



## TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

[www.townofribmountain.org](http://www.townofribmountain.org)

3700 North Mountain Road  
Wausau, Wisconsin 54401

(715) 842-0983

Fax(715) 848-0186

### OFFICIAL NOTICE & AGENDA

#### \*REVISED

The regular meeting of the Rib Mountain Town Board to be held at the Rib Mountain Municipal Center, 3700 North Mountain Road, Town of Rib Mountain, on **Monday, November 14, 2016 at 7:15 p.m.** and is called in accordance to §19.83 and §19.84. Subject matter for consideration and possible action follows:

1. Call to Order - Pledge of Allegiance - Roll Call
2. Comments from the Public Related to Town Board Agenda Items
3. Approve Minutes 11/01/16 Regular Town Board Meeting and Special Town Board Meeting - CIP
4. Plan Commission
  - a. Minutes from the 11/9/2016 Meeting for Review
  - b. Mike Besaw, owner, requests conditional use approval for construction of a private residential garage in excess of 1,000 square feet in area with a side wall height exceeding 12 feet at the property addressed 3901 Swan Avenue, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed; Parcel #34.361.000.005.00.00. Docket #2016-47.
5. Approval of New Hire – Crossing Guard(s)
6. Approval of Rural Mutual as the Town’s Insurance Carrier for General Liability and Workers Compensation
7. Approval of the 2016 Budget Adjustments
8. Discussion and consideration for a letter of commitment or support for the Lake Wausau Association’s Surface Water Grant to fund an Aquatic Plan Survey of Lake Wausau
9. Approval of the FY 2017 Budget and Capital Improvement Plan 2017-2021 \* (Added)
10. Approval of Operator License(s)
11. Reports/Minutes
  - a. Town Board
  - b. Other Agencies (County Board / SAFER Dist. / Sanitary Dist. / Rib Mt Metro Sewerage Board)
  - c. Town Attorney
  - d. Town Administrator
  - e. Director of Community Development
  - f. Streets-Parks Supt.
  - g. Finance Dir-Clerk
  - h. Code Enforcement Officer
  - i. Park Commission
  - j. Finance & Personnel
  - k. Public Safety Committee
  - l. Public Works Committee
  - m. Bicycle/Ped Committee
12. General Comments
13. Adjourn

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Town Chairman or Designee

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Date

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Rib Mountain Municipal Center at (715) 842-0983.

TOWN OF RIB MOUNTAIN

***Town Board Meeting***

***November 01, 2016***

Chairman Allen Opall called the November 01, 2016 regular meeting of the Rib Mountain Town Board to order at 6:30 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present included Pete Kachel, and Jim Legner. Supervisors Fred Schaefer and Gerry Klein were present via telephone.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Finance Director/Clerk Jessica Trautman, Town Attorney Kevin Terry, and Street/Park Superintendent Scott Turner.

On October 28, 2016 copies of the meeting notice were made available to the media, Town Board, Town Attorney and posted at the Rib Mountain Municipal Center and Town website.

Comments from the Public Related to Town Board Agenda Items –

Kathy Geiger, 602 Oriole Lane, asked the Town Board to reconsider the conditional use request. She was concerned the proposed use would be more light industrial and not appropriate for the neighborhood.

Carol Batchelder, 3303 Canary Avenue, referred to a written letter included in the meeting packet. Her concern was the appearance of the business. She said after viewing the video that was shown at Plan Commission she did not think it would be a good addition to the Eagle Avenue neighborhood.

Gladys Heahlke, 3304 Canary Avenue, she was concerned about the safety by the walking trail with the extra traffic traveling with the proposed new business.

Scott Tesh, 5309 Dogwood, owner of current business at 3300 Eagle Avenue, responded to the concerns of the neighbors. He discussed the current activity of his business and noted the proposed business would have less overall traffic. The noise from the interstate will be louder than any noise coming from the proposed business.

Victoria Tesh, 5309 Dogwood, no additional comments

Ron Hagedorn, 5601 Lakeshore Drive, he said he used to live in that neighborhood. The neighborhood has always had some type of commercial activity. He said he wants the Town Board to be consistent when approving businesses.

Gene Davis, 2003 Ridge View Drive, no further comment

Approve Minutes of the 10/04/16 Regular Town Board Meeting, 10/4/16/16 and 10/17/16 Special Town Board Meetings – Motion by Legner/Kachel to approve the minutes of the 10/04/16 Regular Town Board Meeting and the 10/04/16 and 10/24/16 Special Town Board meetings. Questioned and carried 5:0.

TOWN OF RIB MOUNTAIN

***Town Board Meeting***

***November 01, 2016***

Plan Commission

Plan Commission Minutes from the 10/12/16 and 10/26/16 Meetings for Review – None

Dale Krenz, owner, requests conditional use approval for construction of a private residential garage resulting in more than 1,000 square feet of detached accessory building area at the property addressed 2610 Strawberry Lane, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Parcel #34.346.000.012.00.00. Docket #2016-46 – Community Development Director Kunst mentioned the existing shed on the subject property. The home owner is looking at adding a second accessory building on the property and this garage would bring the combined total square footage over 1,000 square feet. Kunst noted the Plan Commission held a public hearing, received no public comment. and recommended approval. **Motion by Schaefer / Legner to approve conditional use for construction of a 960-square foot detached private residential garage at the property addressed 2610 Strawberry Lane, as presented. Questioned and carried 5:0.**

Lang Equipment LLC, applicant, requests conditional use approval for an agricultural, construction, and turf equipment dealership at the property addressed 3300 Eagle Avenue; per RMMC Section 17.056(4)(d) – Outdoor Display and RMMC Section 17.056(4)(e) – Indoor Maintenance Service, Parcel #34.102807.008.011.00.00. Docket #2016-43. – Community Development Director Kunst said the request is for two uses identified as conditional uses in the Town zoning ordinance. The first permit would allow Lang Equipment to have vehicles outdoor on display, the second would allow for maintenance of equipment indoors. The Plan Commission held discussions on the request at two meetings. Kunst noted the only action taken by the Plan Commission was a failed vote to recommend approval, meaning the request comes to the Board with no formal recommendation from the Plan Commission.

Supervisor Legner questioned the storage of equipment. Supervisor Schaefer asked about displaying of large equipment and test driving the equipment for sale. Kunst identified the breadth of authority the Board holds in conditioning requests of this nature. Supervisor Schaefer said he does not see that the Town Board should approve a use contingent upon a long list of conditions the Town would have difficulty enforcing.

Plan Commission Chairman, Harlan Hebbe, was asked by the Town Board for his reaction to the request. He said although the Plan Commission could not come to a decision, he personally believed the proposed business would not have a negative impact on the neighborhood. He said Nate Lang, Owner of Lang Equipment LLC, has bent over backwards to try and fit the business plan to the requests of the Plan Commission. Nate Lang indicated his flexibility with the design and tries to work with municipalities.

**Motion by Legner / Kachel to deny the Conditional Use permit for Outdoor Display and Indoor Maintenance at the property addressed 3300 Eagle Avenue. Questioned and carried 5:0.**

Town of Rib Mountain, applicant, requests conditional use approval for new emergency sirens at the properties addressed 5901 Hummingbird Road (Fire Station) and 6507 South Mountain Road (Yard Waste Site), per RMMC Section 17.056(3)(e) – Public Service and Utilities. Parcel

TOWN OF RIB MOUNTAIN

***Town Board Meeting***

***November 01, 2016***

#34.152807.015.006.00.00 and #34.192807.001.000.00.00. Docket #2016-49. Kunst indicated this was a procedural item required by code to approve the locations of the previously approved emergency sirens. Kunst noted the Plan Commission held a public hearing was held and two of residents came to the meeting with general siren questions. The Plan Commission recommended approval of the conditional use request on a 6-0. **Motion by Kachel / Legner to approve the Conditional Use request for the new emergency sirens at the Town's Public Safety Building and Yard Waste Site, as presented. Questioned and carried 5:0.**

Town of Rib Mountain, applicant, requests zoning text amendments to RMMC Section 17.213 – Definitions and Regulations Specific to Certain Signs and RMMC Section 17.214 – General Signage Regulations, related to Electronic Message Signs. Docket #2016-06. - Community Development Director Kunst summarized the recommendations the Plan Commission had for regulating electronic message signs. Kunst noted the point of most contention was the permitted display intervals. The Plan Commission recommends intervals of 10 seconds along the I-39/STH 29 corridor and 30 seconds elsewhere. Kunst said the Plan commission received no public comment on the proposed amendments and recommended approval with a 6-0 vote. **Motion by Kachel / Legner to approve the proposed amendments to the Rib Mountain Municipal Code Subchapter X – Signage Regulations, as presented. Questioned and carried 5:0.**

