

TOWN OF RIB MOUNTAIN
Regular Town Board Meeting
April 6, 2010

Chairman Allen Opall called the meeting of the Rib Mountain Town Board to order at 6:36 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road. Present were Supervisors Pete Kachel, Jim Legner, Frederick Schaefer and John Sybeldon.

Also present were Town Attorney Christopher Toner, Town Administrator Gaylene Rhoden, Fire Chief Paul Wirth, Deputy Inspector Bill Hebert, Streets/Parks Superintendent Scott Schatschneider and Clerk/Treasurer Patricia Jahns.

On April 2, 2010 copies of the meeting notice were made available to the media, Town Board, Town Attorney and posted at the Rib Mountain Municipal Center.

Minutes: Motion by Legner/Sybeldon to approve the minutes of the 3/16/10 regular Town Board meeting. Questioned and carried 5:0.

Plan Commission Report and Recommendations -

Docket #10-04: Mountain View Square IV, LLC, represented by Darden Restaurants, requesting a rezoning from Suburban Commercial to Unified Development District with both General Development Plan and Precise Implementation Plan approval for the purposes of constructing an indoor entertainment use (Olive Garden restaurant) located at 3600 Rib Mountain Drive.

The Plan Commission recommended approval to rezone the Olive Garden parcel from SC to UDD with General Development Plan and Precise Implementation Plan approval for an indoor entertainment use with details to be worked out by Staff.

Tom Radenz of REI reviewed drawings of the Olive Garden site plans and building drawings. He anticipated that work will commence in June or July with an opening in early winter 2010. Supervisor Schaefer thanked REI for working through the concerns with Staff.

Motion by Schaefer/Legner to approve the rezoning of 3600 Rib Mountain Drive from Suburban Commercial to Unified Development District with both General Development Plan and Precise Implementation Plan approval for the purposes of constructing an indoor entertainment use, i.e. an Olive Garden restaurant finding that the plan respects the physical attributes of the site with concern for preservation of natural resources areas and open space; that the development will produce an attractive environment of sustained aesthetic and ecological desirability, economic stability, and functional practicality which is compatible with the planned development of the area; that the

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development does not adversely protect the anticipated provision of school or municipal services; and that the development does not create a traffic or parking demand incompatible with the facilities proposed to serve it. Questioned and carried 5:0.

Docket #10-02: Modification of Rib Mountain Municipal Code Section 17.095 Yard Setback Adjustments specifically section (8) to include Table 17.093, Minimum Dwelling Unit Separation shall not apply to existing lots of record adjacent to non-conforming structures with less than the required minimum interior side yard setback. The Plan Commission recommended approval of the modification of RMMC 17.095 as amended. **Motion by Schaefer/Sybeldon to approve Ordinance 10-01 to Amend RMMC 17.095 Yard Setback Adjustments. Questioned and carried 5:0.**

Rib Mountain Drive Right-of-Way Acquisition / Land Appraisal Completion – Barb Taves of Steigerwaldt reported she is prepared to send the revised final offers of the property owners for land needed by the Town to install a sidewalk on the east side of Rib Mountain Drive. She reported that the original total offering price of \$205,225 was adjusted to \$270,525 with no change in the square footage. She reminded the Board that landowners have 60 days to obtain their own appraisals at the Town’s expense. **Motion by Schaefer/Kachel to approve the final offers for right-of-way acquisition for the Rib Mountain Drive project. Questioned and carried 5:0.**

Request Pavement Maintenance Bids – **Motion by Legner/Kachel to authorize the advertisement of bids for 2010 miscellaneous paving, crack filling and chip sealing. Questioned and carried 5:0.**

Petition for Stop Sign Removal on Swan Avenue / Plover Lane – No action.

Amend 2010 Fee Schedule – This item was tabled.

Metro Initiative for Wausau’s City Square Project – Mary Kate Riordan will be asked to attend a meeting in the future to discuss the information she provided on how the use of Wausau’s City Square would increase occupancy in Rib Mountain motels.

Request for Sponsorship from Howard Johnson’ Motel for Polka Fest – Kelly Clark and Clark Hubbard of the Howard Johnson Inn & Conference Center along with Lynn and Neal Zunker of TMC requested a sponsorship donation of \$1,000 from the Town to attract a Polka Fest event to Rib Mountain. The event attracts 800-1,100 polka dancers from outside the area each October. The money would be used exclusively to market the event to polka dancers from outside the area.

