

# TOWN OF RIB MOUNTAIN

## *Regular Town Board Meeting*

*April 3, 2012*

Chairman Al Opall called the meeting of the Rib Mountain Town Board to order at 6:30 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road. Present were Supervisors Pete Kachel, Jim Legner, Fred Schaefer and John Sybeldon, a quorum.

Also present were Town Attorney Kevin Terry, Town Administrator Gaylene Rhoden, Fire Chief Paul Wirth, Building/Zoning Inspector Daniel Dziadosz, Streets/Parks Superintendent Scott Schatschneider and Clerk/Treasurer Patricia Jahns.

On March 30, 2012 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 Schaefer/Legner to approve the minutes of the 3/20/12 regular Town Board meeting. Questioned and carried 5:0.**

Plan Commission Report and Recommendations – Dan Dziadosz reported on rezoning the property for Rib Mountain Greenhouse at 4101 South Mountain Road. The proposed Developer Agreement identifies specific conditions of approval in the Unified Development District.

Kent Spiegel of Rib Mountain Greenhouse asked the Town Board to reconsider the building location. He wants to move the building 20 feet closer to the road. Mr. Spiegel maintained that paving all around the greenhouse would increase the temperature by 18-20 degrees. He proposed the elimination of one row of parking, eliminating most of the paving and only paving on the north side for wheel chair accessibility. The grade hasn't changed other than moving the building forward.

Supervisor Schaefer noted that this would be altering the Precise Implementation Plan that was previously approved. He stated that while the zoning and General Development Plan are already approved he would like the Plan Commission to endorse this proposed change to the PIP.

Mr. Spiegel complained he has a tight timeframe as the developer wants him off the current site at Rib Mountain Drive by the end of July. Kent wants to break ground as soon as possible and he has his backhoe on the trailer.

Supervisor Schaefer understood that paving would affect the temperature but recommended paving on the north side to the street. Kent expressed concern about a big run off sheet if it was all paved. Tom Meier of Land Management

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Solutions, LLC understood it was the Plan Commission's thinking there needed to be asphalt for handicapped and not to spread gravel on the county highway. Mr. Meier stated an impervious material is a better approach to maintain water quality and abate storm water issues as extensive paving will increase the runoff rate. A more natural approach is to have an area of grass slope to a detention pond.

Tom Meier asked if the Town Board would allow Mr. Spiegel to proceed with other planning aspects prior to the Plan Commission hearing on the PIP. Supervisor Schaefer inquired if Dan could issue a temporary grading permit. Dan responded he normally would not do that without a signed developer agreement.

**Motion by Schaefer/Legner to refer the new PIP designs to the Plan Commission for further consideration. Kent Spiegel must submit the proposed alteration in writing as discussed at this meeting and Staff will consider a conditional permit for preliminary work. Staff will work with the Plan Commission to schedule a meeting. Questioned and carried 5:0.**

Dan Dziadosz reviewed the rezoning for the Service Master Clean with specific conditions of approval in a Unified Development District. The proposed Developer Agreement identified the specific conditions for the conversion of an existing building to the proposed use at 5201 Lilac Avenue. **Motion by Schaefer/Legner to approve the Developer Agreement for Service Master Clean subject to Town Attorney review of Developer's Agreement for form/revisions. Questioned and carried 5:0.**

Dan Dziadosz reviewed the rezoning for the Rib Mountain Secure Storage at 6500 South Mountain Road. The proposed Developer Agreement identifies the specific conditions of approval for the personal storage facility in the Unified Development District. **Motion by Schaefer/Legner to approve the Developer's Agreement for Rib Mountain Secure Storage subject to paving the driveway throat as recommended by the Streets/Parks Superintendent and Town Attorney review of Developer's Agreement for form/revisions. Questioned and carried 5:0.**

Amend Resolution #11-11 Re: Salaries & Wages (Planning Summer Intern) - The Town is considering hiring a planning intern for the summer of 2012. It was noted that the hourly rate of pay for the intern was not included in the 2012 Salary and Wage resolution but was approved as part of the 2012 Town budget. The Board reviewed the job announcement and duties. Dan Dziadosz reported he would like to hire one of last year's applicants in lieu of filling the Deputy Inspector position. The intern will work this summer into early fall. **Motion by**

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**Schaefer/Legner to hire a seasonal planning intern at the rate of \$11 per hour. Questioned and carried 5:0.**

Purchase of Plastic Culvert Pipes - Scott Schatschneider reported County Materials is liquidating its inventory of plastic pipe by June 1. As plastic pipe lasts longer than metal pipe he proposed using \$12,000 from the 2012 Contingency account to purchase pipe at 20% off the price per lineal foot. He noted that two large culvert projects this year will nearly exhaust the 2012 culvert budget. **Motion by Schaefer/Legner to approve using not to exceed \$11,000 from Contingency to purchase plastic culvert pipe. Questioned and carried 5:0.**

Payment of Bills and Approval of Journal Entries - Reports were not available at this time.

License Applications - None

Town Board Comments - Supervisor Schaefer asked Board members to be attentive to alligating on Town roads and prioritizing future paving needs.

Supervisor Legner inquired when weight limits would be removed from Town roads. He asked Staff to work with Wausau Youth Baseball on removal of the rubble pile at Doepke Park.

Town Attorney Kevin Terry called attention to recent conversations about striking key components and provisions of Act 10.

Staff Reports - Administrator Rhoden provided a written report. She noted her attendance at a recent ICSC event. The flash drives were well received and promotional pens were provided by Resident Tim Wonders.

Fire Chief Paul Wirth provided a written report. He noted that radio station 89Q has asserted that the Town must paint the framework for rusty mounts on its tower.

Building Inspector Daniel Dziadosz provided a written report. He noted that a conditional use is not typically accepted as a temporary use, i.e. auto glass repair out of tent in a parking lot during summer months. Mountain Garage still has a number of non-Town related issues and further delay could refute the zoning approval. Supervisor Schaefer suggested assurances for Mountain Garage be required up-front. Chairman Opall noted a neighbor's concern about traffic generated by this development. Dan also reported there were inquiries for single family homes this month.

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Streets-Parks Superintendent Scott Schatschneider apprised the Town Board of crew activities and public works projects. He noted one Public Works employee will be on light duty for 1 ½ weeks.

Clerk -Treasurer Patricia Jahns reported the Annual Town Meeting is set for 7:00 p.m. next Tuesday, April 10. Administrator Rhoden noted representatives from the Rib Mountain Business Association will attend.

### Committee / Commission Reports

There have been resignations from the Walkable Community Committee but there is an interested resident who would like an appointment.

**Adjourn - Motion by Kachel/Legner to adjourn at 7:19 p.m. Questioned and carried 5:0.**

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