Approval of new Hire – Crossing Guards – Administrator Rhoden said we have no one to bring to the Town Board tonight as a new hire. She said after Friday we will be short one crossing guard. Ms. Rhoden requested that she be able to hire with confirmation from the Town Board at the Meeting on November 14<sup>th</sup>. **Motion by Schaefer / Kachel to empower staff to hire on a temporary basis with approval from the Town board at the next meeting. Questioned and carried 5:0.**

Approval of Plan Commission Appointment – Plan Commissioner, Christine Nykiel, has announced her resignation prior to her term ending in April 2017. Chairman Allen Opall received a resume from Ann Lucas, who has expressed interest in filling the vacant position on the Commission. **Motion by Legner / Klein to approve the appointment of Ann Lucas to the Rib Mountain Plan Commission for the remainder of the term ending in April 2017. Questioned and carried 5:0.**

Approval of Regional Bicycle & Pedestrian Committee Representatives – Administrator Rhoden said the County has requested that the Town appoint a person for the Regional Bicycle and Pedestrian Committee. **Motion by Schaefer / Legner to approve John Beatty and Gaylene Rhoden as the Regional Bicycle & Pedestrian representatives for Rib Mountain, and thank John Beatty for his service Questioned and carried 5:0.**

Approval of Agreements for Street Lights for Rib Mountain Drive Phase II – Street/Park Superintendent Turner introduced the contract for the lights and reviewed the upgrades and costs with the Town Board. The Town Board questioned the overages on the project. Finance Director/Clerk Trautman said that during this project we will be watching the funds very carefully and keep the board up to date on the costs. Right now, we have a couple of unbudgeted items and some overbudget items that we need to watch and make sure we have enough funds in contingency to cover. **Motion by Legner / Kachel to approve the payment for an estimated**

TOWN OF RIB MOUNTAIN

***Town Board Meeting***

***November 01, 2016***

**cost of: \$4,627.42 for Street Light Upgrades for Morning Glory Lane to Cloverland Lane, and \$46,627.42 for Street Light Replacements for Oriole Lane and Robin Lane. Questioned and carried 5:0.**

Approval of Trillium Trail Grant Administration Point of Contact – Street/Park Superintendent Turner said as part of the grant requirement for the Trillium Trail Project the Town needs to designate a primary and a secondary point of contact. It is recommended that he be the primary with Administrator Rhoden be the secondary. **Motion by Legner / Kachel to approve Street/Park Superintendent Turner as the primary contact and Administrator Rhoden the secondary contact for the administration of the Trillium Trail Grant. Questioned and carried 5:0.**

Approval of Operator License – The Town Board reviewed the background check reports and saw no reason to deny the applicant. **Motion by Kachel / Legner to approve the operator license for Sara Buelow. Questioned and carried 5:0.**

Reports/Minutes

Town Board

Board Members – Supervisor Schaefer asked staff to look into illegal parking on state park road. Chairman Opall said the County is going to have their budget hearing on November 15<sup>th</sup>.

Other Agencies – None

Town Attorney – None.

Town Administrator – Administrator Rhoden provided a written report. She and Supervisor Klein are continuing to work on meeting with the neighbors of the proposed dog park.

Community Development Director – A written report was included in the packet. He mentioned that he has started working with the Regional Planning Commission in preparation of our code update.

Street-Parks Superintendent – Turner provided a written report in the packet. Mr. Turner also updated the Town Board on the Rib Mountain Drive Culvert Project.

Finance Director/Clerk – A written report was provided. Updated the Town Board that roughly 1,600 people have already voted.

Code Enforcement Officer – None

Park Commission – The meeting is postponed till December

Finance Personnel – There is a meeting Friday at noon

TOWN OF RIB MOUNTAIN  
***Town Board Meeting***  
***November 01, 2016***

Public Safety Committee – None

Public Works Committee – None

Bicycle/Ped Committee – None

General Comments – None

Adjourn - Motion by Kachel / Klein to adjourn at 7:41 p.m. Questioned and carried 5:0.

Submitted by  
Jessica Trautman  
Finance Director/Clerk

Note: These minutes are not to be considered official until acted upon at an upcoming regular meeting, therefore, they are subject to revision.

DRAFT

TOWN OF RIB MOUNTAIN  
*Special Town Board Meeting*  
*Budget Workshop #4*  
*November 01, 2016*

Chairman Allen Opall called the November 01, 2016 Special Town Board meeting of the Rib Mountain Town Board to order at 5:39 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present included Pete Kachel and Jim Legner. Gerry Klein and Fred Schaefer were present via phone.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Finance Director/Clerk Jessica Trautman, Town Attorney Kevin Terry, and Street/Park Superintendent Scott Turner.

On October 28, 2016 copies of the meeting notice were made available to the media, Town Board, Town Attorney and posted at the Rib Mountain Municipal Center and Town website.

Capital Plan 2017-2021

Administrator Rhoden lead the Town Board through the General Government – CIP request. Supervisor Schaefer questioned if the Town really needed two Staff vehicles. The Town Board discussed the pros and cons of having two vehicles or just one vehicle. This discussion will be reviewed at a later time.

The Town Board continued to review the SAFER CIP budget request with no comments. Street/Park Superintendent Turner reviewed the Public Works CIP request. He said the Town does not plan on borrowing next year, so the main focus is on the current projects. Equipment purchases will be put on hold until the Town receives the bids for Rib Mountain Drive Phase II to see where we stand financially.

Administrator Rhoden reminded the Town Board that Monday November 14<sup>th</sup> is the Town's Budget Hearing.

Adjourn – **Motion by Legner/ Kachel to adjourn at 5:56 p.m. Questioned and carried 5:0.**

Submitted by  
Jessica Trautman  
Finance Director/Clerk

Note: These minutes are not to be considered official until acted upon at an upcoming regular meeting, therefore, they are subject to revision.

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
November 9, 2016

Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Ryan Burnett, Jay Wittman, Tom Steele, Jim Hampton and Laura McGucken. Ann Lucas was not in attendance. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the October 26, 2016 Plan Commission meeting. Motion carried 5-0 with Laura McGucken abstaining.**

PUBLIC HEARINGS:

- a. *Mike Besaw, owner, requests conditional use approval for construction of a private residential garage in excess of 1,000 square feet in area with a side wall height exceeding 12 feet at the property addressed 3901 Swan Avenue, per RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Parcel #34.361.000.005.00.00 Docket #2016-47.*

Chairman Hebbe introduced the request and noted Plan Commissioners received a letter from a neighbor expressing their views on the proposal. Community Development Director Kunst provided a brief narrative of the project, indicating the request is to exceed both the permitted area and sidewall parameters for detached buildings.

Mike Besaw, applicant, noted the increased sizes are due to the storage needs of a 45 foot long recreational vehicle and a number of other pieces of recreational equipment which are currently either stored outside on-site or at a number of off-site locations.

Plan Commissioners questioned whether any business is planned to be conducted within the building, if a driveway addition was also going to be proposed, if the applicant discussed the concept with neighbors, and whether a smaller sized garage could still fit all of the desired vehicles? Other comments from Commissioners included the proposed garage being too large for the subject property's size the building being substantially larger than anything else in the neighborhood.

Besaw noted that while he owns a business, he does not intend to conduct any business from the proposed garage. He does plan to install a driveway from his current attached garage to the proposed garage location. Some discussion took place amongst Commissioners and staff about the location of the driveway and the distance required from the side property line. Besaw noted he had spoken with neighbors and only one had expressed concern. Additionally, he noted a smaller garage would not be adequate to house his equipment and would likely not build a smaller garage if this proposal was denied.

Public Comment was opened with comments as follows.

Lynn Eby, 705 Warbler Way, noted she was the neighbor who supplied Plan Commission with the written correspondence and she felt the building was too large for the neighborhood and that it would greatly impact property values and her ability to enjoy her backyard.

Ed Jensen, 3900 Kinglet Circle, stated the overall size of the building is too large for a residential neighborhood. Additionally, he noted he contacted a realtor to see what impact it would have on resale value, to which the realtor noted they could not really put a price on the change in the value, but it would likely be more difficult to sell with a large structure in their backyard.

Kunst noted he also received email correspondence from a resident in the neighborhood indicating they were initially hesitant to accept the proposed garage, but they understood why the applicant was proposing it at that size. They would prefer if the garage were a bit smaller, but did not object to the proposal.

The Public Comment period closed.

Jay Wittman noted while the lot size does pose some challenges, we need to also consider the equipment may be stored outside if the proposal is denied. Laura McGucken stated she believed the intent of the conditional use to 1,500 square feet in area was to allow residents with large lot areas or more rural locations to have larger garages, and that the traditional neighborhoods should be treated differently.

