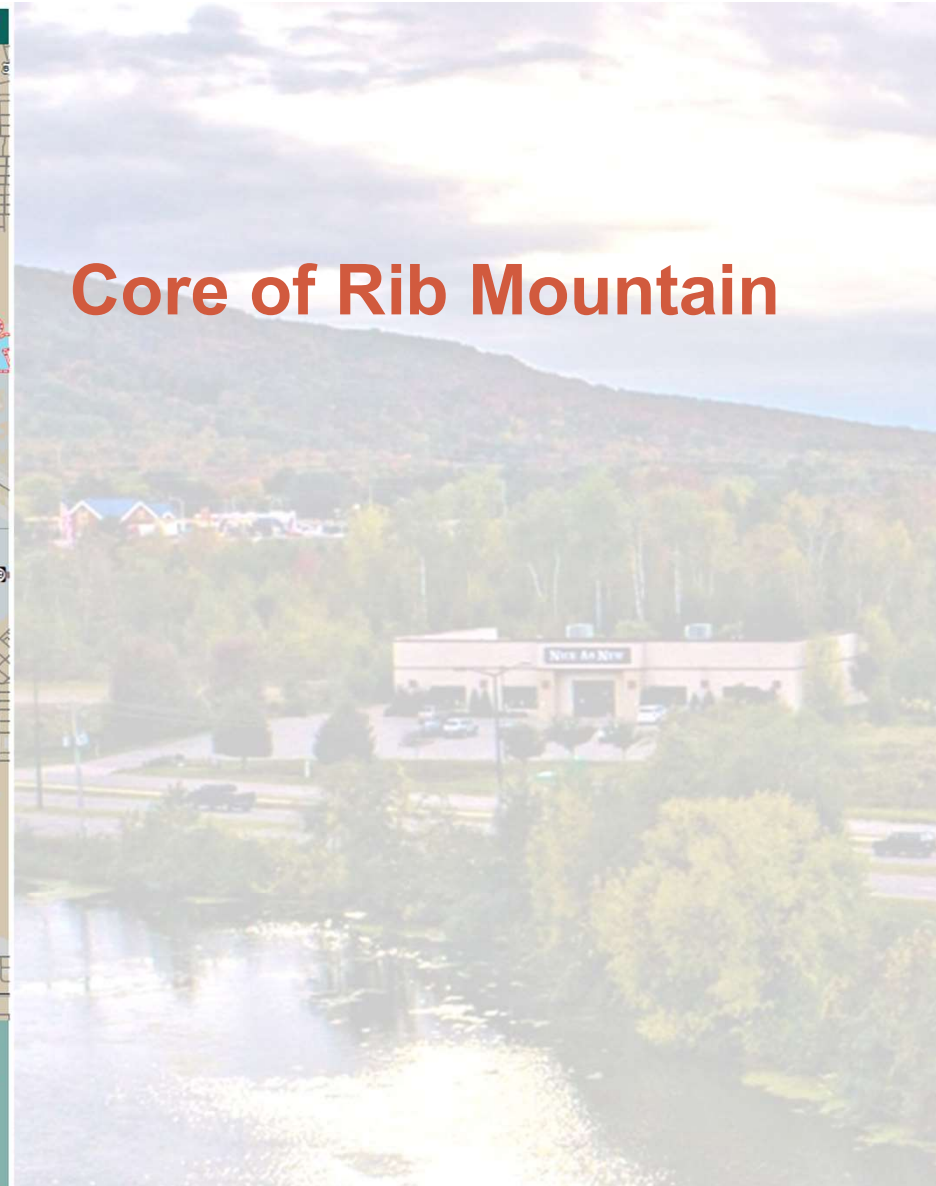
Rib Mountain State Park Master – Project Boundaries