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Kelly reported the polka fest was last held at the MARC in Merrill and the former market provided up to \$1,000 for advertising. The event is expected to provide a minimum of 220 guest room nights in the Rib Mountain area. The event will be held twice a year, once in spring and once in fall. Neal Zunker noted he grabbed Rhinelander's Oktoberfest when it was discontinued there. **Motion by Schaefer/Legner to reimburse up to \$1,000 for marketing of the Polka Fest outside the area upon submittal of appropriate receipts, to display the Town's banner during the event, and that the funds will come from room tax dollars. Questioned and carried 5:0.**

Chairman Opall directed the Finance & Personnel Committee to develop a policy for expenditure of the Town's share of room tax dollars.

Approval of Agent: R Store #36 at Rib Mountain Travel Center – The RStore Rib Mountain LLC applied to have Sara M. Rosenberg appointed as its agent at the travel center at 4600 Rib Mountain Drive. **Motion by Schaefer/Legner to approve the appointment of Sara M. Rosenberg as the agent for the Rstore Rib Mountain LLC. Questioned and carried 5:0.**

License Applications – **Motion by Schaefer/Sybeldon to approve Open Pit Mine licenses for the Town of Wausau and for Milestone Materials for sites in Section 19. Questioned and carried 5:0.**

Motion by Schaefer/Legner to approve a Class A liquor and beer license and a cigarette license for Rstore Rib Mountain LLC for 4600 Rib Mountain Drive subject to payment by RMTC, Inc. for all outstanding taxes plus interest for the travel center property. Questioned and carried 5:0.

Motion by Schaefer/Legner to approve operator licenses for Brittany K. Dahlke, Halie Garvey, Elliot J. Marien, Erik C. Miller, Regina A. Nievinski-Steebs, Joseph W. Petitt, Denice I. Richards, Rebekah E. Richards, Ashley A. Schmidt, Melissa Sowiak, and Lauri Jo Whetzel and to refer Corey J. Hardrath and Branden D. Prechel to the Town Chairman for interviews and approval of these licenses at the Chairman's discretion. Questioned and carried 5:0.

Forthcoming Events:

- Doepke Recreation Area Fund Raising Committee: None

- Walkable Community Committee: The Committee will meet on April 8 to discuss the Bike Rodeo. Administrator Rhoden noted that the Regional Bicycle and Pedestrian Committee would like the governing boards to adopt a resolution to support Bike-to-Work Week. The Regional

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Committee is also requesting municipalities to pass a resolution endorsing the Regional Bicycling and Pedestrian Plan.

- Park Commission Report: Interviews will be held for the Summer Recreation Director on April 8 at 5:30 p.m.
- Public Safety Committee Report: The Committee met prior to the Town Board meeting and considered a petition to remove stop signs on Swan Avenue at Plover Lane, firearm restrictions and deer herd management.
- Public Works Committee Report: Public Works will do rehab along the Park Road trail to get site stabilization.
- Finance & Personnel Committee Report: No report.
- Town Chairman Report: No report.
- Town Supervisor Reports: None
- Town Administrator Report: Gaylene Rhoden submitted a written report for the Board's review. She reported that Bill Hebert is working on the Town's facebook page. The PSC report on the Rothschild Biomass Cogeneration Facility is available in the Clerk's Office. She thanked Dan Dziadosz for his time and efforts to obtain the 51/29 trail easements.
- Town Attorney: Chris Toner reported he is working on the Tom Schuette easement for the waterline. The Ruder Law Firm is sponsoring a local government seminar on April 27. He will not be in attendance at the May 4 meeting.
- Fire Chief Report: Paul Wirth submitted a written report. He reported he received a survey regarding a regional radio grant request, more money may be required for CAAS, and he invited the Town Board to stop by the Fire Department to view the new aerial truck. He reported there is a three week delay on delivery of the brush truck.
- Building Inspector Report: Bill Hebert submitted a written report that included monthly permit activity. He reported on the projects that are underway or anticipated in the future. The final plans and specifications for the municipal building remodeling project should be on the next agenda and bids will be due at the end of May.

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- Streets/Parks Superintendent Scott Schatschneider apprised the Board of crew activities and public works projects. The yard waste site will open April 7. He noted that challenges with the Sanitary District regarding Olive Garden's waste area have been resolved.

- Clerk-Treasurer Report: Patricia Jahns submitted a written report. She asked for direction from the Board about having the Town Attorney send letters to those with delinquent property taxes. The Annual Meeting is set for Tuesday, April 13, at 7:00 p.m.

- Code Enforcement Officer: Paul Hursh submitted a monthly report for March listing 22 complaints and calls for service.

Public Comment Period – None

Adjourn - Motion by Legner/Schaefer to adjourn at 7:43 p.m. Questioned and carried 5:0.

Patricia J. Jahns, MMC/WCPC/CMTW
Clerk/Treasurer