**Motion by Tom Steele, seconded by Jim Hampton to recommend denial of the conditional use request for the construction of a 1,500 square foot detached garage with 14-foot sidewall height at the property addressed 3901 Swan Ave. Motion carried 6-0.**

OLD BUSINESS:

*a. Discussion on update to the Rib Mountain Comprehensive Plan. Docket #2016-41.*

Kunst began discussion noting the Town will likely be partnering with the Regional Planning Commission after the Town budget is approved to begin work on the Rib Mountain Comprehensive Plan update. The purpose of this meeting was to help identify any areas Plan Commissioners want to see addressed during the update process. The following items were highlight by Plan Commissioners.

- New guidelines for residential accessory buildings based on previous conditional use recommendations (e.g. percentage based on lot size)
- Address on-premise storage of vehicles not housed inside of a building
- Revisit the keeping of chickens discussion
- Consider establishing a mechanism for Restrictive Covenant enforcement
- Identify what types of projects and what areas of Town would be considered for Tax Increment Financing
- Identify areas where multifamily housing would be appropriate and what types of design features would be acceptable
- Create a Design Overlay for the Rib Mountain Drive corridor.

CORRESPONDENCE & QUESTIONS:

- a. Hall Farm Update –Kunst noted that December’s Plan Commission meeting will be dedicated entirely to the Hall Farm proposal for a rezone and preliminary plat review.
- b. Lift Gym – Plan Commission was notified the LIFT gym bufferyard was completed and State Plan review had been completed and they are starting on the renovation.
- c. Lang Equipment – Plan Commission was notified the Town Board unanimously denied the Lang Equipment proposal.

PUBLIC COMMENT: None received

**ADJOURN: Motion by Tom Steele, seconded by Jay Wittman to Adjourn. Motion carried 6-0. Meeting adjourned at 7:42 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

**REPORT TO TOWN BOARD**

**FROM:** Steve Kunst, Community Development Director

**DATE:** November 11, 2016

**SUBJECT:** Conditional Use Application for a Detached Accessory Building

**APPLICANT:** Mike Besaw, owner

**PROPERTY ADDRESS(S):** 3901 Swan Avenue

**REQUEST:** Conditional Use approval to allow construction of a detached residential garage of 1,500 square feet of building area with a side wall height of 14 feet.

**NARRATIVE:** The applicant is seeking approval to allow construction of a 30 ft. x 50 ft. detached garage (1,500 ft<sup>2</sup>). Per RMMC Sec. 17.056 (8)(d), any one property may have greater than 1,000 square feet and up to a maximum of 1,500 square feet of accessory building area with Conditional Use approval. In addition, the applicant requests 14 ft. side walls on the structure. Requests with side wall heights greater than 12 ft. are also considered as a conditional use. The proposal calls for the exterior building materials (siding and shingles) to match the residence

**PLAN COMMISSION RECOMMENDATION:**

The Rib Mountain Plan Commission held a public hearing on the request at their November 9<sup>th</sup> meeting. Public comment received included concerns on the overall building size, height, and the size of the parcel. Those speaking indicated many other detached buildings exist in the neighborhood, but none of this scale. Plan Commissioners asked the applicant if they would consider a smaller building footprint. The applicant indicated if they were not approved for the building proposed, they would not build anything.

After considering all spoken and written (see attached) comments, the Plan Commission recommended denial of the conditional use request, on a 6-0 vote.

**ACTIONS TO BE TAKEN:**

1. Approve the Conditional Use to allow construction of a 1,500-square foot detached residential garage with side wall heights of 14 feet at the property addressed 3901 Swan Avenue, as presented.
2. Approve the Conditional Use to allow construction of a 1,500-square foot detached residential garage with side wall heights of 14 feet at the property addressed 3901 Swan Avenue, with conditions/modifications.
3. Deny the Conditional Use to construct a 1,500-square foot detached residential garage with side wall heights of 14 feet at the property addressed 3901 Swan Avenue.

**REPORT TO PLANNING COMMISSION**

**FROM:** Steve Kunst, Community Development Director

**DATE:** November 3, 2016

**SUBJECT:** Conditional Use Request – Detached Accessory Building

**APPLICANT:** Mike Besaw, owner

**PROPERTY ADDRESS:** 3901 Swan Avenue

**REQUEST:** Conditional Use approval to allow construction of a 30 ft. by 50 ft. accessory building with 14-foot side walls on the property addressed 3901 Swan Avenue, resulting in 1,500 square feet of total accessory building area; per RMMC Sec. 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed

**ZONING:** Suburban Residential - 3 (SR-3)

**ADJACENT ZONING:** SR-3 (North, South, East, and West)

**NARRATIVE:**

The applicant is seeking Plan Commission recommendation to allow construction of a 30 ft. x 50 ft. detached garage (1,500 ft<sup>2</sup>). Per RMMC Sec. 17.056 (8)(d), any one property may have greater than 1,000 square feet and up to a maximum of 1,500 square feet of accessory building area with Conditional Use approval. In addition, the applicant requests 14 ft. side walls on the structure. Requests with side wall heights greater than 12 ft. are also considered as a conditional use. The proposal calls for the exterior building materials (siding and shingles) to match the residence.

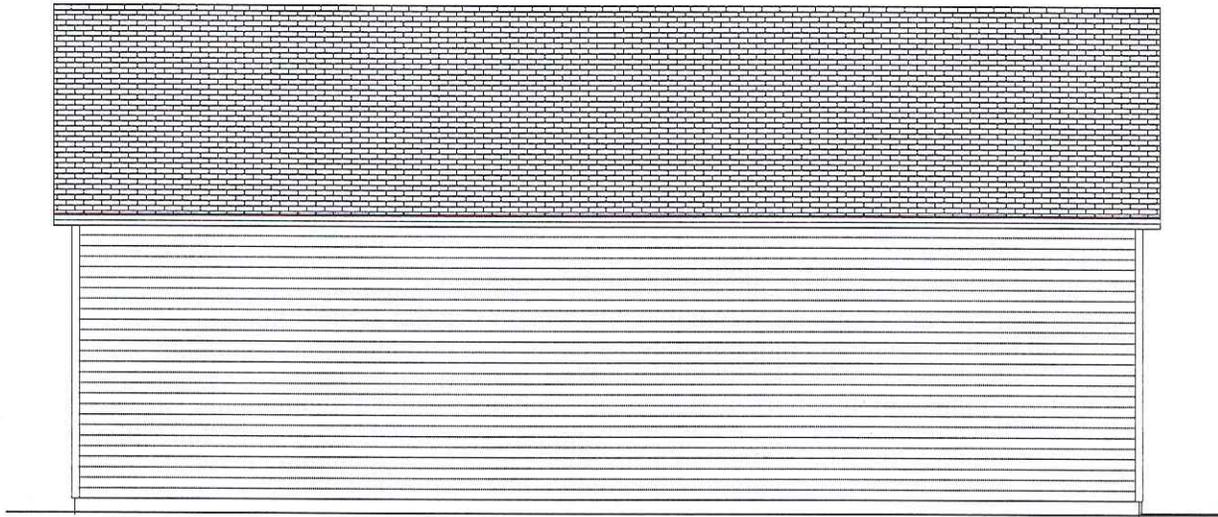
**POSSIBLE ACTION:**

1. Recommend approval of the conditional use to allow construction of a 1,500-square foot detached garage with 14-foot side wall height at the property addressed 3901 Swan Ave, as presented.
2. Recommend approval of the conditional use to allow construction of a 1,500-square foot detached garage with 14-foot side wall height at the property addressed 3901 Swan Ave, with conditions/modifications.
3. Recommend denial of the conditional use to allow construction of a 1,500-square foot detached garage with 14-foot side wall height at the property addressed 3901 Swan Ave

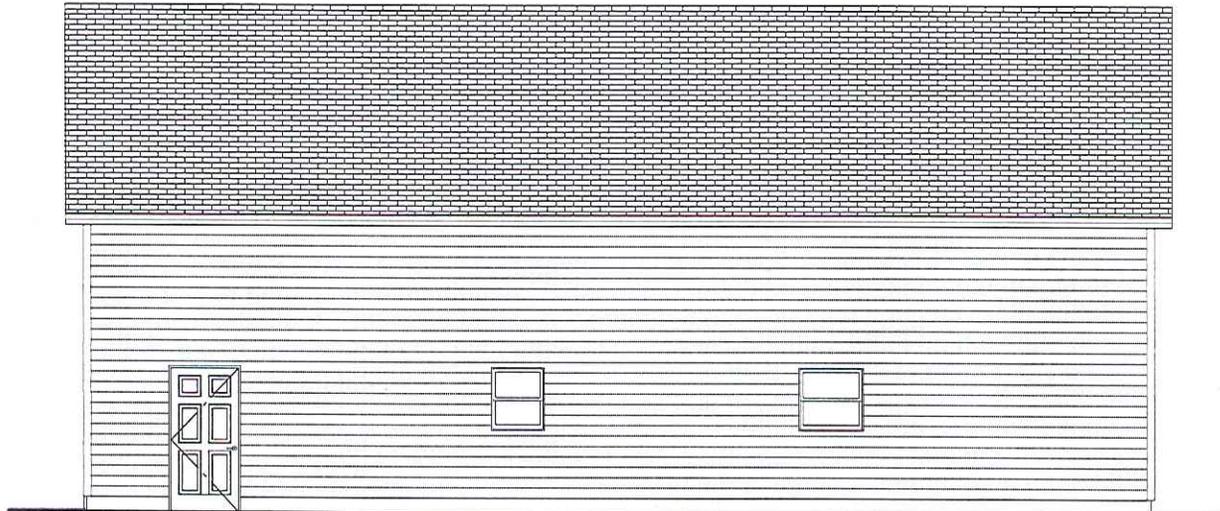




10:38:51 AM 8/27/2016



**LEFT ELEVATION**



**RIGHT ELEVATION**

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE			
Rev. #	Date	Revised by:	Description