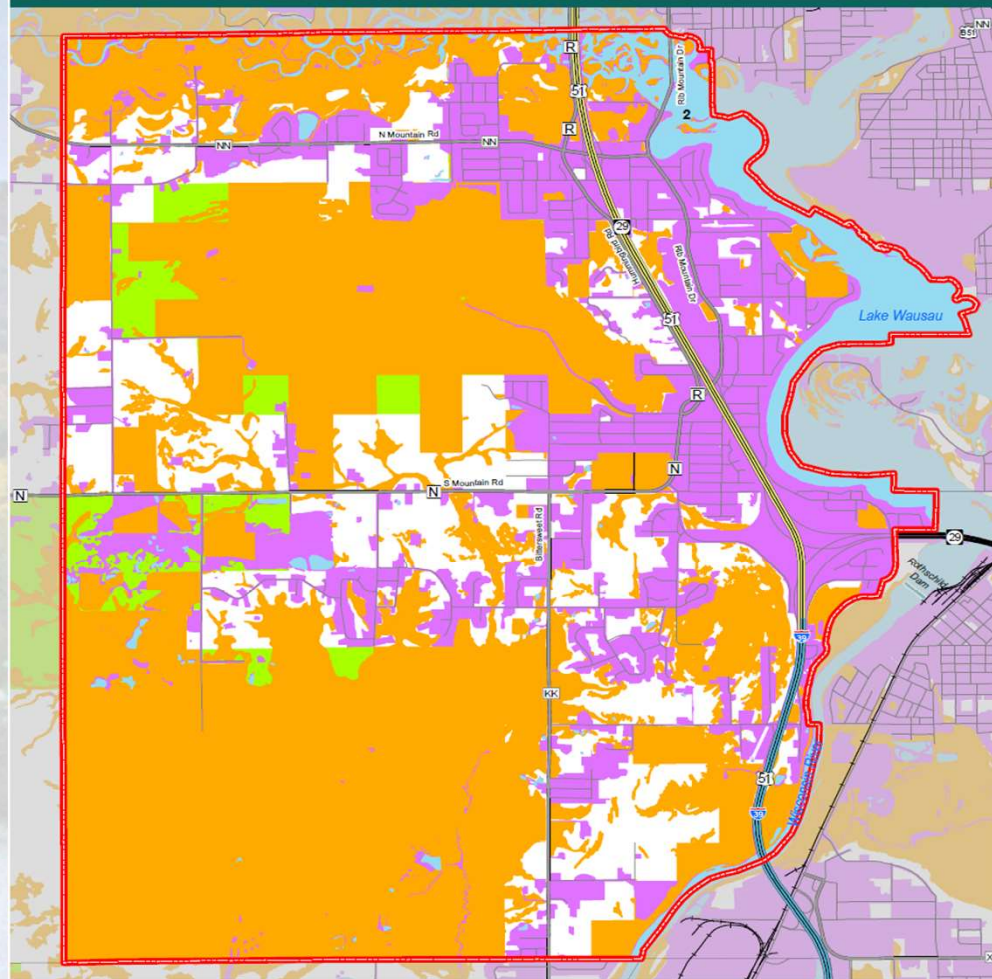
[illegible]



Core of Rib Mountain



RIB MOUNTAIN EXISTING DEVELOPMENT AND DEVELOPMENT LIMITATIONS MAP 12



Legend:

- Town Boundary
- Railroad
- Transportation
 - Interstate
 - U.S. Highways
 - State Highways
 - County Highways
 - Local Roads
- Water
- Development Limitations
- Existing Development
- Rib Mountain State Park & 9 Mile Recreation Area Possible Expansion

Development Limitations includes: Wetlands, Floodplain, Steep Slopes, MFL, Public Owned Lands, and Non-Metallic Mine Sites

Source: WI DNR, Wis DOT, NCWRPC
This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.
Printed On: 10/17/2022
North Central Wisconsin Regional Planning Commission
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