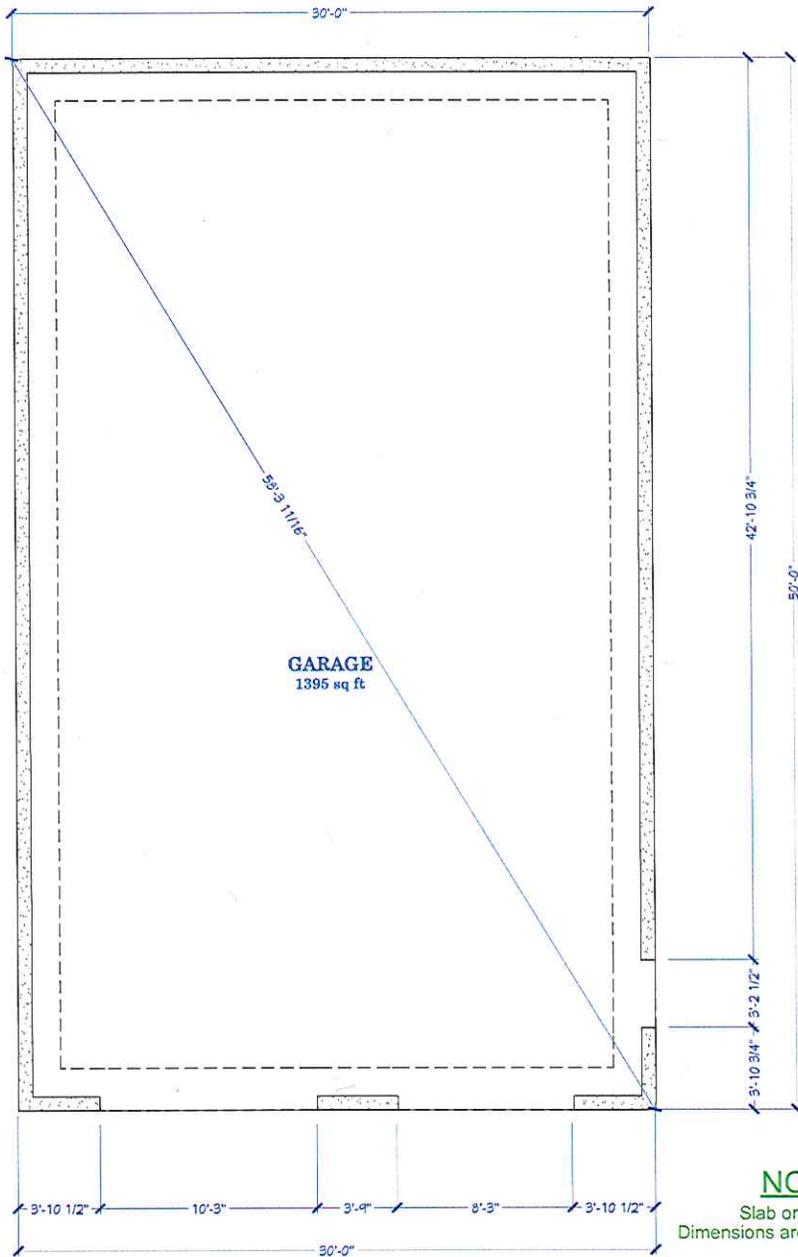
DATE: 8/27/2016  
 SCALE: 1/4" = 1'-0" (18X24)  
 NTS @ 11X17  
 or As Noted

Builder: **T.B.D.**  
 Drawn for: **Mike & Becky Besaw**  
 Designed by: **Jeff B.**

Plan#: **2335**  
 Sheet: **A2 of 4**

**MODERN**  
 Builders & Suppliers, Inc.  
*Designers and Suppliers of Fine Homes*  
 3704 WEST STEWART AVENUE • WAUSAU, WI 54981  
 PHONE 715-846-0263 OR 715-845-4258 FAX 715-842-0923

10:38:51 AM 8/27/2016



**GARAGE**  
1395 sq ft

**NOTES**

Slab on Grade Beam  
Dimensions are Framing to Framing

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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Rev. #	Date	Revised by:	Description

DATE: 8/27/2016  
SCALE: 1/4" = 1'-0" (18X24)  
NTS @ 11X17  
or As Noted

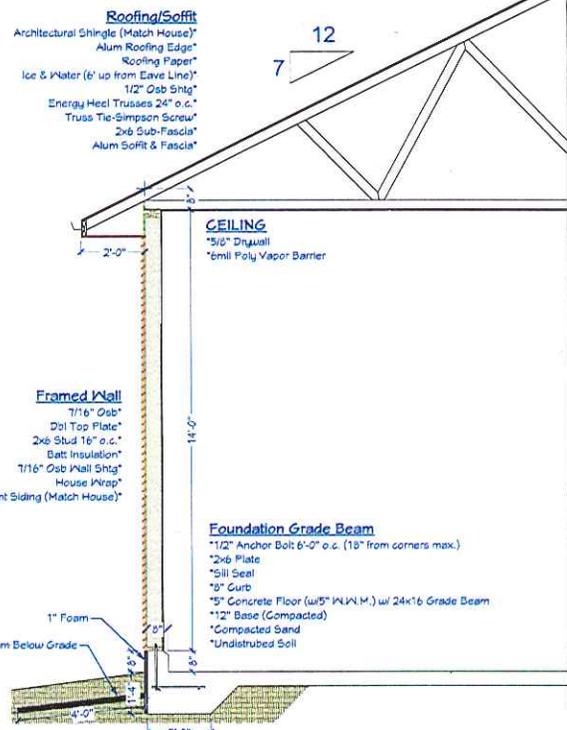
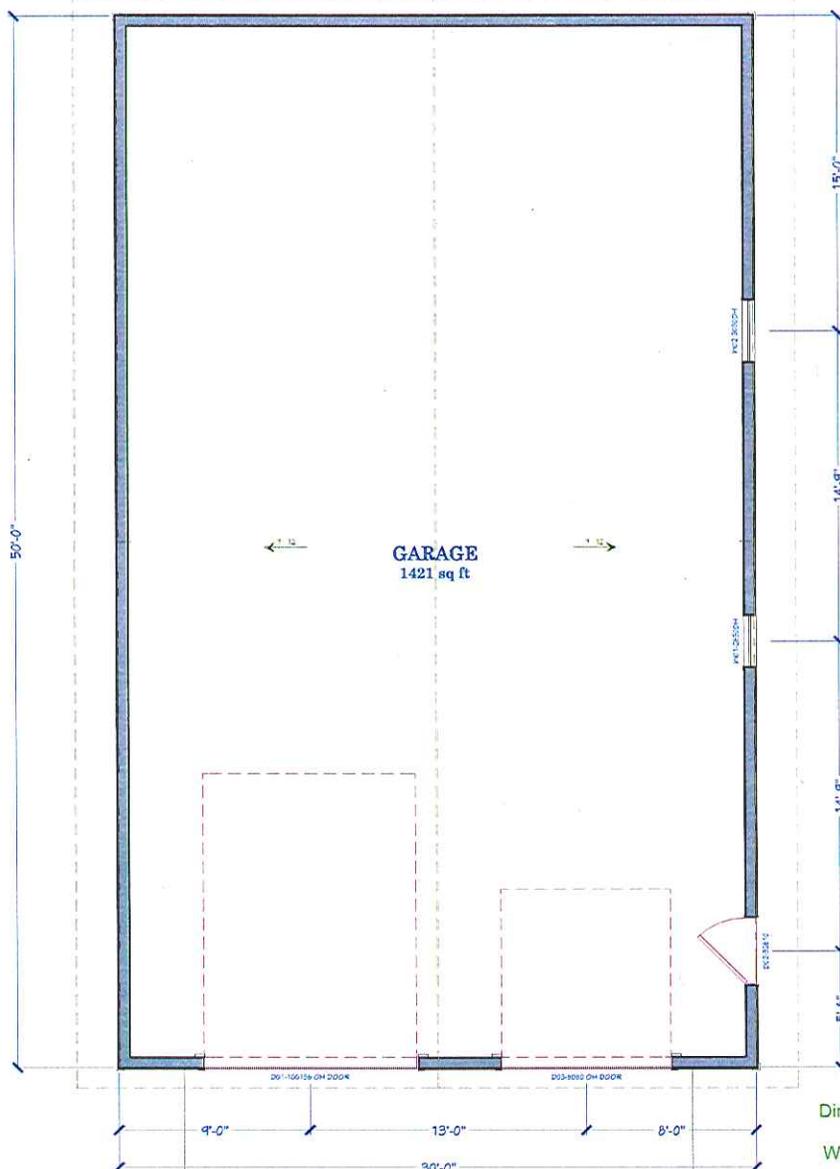
Builder:  
**T.B.D.**  
Drawn for:  
**Mike & Becky Besaw**  
Designed by: *Jess B.*