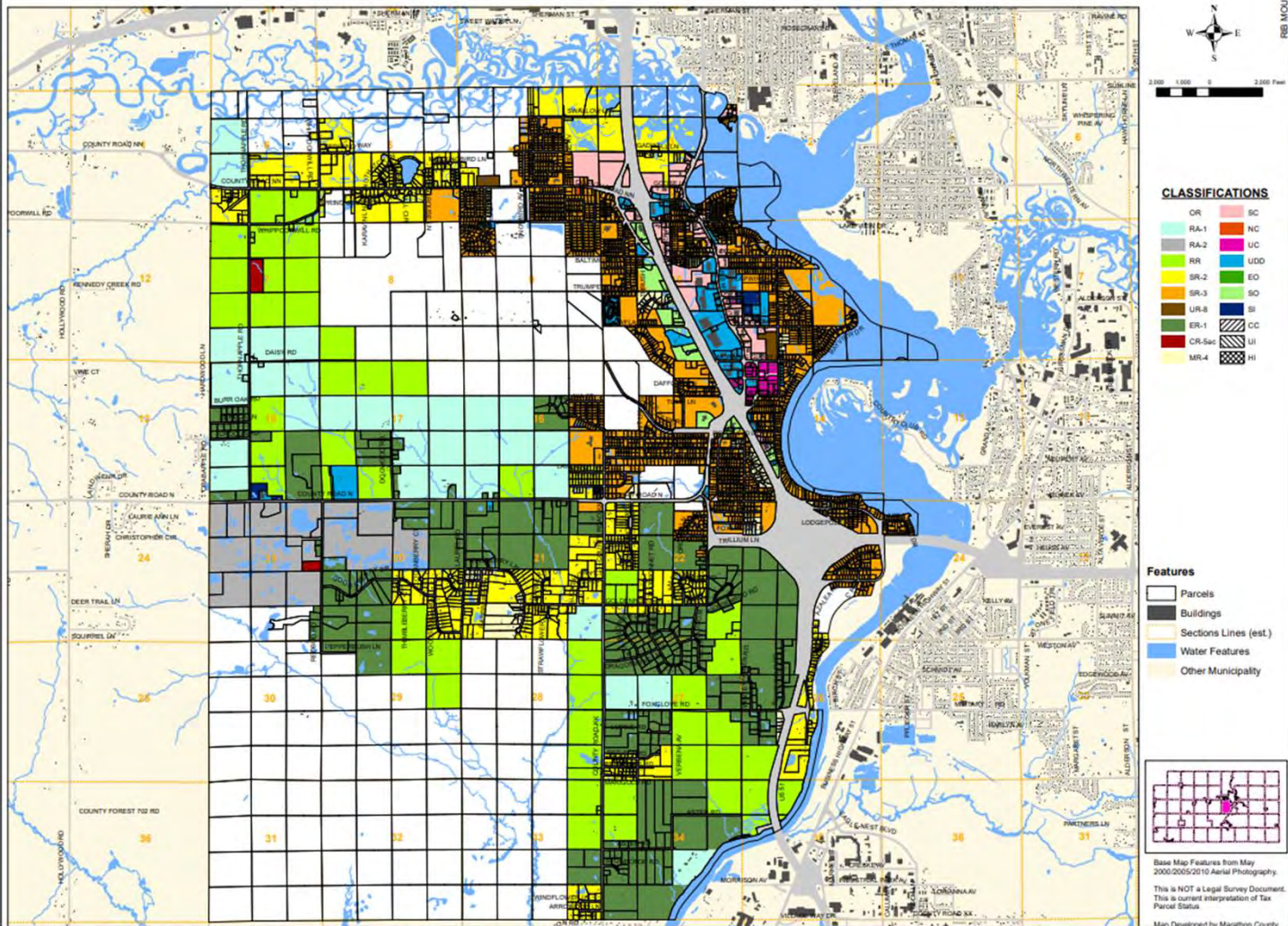
Territory Beyond the Core

Table 15: Estimated Land Demand in Acres

Source: NCWRPC

	Projected Additional Acreage			
	2025	2030	2035	2040
Agricultural	0	0	0	0
Residential	10	10	10	10
Commercial	26	26	26	26
Industrial	0.1	0.1	0.1	0.1