**MODERN** Builders & Suppliers, Inc.  
*Designers and Suppliers of Fine Homes*  
3704 WEST STEWART AVENUE • WAUKESHA, WI 54981  
PHONE: 715-948-3263 OR 715-948-4254 • FAX: 715-942-0923

Plan#: 2335  
Sheet: A3 of 4

MIKE BESAW

10:35:51 AM 8/27/2016



Typical Wall Detail  
Scale: 3/8" = 1'-0"

**NOTES**

14'-0" WALL HEIGHTS  
Dimensions are Framing to Sel-Struc Headers (u.n.o.)  
Wall Bracing Determined by Others

Label	Qty	Length	Height	W/O	Door Schedule	Description	Miner	Header Type
D01-100138 OH DOOR	1	120"	120"	120"x160 1/2"	Slab	Garage Slab	2x10x12@12"	Lumber
D02-52610	1	37 1/2"	81 3/4"	36 1/2"x62"	Door FPH	ext. Hinged-Door FPH	2x10x4 1/2" (4)	Lumber
D03-20500 OH DOOR	1	46"	46"	46"x47 1/2"	Slab	Garage Slab	2x10x12@12"	Lumber

Label	Qty	Length	Height	W/O	Door Schedule	Description
PK1-2630PH	1	26"	26"	24 1/2"x26 1/2"	Double Hung	Double Hung
PK2-3230PH	1	26"	26"	24 1/2"x26 1/2"	Double Hung	Double Hung

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Rev. #	Date	Revised by:	Description

Builder:  
**T.B.D.**  
Drawn for:  
**Mike & Becky Besau**  
Designed by: *Jess B.*

Plant:  
**2335**  
Sheet:  
**A4 of 4**

**MODERN**  
Builders & Suppliers, Inc.  
Designers and Suppliers of Fine Homes  
3704 WEST STEWART AVENUE • WAUKESHA, WI 54981  
PHONE: 715-548-3323 OR 715-548-4224 FAX: 715-542-3923

November 7, 2016

To: Steve Kunst and Plan Commission of Rib Mountain  
Re: conditional use request by Michael Besaw

Dear Mr. Kunst and Plan Commission,

Mr. Besaw is again requesting approval to construct a commercial size garage on his residential property. There is history on this request. He made the same request a few years ago. The city wisely, at that time, denied his request acknowledging that a structure of that size did not belong in an R-1 residential neighborhood.

I have history with this also. Six years ago I bought a home next to Mr. Besaw becoming his neighbor. I was and still am against this request because it would be detrimental to me and my home. I do not care to revisit the threats and harassment Mr. Besaw directed to me at that time. As a woman living alone, I was and am concerned for my welfare and am feeling distressed to see this issue return.

Most homes in the neighborhood are set parallel to each other. Mine, however, is perpendicular to Mr. Besaw's yard resulting in my backyard looking directly into his. I have added a fence 6" within my property line to gain separation. If he were allowed to construct a building of this size in our residential single family home neighborhood, it would be way out of place. When I would look out my windows or spend time on my deck or in my yard, all I would be able to see would be the long side of a commercial size building.

A 1,300 square foot building is the size of a small home! Do we want a family neighborhood full of warehouse-size buildings? I chose to buy this home in a R-1 classed single family residential neighborhood. My understanding is that it is normally difficult to zone down to a lower classification. Our neighborhood has the highest residential classification. Why would we want to degrade it for everyone in the vicinity?

I have consulted with an experienced realtor at Coldwell Banker Action. She has assured me that a structure of this size within the view of my backyard area would put off any future buyers and lower my current property value. I guess that would lower my taxes, too! As a taxpayer who chose to buy my home in Rib Mountain, I would be unhappy to know the city does not protect the property values of the citizens living in residential R-1 classed neighborhoods.

While I understand that Mike Besaw would like to have this larger than code structure and I have been a good neighbor who has allowed collaboration on part of "my" fence so as not to have two fences running next to each other, I sincerely know that allowing a commercial structure in this residential location would not be good for our neighborhood. While, I am quite concerned about the treatment I received when this last came up, I also need to protect my home and its value. A woman's home is her castle, after all! I have worked hard to maintain my home and keep it to the Rib Mountain standard. I hope you will think about the big picture as you process this request.

Thank you,  
Lynn Eby 705 Warbler Way



**ITEM:** Crossing Guard

**ISSUES:** Fill vacant Crossing Guard position.

The Town is in need of qualified applicants for the position of Crossing Guard. After advertising the position, we received an application from Myra Arnott. Myra has several years of experience working with elementary age children as an aide for the Wausau School District.

The Code Enforcement Officer and Town Administrator interviewed the applicant and recommend hiring Myra L. Arnott as Crossing Guard at the current pay rate of \$11.45/hour. As directed by Town Board members, a conditional offer of employment was made to Myra on November 4, 2016, pending formal Town Board approval. Myra accepted the conditional offer of employment. A CCAP and DOJ records check on the applicant came back clear. The Town Administrator and Code Enforcement Officer recommend changing the conditional employment of Myra Arnott as Crossing Guard to permanent employment.

**ACTION TO BE TAKEN:**

- 1. Approve the above recommendation(s).**
- 2. Deny and send back to staff for further review.**

**ITEM:** Approval of Rural Mutual as our insurance carrier for General Liability and Workers Compensation.

**ISSUES:** In 2015 when the Finance and Personnel Committee along with the Town Board agreed to switch the Town's insurance to Rural Insurance it was with the understanding that it would be a one year commitment and the Town would request proposals for 2017. The Finance Director/Clerk prepared the request and sent it to 4 companies and also posted the request on the Town's website. The Town received responses from 3 companies: M3, Horton, and Rural Insurance. The quote from M3 was the highest, with Horton and Rural having about a \$9,000 difference, with Rural being the lowest.

The Finance and Personnel Committee has recommended approval of Rural Mutual subject to verifying the Public Official's Liability Policy. Staff has contacted Rural Mutual and has attached the response, verifying that the policy is on a "claims made basis"

**FISCAL IMPACT:** The budget has been prepared using the quote from Rural Insurance

**ACTION TO BE TAKEN:**

1. Approve Rural Mutual as the insurance carrier for the Town's General Liability and Worker's Compensation Insurance.

**COMPREHENSIVE BUSINESS LIABILITY**

<b>LIMITS OF INSURANCE</b>	<b>LIMIT</b>	<b>PREMIUM</b>
GENERAL AGGREGATE:	\$10,000,000	
PRODUCTS/COMPLETED OPERATIONS AGGREGATE:	\$10,000,000	
LIABILITY AND MEDICAL EXPENSES LIMIT:	\$5,000,000	PER OCCURRENCE
PREMISE/OPERATION MEDICAL EXPENSE LIMIT:	\$10,000	PER PERSON
DAMAGE TO PREMISES RENTED TO YOU LIMIT:	\$100,000	PER OCCURRENCE

**PREMIUM BASIS:**  
\$376,755 TOTAL OPERATING EXPENDITURES

**LIABILITY COVERAGE PREMIUM** **\$3,344**

**LIABILITY ENDORSEMENTS**

**THE LIMITS OF LIABILITY FOR UNINSURED MOTORISTS COVERAGE AND UNDERINSURED MOTORISTS COVERAGE ARE PER POLICY LIMITS AND SHALL BE REDUCED AS A RESULT OF YOUR RECEIVING AMOUNTS FROM OTHER SOURCES BECAUSE OF YOUR "BODILY INJURY"**

AUTO MEDICAL PAYMENTS COVERAGE LIMIT - Per person	\$10,000	Included
UNINSURED MOTORISTS COVERAGE LIMIT - Per Accident	\$1,000,000	\$62
UNDERINSURED MOTORISTS COVERAGE LIMIT - Per Accident	\$1,000,000	Included

**BP 18 01 CYBER COVERAGE INSURANCE** **\$ 138**  
(Premium is 25% minimum earned and nonrefundable)  
Per Claim, Regulatory Proceeding, and Privacy Breach Event Deductible- \$1,000