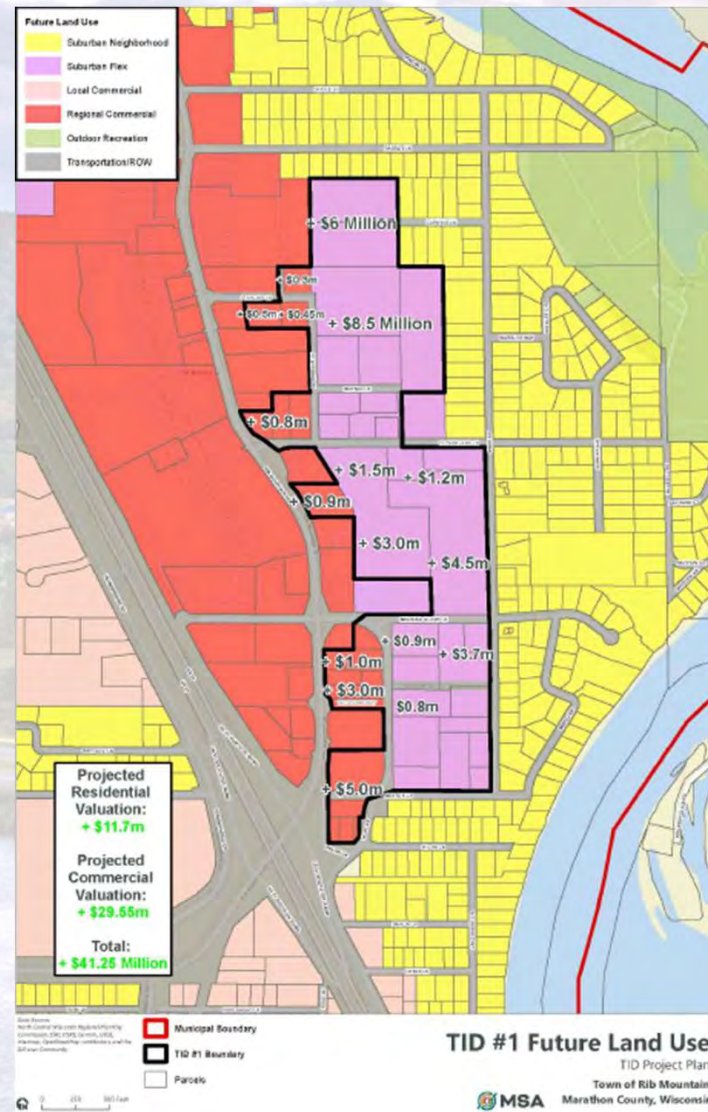
TOWN OF RIB MOUNTAIN - ZONING



Zoning Map

Tax Revenue

- Governmental Fund
 - General
 - Debt
 - Capital
 - TID #1
 - Special Revenue Funds
- Policies
 - Fund Balance Policy
 - Procurement Policy
 - Internal Control Policy



Financial Stability of Rib Mountain

- Bond Rating
 - AA S&P Rating (2022)
- Tax Rates
- Assessed Value
- Equalized Value
- Borrowing Capacity
- Sanitary District Dissolution



Breakdown of Debt, Rate Comparison

Municipality	County	Population	Equalized Value
T. Rib Mountain	Marathon	7070	\$971,169,600
C. Wausau	Marathon	39182	\$3,265,016,200
V. Weston	Marathon	15837	\$1,402,109,500
V. Kronenwetter	Marathon	8402	\$741,690,200
V. Rothschild	Marathon	5391	\$533,275,000
C. Mosinee	Marathon	4220	\$359,780,200
C. Schofield	Marathon	2205	\$265,067,700

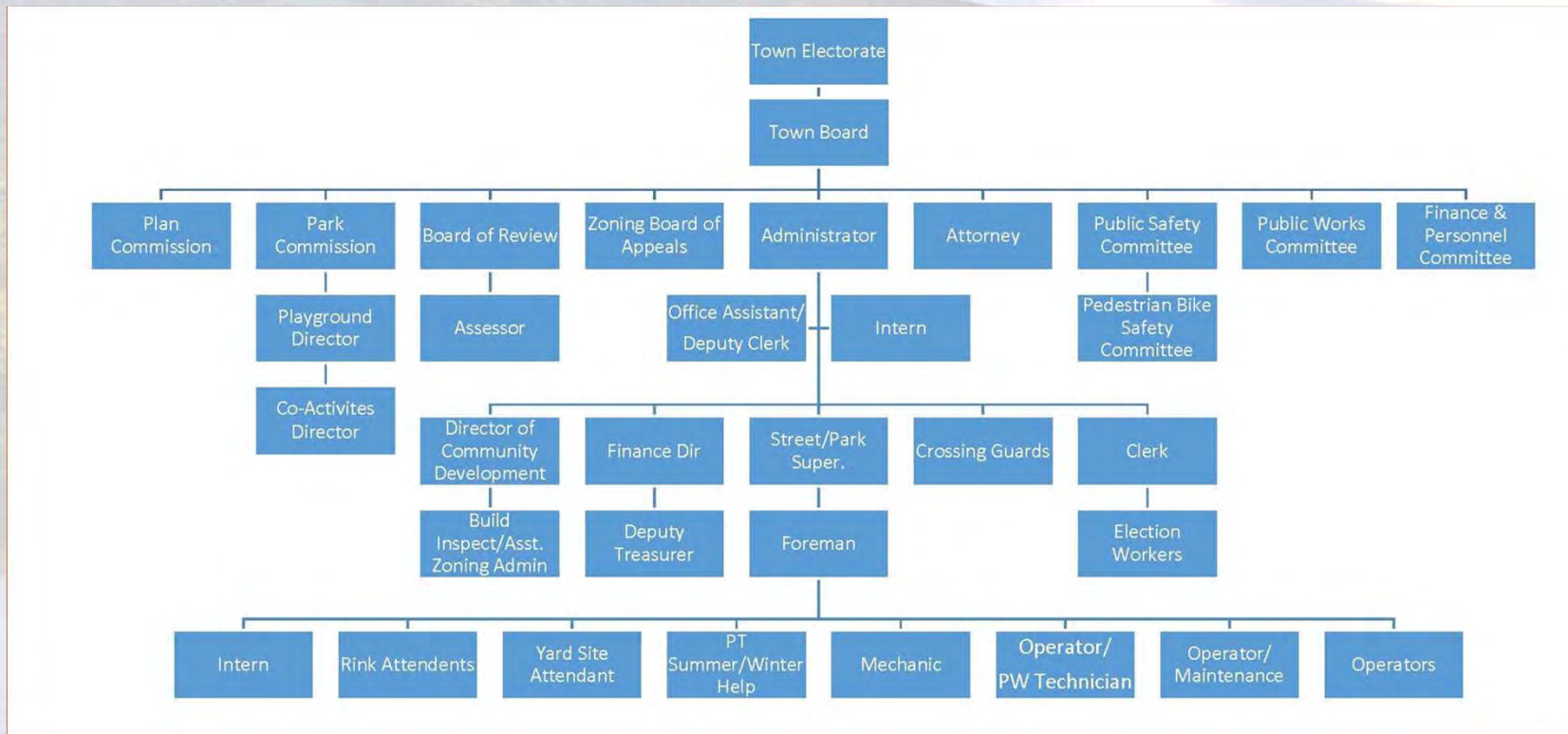
Municipality	Tax Rate
T. of Rib Mountain	\$3.49
C. of Wausau	\$10.20
C. of Schofield	\$7.09
C. of Mosinee	\$7.72
V. of Weston	\$7.54
V. of Rothschild	\$6.97
V. of Kronenwetter	\$4.76