A. Third Party Liability Coverage	\$ 100,000	
B. Regulatory Proceeding Claims Expense Coverage	Included in First Party Limit	
C. First Party Privacy Breach Expense Coverage	\$ 25,000	
D. First Party Data Restoration Expense Coverage	\$ 5,000	
E. Cyber Coverage Aggregate	\$ 100,000	

**HIRED & NON-OWNED AUTO LIABILITY** **\$ 13**

**F-830 POLLUTION LIABILITY-BROADENED COVERAGE FOR COVERED AUTOS** **\$ 179**

**PACKAGE ENDORSEMENT FOR RURAL TOWNS**  
PUBLIC OFFICIALS LIABILITY - NAME OF ENTITY: TOWN OF RIB MOUNTAIN & RIB MOUNTAIN COMMUNITY FOUNDATION **\$763**  
Limit of Liability - Each Loss: \$5,000,000  
Limits of Liability - Annual Aggregate: \$5,000,000  
Retroactive Date: 01/01/2016

**TOTAL LIABILITY ENDORSEMENT PREMIUM:** **\$ 1,093**

**TOTAL LIABILITY PREMIUM:** **\$4,499**

**OFFICIALS PROFESSIONAL LIABILITY COVERAGES)** also apply to Optional Coverage - Law Enforcement Liability.

**SECTION III - COMMON POLICY CONDITIONS (APPLICABLE TO SECTION I - PROPERTY AND SECTION II - LIABILITY)**

The following paragraph is added to **A. Cancellation:**

7. If this policy provides Law Enforcement Liability Coverage and this coverage or the policy is cancelled, the premium for Law Enforcement Liability is considered earned in full and no refund will apply.

**SECTION IV - PUBLIC OFFICIALS PROFESSIONAL LIABILITY COVERAGES: (THIS SECTION PROVIDES CLAIMS MADE COVERAGE. PLEASE READ THE ENTIRE SECTION CAREFULLY.)**

Coverage is provided under **Section IV** of this endorsement only when a "public entity" (as defined below) for these professional liability coverages is named on the Declarations Page.

**1. Coverages:**

- a. We will pay on behalf of the "insured" any "loss" resulting from a "wrongful act" provided that the "claim" is first made during the policy period and written notice of the "claim" is received by us during the policy period. We will have the right and duty to defend any "suit" covered by this policy. This applies even if any of the allegations of the "suit" are groundless, false or fraudulent. We may make an investigation and settlement of any "claim" or "suit" as we deem expedient.

**HOWEVER, WE WILL NOT DEFEND ANY "SUIT" AFTER OUR LIMIT OF LIABILITY HAS BEEN OFFERED OR PAID FOR "CLAIMS", JUDGMENTS OR SETTLEMENTS.**

- b. This insurance covers "loss" arising from any "claim" first made during the policy period against the estates, heirs, legal representatives or assigns of deceased persons, who were insured at the time of the "wrongful act" upon which those "claims" are based.
- c. The amount we will pay for "claims", judgments or settlements is limited as described in Paragraph 7 - **Limits of Liability - Section IV.**

- d. This insurance does not apply to any "wrongful act" which occurred before the Retroactive Date, if any, shown in the Declarations or which occurs after the policy period or any Extended Reporting Period we provide under Paragraph 3. **Coverage Extensions - Section IV**

**2. Supplementary Payments:**

We will pay, with respect to any "claim" or "suit" we defend:

- a. All expenses we incur.
- b. Premiums on appeal bonds in any such "claim" or "suit" and the cost of bonds to release attachments, but only for bond amounts within the applicable limit of insurance. We do not have an obligation to furnish any such bonds.
- c. All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$250 a day because of time off from work.
- d. All costs taxed against the "insured" in any "suit" against the "insured" we defend.
- e. All interest on the full amount of any judgment that accrues after entry of the judgment in any "suit" against the "insured" we defend, but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Insurance.

These payments will not reduce the limits of insurance.

**3. Coverage Extensions:**

- a. If the "insured" cancels or non-renews this Policy or if we decide not to renew this Policy, the "insured" shall have the right to purchase, upon payment of an additional premium in accordance with our rules and rates, an extension of this coverage for a period of 12 calendar months immediately following the end of the policy period, but only with respect to any "wrongful act" committed before the end of the policy period. This period shall be referred to as the Extended Reporting Period.
- b. As a condition precedent to the right to purchase the Extended Reporting Period, the total premium for this endorsement

**RURAL MUTUAL INSURANCE COMPANY - MADISON, WISCONSIN**

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**ITEM:** Approval of 2016 Budget Adjustments

**ISSUES:** The purpose of contingency funds is to set aside money to be spent in a future period but the specific purpose and expense accounts are unknown at the time of budget adoption. When the 2016 budget was prepared, the board elected to put \$50,140 in a contingency fund, \$25,140 was set aside for wages and \$25,000 was set aside for operating. During 2016 the Board approved use of contingency funds for the Marathon County Sheriff and some work done in the public works building. The wage resolution adopted in January 2016 approved the disbursement of the wage contingency. This spreadsheet shows the departments where the contingency monies should be allocated per board approval. The spreadsheet also shows a redistribution of other budget monies to best match up budget with actual expenses in 2016.

The Town Board also approved use of General Fund Balance to pay off our State Trust Fund Loan. The amount of the payoff was \$130,077.

Last, in a Public Works meeting, the committee recommended the use of Tourism Funds to fund the 51/ Tunnel Trail, this is the trail that goes past Dicks and Red Robbin.

*The Finance and Personnel Committee has recommended approval.*

**FISCAL IMPACT:** Currently, as projected, the total General Fund balance will be reduced by \$73,554 when the transfer of \$130,077 to the Debt Service Fund is included in the projection.

**ACTION TO BE TAKEN:**

1 – Approve the 2016 Budget Adjustments as presented

Or

2 – Approve the 2016 Budget Adjustments, but adjusting.....

		2016 Original Budget	DR (CR) 2016 Budget Adjustments			2016 Amended Budget	Reason
			Salaries Wages	Fringe Benefits	Other		
51400-110-100	Salaries/Wages	62,000.00	662.00			62,662.00	Performance based wage increase
51402-110-110	Salaries/Wages	102,687.00	2,375.00			105,062.00	from 2015 reviews
51410-110-100	Salaries/Wages	76,947.00	5,348.00			82,295.00	
52400-110-100	Salaries/Wages	57,700.00	2,832.00			60,532.00	
53313-110-100	Salaries/Wages	51,981.00	3,030.00			55,011.00	
53313-110-110	Salaries/Wages	119,687.00	6,056.00			125,743.00	
55303-110-100	Salaries/Wages	12,995.00	757.00			13,752.00	
56100-110-100	Salaries/Wages	48,300.00	1,248.00			49,548.00	
52100-110-125	Salaries/Wages	17,862.00	588.00			18,450.00	
		<u>550,159.00</u>	<u>22,896.00</u>			<u>573,055.00</u>	
100-00-59285-000-000	Wage Contingency	25,140	(22,896)	-	-	2,244	
100-00-53312-130-200	Misc contract svcs	4,000	-	-	8,623	12,623	spray foam insulation for pw bldg
100-00-52100-130-200	Misc contract svcs	2,000	-	-	2,100	4,100	Money for Marathon County Sheriff
100-00-59282-000-000	Contingency	25,000	-	-	(10,723)	14,277	
300-00-58100-000-000	State Trust Fund Loan	820,046			130,077	950,123	Approval at 6/14 special meeting to use fund balance to pay of loz
300-00-49210-000-000	Transfer from Other Funds	(4,000)			(130,077)	(134,077)	Approval at 6/14 special meeting to use fund balance to pay of loz
100-00-59230-000-000	Transfer to Debt Service	-			130,077	130,077	Approval at 6/14 special meeting to use fund balance to pay of loz
100-00-49211-000-000	Applied fund Balance	(55,000)			(130,077)	(185,077)	Approval at 6/14 special meeting to use fund balance to pay of loz
415-00-49210-000-000	Transfer from Other Funds	-			(37,010)	(37,010)	PW committee reccomended payment of the trail to come from r
201-00-59281-000-000	Transfer to Other funds	74,800.00			37,010	37,010	PW committee reccomended payment of the trail to come from r

**ITEM:** Consideration of Letter of Commitment/Support for the Lake Wausau Association's Surface Water Grant Application

**ISSUES:** The Lake Wausau Association is reaching out to the Town with the hope of receiving a letter of commitment or support related to its WDNR Surface Water grant application. The grant request is to help fund an updated Aquatic Plant Survey of Lake Wausau. In total, the grant application is for \$14,070, including a \$6,930 match from the Association. Details of the proposed study can be found in the attached letter.