Transition of Services - Seamless



Watermain Break – December 28, 2022 – Rib Mountain Drive/Valley Inn Way

Level of Services



Level of Services Cont.



- Administration
- Treasurer/Finance Department
- Assessor
- Information/Technology
- Clerk/Administrative Services
- Department of Community Development
- Parks & Recreation

Level of Service Cont.

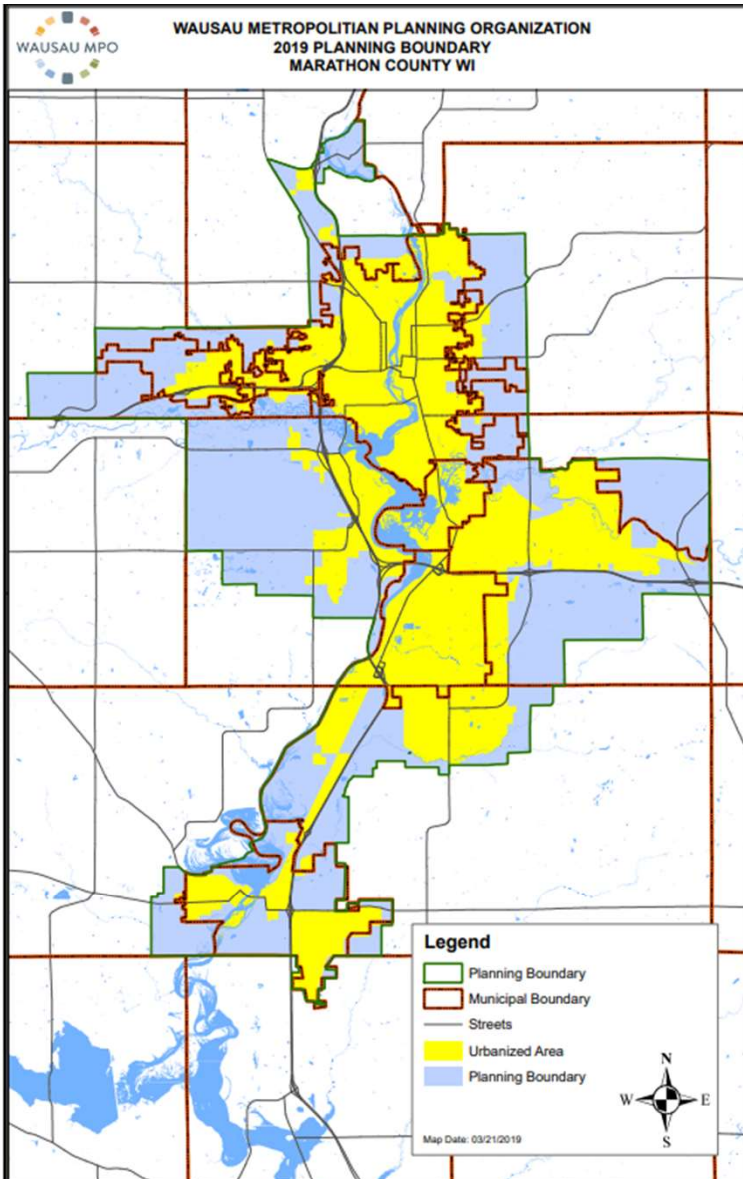
- Fire/EMS Services (SAFER)
- Law Enforcement
- Public Works
- Water & Sewer
- Wastewater Treatment
- Strategic Planning