**FISCAL IMPACT:** The Association is not currently asking for a monetary contribution; rather, a letter of commitment or support. No fiscal impacts are associated with this request.

**ACTION TO BE TAKEN:**

1. Direct staff to draft a letter of commitment or support for the Lake Wausau Association's grant application.
2. Send the item back to staff for additional consideration.

Lake Wausau Association, Inc.

P.O. Box 5073

Wausau, WI 54402-5073

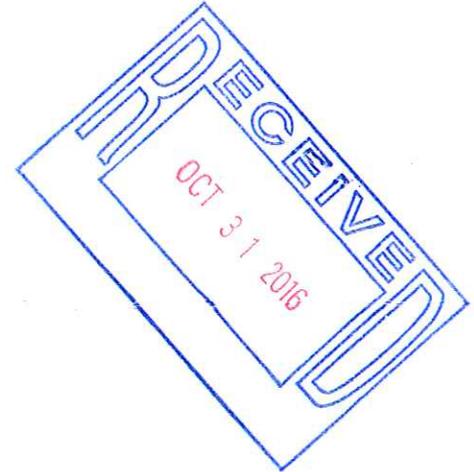
[www.lakewausau.org](http://www.lakewausau.org)

[lakewausau@gmail.com](mailto:lakewausau@gmail.com)



October 28, 2016

**Mr. Allen Opall, Chairman  
Town of Rib Mountain  
3700 North Mountain Road  
Wausau, WI 54401**



Subject: Request for letter of commitment or support for a Surface Water Grant to fund an updated Aquatic Plant Survey of Lake Wausau.

The Lake Wausau Association is developing a proposal to be submitted to the Wisconsin Department of Natural Resources under the Surface Water Grant application requesting \$14,070.00, which includes a matching grant of \$6,930.00, that the Lake Wausau Association is prepared to provide. Estimated project total \$21,000.00. This project is for the spring of 2017. The grant proposal is due to the WIDNR on December 10, 2016.

The purpose of the Aquatic Plant Survey update is to provide an understanding of the current aquatic conditions which are integral in the formation of effective lake management strategies aimed at improving the Lake Wausau resource. This data will be used along with the Bathymetry Report, Habitat Report, Lake Capacity Report, Social Economic report, and the Aquatic Plant Survey conducted in 2012, and the Hydrodynamic modeling to be completed in 2016 by the Army Corp of Engineers.

Specific objectives of the study include:

- 1) Measure changes in the aquatic plant composition of the lake from 2012.

The Board of Directors of Lake Wausau Association, Inc.

Russ Graveen, President • Rick Parkin, Vice President  
Sherri Wagner, Secretary • Holly Kohl, Treasurer  
Theresa Graveen • Mark Peter • Jim Wagner  
Mary Kate Riordan • Allen Weinkauf

**8-2**

*In Strength There Are Numbers....*

Lake Wausau Association, Inc.

P.O. Box 5073

Wausau, WI 54402-5073

[www.lakewausau.org](http://www.lakewausau.org)

[lakewausau@gmail.com](mailto:lakewausau@gmail.com)



- 2) Determine if the current management strategy of mechanical harvesting of Curly Pond Leaf (aquatic invasive species) has been effective.
- 3) Measure changes in the levels of Eurasian Water Millfoil (aquatic invasive species) from 2012.
- 4) Determine if the Domitar dam drawdown impacted aquatic plant communities.
- 5) Determine if there are any additional detrimental aquatic species introduced in Lake Wausau since the 2012 study.

As part of the greater Lake Wausau Community, and stakeholders in protecting our valuable resource, we respectfully request that you consider writing a letter of commitment or support for this grant application, and our ongoing efforts to manage Lake Wausau for the benefit of all.

Please send the letter of commitment or support by December 2, 2016 to:

Lake Wausau Association

P.O. Box 5073

Wausau, WI 54402

[lakewausau@gmail.com](mailto:lakewausau@gmail.com)

Please feel free to contact Mary Kate Riordan at 715-302-0108, or [marykater@mapleridge.com](mailto:marykater@mapleridge.com) for any project grant specific questions.

Best Regards,

Russell Graveen

President, Lake Wausau Association

Mary Kate Riordan

Lake Wausau Association, Grant Coordinator

The Board of Directors of Lake Wausau Association, Inc.

Russ Graveen, President • Rick Parkin, Vice President

Sherri Wagner, Secretary • Holly Kohl, Treasurer

Theresa Graveen • Mark Peter • Jim Wagner

Mary Kate Riordan • Allen Weinkauff

**8-3**

*In Strength There Are Numbers....*

**ITEM:** Approval of Town of Rib Mountain FY 2017 Budget and 5 Year Capital Plan 2017-2021

**ISSUES:**

In accordance to State Statute, the Town held a Public Hearing with a Town meeting for the FY 2017 Budget on Tuesday, November 14 at 7:00 pm. Comments and questions were taken. The following was approved by the Town meeting:

- \$1,635,005 General Levy
- \$ 947,688 Debt Levy
- \$2,582,693 Total Levy

The approximate tax rate for 2016 payable in 2017 is \$3.57/\$1,000.

The total general operating budget for FY 2015 is \$3,049,020.

The Town has also submitted a 5 Year Capital Plan.

**ACTION TO BE TAKEN:**

1. Motion to approve the FY 2017 budget as presented with the 5 Year Capital Plan.
2. Motion to deny.



# Interoffice Memo

Date: November 11, 2016  
To: Town Board  
Cc: Department Heads  
From: Gaylene Rhoden  
RE: Administrator's Report

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The following is my report for the regular Town Board meeting of Tuesday, November 14, 2016.

- Steve Kunst and I continue to work on the ICSC event to be held in Wausau, November 17.
- Jessica Trautman and I worked on the 2017 health insurance plan. The plan was presented to the Finance & Personnel Committee. The proposal is to move to a HRA (Health Reimbursement Account) program. The plan meets our budget limit with minimal impact on the employees. As presented to the Finance Committee, there is a risk for the Town. If claims are high, the Town may be on the hook for the costs beyond the budget.
- Worked with Paul Hursh on hiring a crossing guard. Per the Town Board approval, we hired Myra Arnott on a temporary basis until final Town Board approval. This is scheduled for the next Town Board meeting.
- Prepared and attended the Finance & Personnel Committee meeting on Friday, November 4. As stated above, I presented a HRA health plan through Security. An employee meeting was held on Thursday, November 10.
- Steve Kunst and I received and reviewed the Request for Proposals (RFPs) for 2800 Martin Avenue. We will be presenting this information at the December 6 Town Board meeting.
- Supervisor Klein and I attended the County Finance Committee meeting regarding the property acquisition for the proposed dog park. This was approved as presented with the Town paying for the original cost of the land and any legal fees associated with it.
- Supervisor Schaefer and I attended the Chamber Executive Meeting.
- Attended the MPO monthly meeting. Members approved the 2017 Unified Work Plan, 2050 Long Range Plan and 2017-2020 Transportation Improvement Plan.
- Staff met with interested parties for a development project.
- Steve Kunst and I met with Jim Rosenberg, representing SEH. Jim's firm offers services that could assist with our corridor study for Rib Mountain Drive. We also discussed various grant opportunities.
- Hosted the Central Wisconsin Humane Resources group meeting.

The following is a tentative schedule of meetings I will be attending:

Monday, November 14	Brookfield	WCMA Training Session
Tuesday, November 15	Office	Conference Call – CWED Advisory
Wednesday, November 16	Wausau	CVB Meeting
Wednesday, November 16	Office	Conference Call – CWED Board Meeting
Thursday, November 17	Wausau	ICSC – Central Wisconsin Event
Friday, November 18	Here	Resident meeting for Dog Park

I want to compliment staff on Election Day. The last several weeks have been very busy leading up to the election. The process was very smooth November 8. I greatly appreciate the efforts made by the poll workers, Town Clerk, Deputy Clerk/Election Clerk and office staff. Many new, useful ideas were implemented, which helped make the Election Day easier.

I will be on vacation November 21-25. I will be in the Rib Mountain area most of the week and can be reached by phone if needed.

This concludes my report.

# Interoffice Memo

Date: November 11, 2016  
To: Town Board  
Cc: Department Heads  
From: Steve Kunst  
RE: Community Development Report

---

The following represents my report for the regular Town Board meeting of Tuesday, November 14<sup>th</sup>, 2016.