Impact on the Metropolitan Community

- Regional Efforts
 - Economic Development
 - Stormwater
 - Landfill Services
- Intergovernmental Agreements
 - Trail Maintenance
 - Recycling
 - Bridge Maintenance







Summary

- Why we want to incorporate.
- Why we want to incorporate the entire territory.

Citizen's Point of View





Rib Mountain Incorporation Scenarios

By William L Forrest, AICP
Forrest & Associates, LLC

The background image shows a scenic view of a town nestled at the foot of a large, forested hill. In the foreground, a calm body of water reflects the sky. The town features several buildings, including a prominent one with a sign that reads "New Air New". The sky is filled with soft, white clouds, suggesting a bright but slightly overcast day. The overall atmosphere is peaceful and picturesque.

Scenario #1: Incorporate Entire Town

- ❑ This scenario includes Rib Mountain State Park and Nine Mile Forestry Unit and the balance of the territory outside the core.
 - Would include these two unique recreational areas within the proposed Village.
 - Would eliminate concern that the remnant Town would not be viable.
 - Maintains status quo for Village residents who have been accustomed to relying on one unit of government for services.
 - Establishes a Village of comparable size to the other Villages in the Wausau metropolitan area, including Weston, Rothschild, Kronenwetter, and Maine.
 - Remains homogeneous and compact. It still “looks like a Village.”



Scenario #2: Incorporate Core Only

- ❑ Rib Mountain State Park and Nine Mile Forestry Units not included.
 - Would result in Irregular Boundary resulting in an unusual crescent shape wrapping around the Mountain from the north along CTH “NN” east to the Wisconsin River, then back to the west along CTH “N.”
 - Would make meeting the uniformity and compactness test more problematic.
 - Would magnify concerns that the remnant town would remain viable for population and tax base issues.
 - Would result in two governmental units increasing duplication of services by each entity.

The background of the slide is a scenic photograph of a mountain landscape. In the foreground, a river flows through a valley. In the middle ground, a small town with several houses is visible. In the background, a large mountain rises under a cloudy sky. The overall tone is natural and scenic.

Scenario #3: Incorporate Core to include Rib Mountain State Park

- ❑ Including Rib Mountain State Park would result in the appearance of a more uniform and compact territory.
 - Would provide an image of the Village that looks better on a map.
 - Would not eliminate concerns that the remnant town could remain viable for population and tax base purposes.
 - Since it is State-owned lands, Rib Mountain would not produce any tax revenue for the Village. Payments in lieu of taxes (PILOT) by the ski hill are \$11,000, and State PILT payments are \$3,400.
 - Would not support the linkages being pursued by State and County to coordinate uses at Rib Mountain Park and Nine Mile Forestry Unit.
 - Would result in two governmental units increasing duplication of services by each entity.

Territory Beyond the Core:

- Submittal proposes including Rib Mountain State Park and Nine Mile Forestry Unit.
 - Both are large blocks of public lands that will not produce tax revenue for the proposed Village. These blocks consume 30% of the territory proposed for incorporation.
- Most of this area is afflicted by shallow bedrock, steep slopes, depth to groundwater, and severe limitations for buildings with basements and septic systems.
- These geologic and geographic conditions are the reason for requesting an exemption from the “three year development” standard.
 - Most of the developed parcels are large lots of 5 to 20 acre hobby farms.
 - Cost of installing and maintaining private on-site systems is very expensive.
 - There is one operating dairy farm in the Town, and four crop farms near Thornapple Road. Agricultural lands are generally perceived as future development areas, which, due to their absence, negates this theory.

Conclusion