- Met with various consultants and developers regarding potential projects for the 2016 building season, including potential residential and commercial projects.
- Met with the Scott Turner, Paul Kufahl, and the Town's Emergency Siren contractor for an inspection of the existing siren atop Rib Mountain on 11/2/16.
- Met with MCDEVCO and other municipal representatives on 11/2/16 related to the Central Wisconsin ICSC event scheduled for 11/16 and 11/17.
- Attended the 11/4/16 Finance and Personnel Committee meeting.
- Posted the public hearing notice and organized materials for the 11/9/16 meeting of the Rib Mountain Plan Commission.
- Attended the 11/8/16 meeting of the Wausau MPO. Agenda items included approvals of the MPO's Long Range Transportation Plan, Work Plan and Transportation Improvements Plan.
- Attended the 11/9/16 meeting of the Rib Mountain Plan Commission. Agenda items included a conditional use for a detached accessory building and continued discussion on the Town's Comprehensive Plan update.
- Attended Governor Walker's Northern Wisconsin Economic Development Summit in Minocqua on 11/10/16.
- Issued various permits and enforcement letters. As of 11/11/16 the Department has issued a total of 200 permits for over \$15.4 million in construction value.

Thank you,

Steve Kunst

2016 MONTHLY BUILDING INSPECTION REPORT

200	# Permit - YTD					YTD Totals	\$ 98,060.00	\$ 15,440,854.00	\$ 26,330.50	\$4,350.00
4	# Permits - Filtered Selection					Selected Totals	\$ -	\$ 13,185.00	\$ 250.00	\$-
PERMIT	OWNER/BUILDER	STREET	DATE	TYPE	P C L	BOND	CONST. VALUE	PERMIT	PARK	
2016-197	Randy Lackman	4001 Rib Mountain Dr.	11/9	CR	34.045.002.006.00.00	\$ -	\$ 4,000.00	\$ 150.00	\$ -	
2016-198	Dorzak	10407 Bittersweet	11/9	DK	34.342807.010.000	\$ -				
2016-199	Lucy Essex/Tundraland	701 Cloverland Ln	11/9	RR	34.105.000.006	\$ -	\$ 7,685.00	\$ 50.00	\$ -	
2016-200	Cary Uttech/Dean Neumann	1206 Ivy Lane	11/10	MC	34.765.002.017	\$ -	\$ 1,500.00	\$ 50.00	\$ -	

MONTHLY TOTALS BY TYPE: 2016 November

Description	Type	Number	Const. \$	Previous #	Previous \$	YTD #	YTD \$	Type	2015 Number	Const. Value
Accessory Building	AB	0	\$0	36	\$780,100	36	\$780,100	AB	5	\$16,425
New Commercial Building	CB	0	\$0	1	\$8,500,000	1	\$8,500,000	AG	0	\$0
Commercial Remodel/Buildout	CR	1	\$4,000	7	\$2,363,520	8	\$2,367,520	CB	1	\$15,200
Deck	DK	1	\$0	20	\$117,050	21	\$117,050	CR	0	\$0
Driveway	DW	0	\$0	1	\$0	1	\$0	DU	0	\$0
Fences	FN	0	\$0	18	\$54,972	18	\$54,972	ES	0	\$0
Mechanical	MC	1	\$1,500	24	\$77,050	25	\$78,550	GA	0	\$0
Minor Repairs	MR	0	\$0	12	\$140,825	12	\$140,825	HT	0	\$0
Moving	MV	0	\$0	0	\$0	0	\$0	MV	0	\$0
Recreational Facility	RF	0	\$0	2	\$5,000	2	\$5,000	PD	0	\$0
Residential Remodel/Addition	RR	1	\$7,685	50	\$1,237,874	51	\$1,245,559	RR	5	\$125,000
New Single Family	SF	0	\$0	7	\$1,979,000	7	\$1,979,000	RR	1	\$320,000
Signage	SI	0	\$0	13	\$62,278	13	\$62,278	RR	4	\$49,100
Wrecking	WR	0	\$0	4	\$10,000	4	\$10,000	RR	2	\$0
Zoning Permit	ZP	0	\$0	1	\$100,000	1	\$100,000	RR	0	\$0
Agricultural Building	AG	0	\$0	0	\$0	0	\$0	SF	0	\$0
Holding Tank	HT	0	\$0	0	\$0	0	\$0	SI	0	\$0
Early Start	ES	0	\$0	0	\$0	0	\$0	WR	0	\$0
Duplex	DU	0	\$0	0	\$0	0	\$0	ZP	0	\$0
<b>Totals</b>		<b>4</b>	<b>\$13,185</b>	<b>196</b>	<b>\$15,427,669</b>	<b>200</b>	<b>\$15,440,854</b>		<b>18</b>	<b>\$525,725</b>

# Staff Report

**Date:** November 10, 2016

**To:** Town Board

**cc:** Department Heads

**From:** Scott Turner

**RE:** Street & Park Superintendent Report

---

The following is my report for the Town Board meeting of Monday, November 14, 2016

- Rib Mountain Drive – Triple Culvert Replacement
  - Construction is substantially complete. The project was completed on time and was re-opened to traffic on Friday November 4, 2016. Remaining work includes railing the west side for future sidewalk.
- Woodlawn Pines 1<sup>st</sup> Addition– Deertail subdivision extension
  - The first layer of paving was completed on November 10, 2016
  - Construction of the stormwater management pond is ongoing. The pond will include a pvc liner to protect the groundwater and retain stormwater.
- Aster Rd
  - Road construction is complete. The project budget was \$100,000. Final costs are approximately \$85,000
- Rib Mountain Drive Phase II
  - Real Estate Appraisals have been completed and have been approved by WisDOT. Land acquisition will be occurring over the next several months.
  - Utility burial is ongoing and will continue into the winter. Work is currently focused in the north section near Robin Ln.
  - Utility crews are unable to bore the bedrock encountered at Cloverland Ln. Open cut trenches are additional re-routing will be necessary. Plans will be formalized in upcoming weeks.
  - The remaining work will be completed when the Right of Way acquired. Some work will be conducted in Spring 2017.
  - Final Plans have been submitted to WisDOT for approval. Bidding will occur in April 2017 with construction starting in June.
- Warning Siren Project
  - Sirens installation began on November 10, 2016. 60 foot poles will be set and electrical services connected in the next one to two weeks.
- The Public Works Crew
  - Completed ditch cleaning and excavation near the 1800 block of Lily Ln. A WDNR wetland disturbance permit was obtained for the work.
  - Conducted a winter plowing safety meeting with the crew and call in plow drivers
  - Completed ditch cleaning and leave removal from various locations in Town
  - Maintained brush, grass, and leaves at the yard waste site. This fall was a banner season for leaves
  - Added gravel base course to the fitness trail at Doepke Park and cleaned flower beds and rain garden.
  - Assisted with planting three pine trees at Doepke Park and four pine trees at the Public Works building – screening for IHOP and Burger King

# Interoffice Memo

Date: November 11, 2016  
To: Town Board  
Cc: Department Heads  
From: Jessica Trautman  
RE: Finance Department/Clerk Report

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The following represents my report for the regular Town Board meeting of Monday, November 14th, 2016.

- At our November 14<sup>th</sup> meeting, we will be adopting our tax levy and rate, along with the 2017 budget. I want to thank the Town Board, their clear direction made the preparation of the Town's 2017 budget very manageable.
- On November 8<sup>th</sup>, the Town's residents cast 4,423 ballots, over half, 2,500+, cast their ballot by absentee. The Town's voter turnout was 89.79%. Michelle did an excellent job; election day went very well.
- The staff is now working on getting all the information together for the tax bills.

Thank you,  
Jessica Trautman

	Contingency	
Budgeted	\$25,000	
Less:	(8,623)	Spray foam insulation for PW building
	(2,100)	Use for MC Sheriff
Balance Remaining	\$14,277	The Town Board agree to use this balance for software purchases in 2016

**MEMO TO:** Town Board  
**FROM:** Paul Hursh  
**SUBJECT:** Code Enforcement Report  
**DATE:** November 14, 2016

Since my last report on October 4, 2016, I have received the following 15 complaints.

#### Grass and Weeds

- 2308 Iris Lane
- 2211 South Mountain Road
- 3600 Bobolink Avenue
- 3403 N. Mountain Road

#### Cat at Large

- 2911 Rib Mountain Way

#### Dog at Large

- 1401 Ivy Lane

#### Burning

- 703 E. Lakeshore Drive – Resident burning garbage in their back yard.

#### Parking

- Baneberry Court – Inoperable white SUV parked along road.
- 1505 Ivy Lane – Maroon Mercury Sable parked on the bridle path.

#### Animal Related

- Red Maple Road – Local resident not picking up their dog's waste left along the road.
- 606 Parrot Lane – Animal welfare, dog did not have access to food or water while chained outdoors.
- 2103 Jonquil Lane – Possible sick or injured fox was put down by a Deputy and taken to the Health Department for disease testing. The rabies test came back negative.

#### Suspicious Circumstance

- Martin Avenue – Older man often seen walking in the area, wearing a fluorescent green vest, identified himself as a Town employee when questioned by a resident. The Town and Sanitary District did not have any employees in that area at the time of the incident.

#### Barking Dog

- 703 E. Lakeshore Drive
- 5005 Bleeding Heart