

TOWN OF RIB MOUNTAIN
Regular Town Board Meeting
June 15, 2010

Chairman Allen Opall called the meeting of the Rib Mountain Town Board to order at 6:32 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road. Present were Supervisors Pete Kachel, Jim Legner, Fred Schaefer and John Sybeldon.

Also present were Town Attorney Christopher Toner, Town Administrator Gaylene Rhoden, Fire Chief Paul Wirth, Building Inspector Dan Dziadosz, Streets/Parks Superintendent Scott Schatschneider, and Clerk/Treasurer Patricia Jahns. Also in attendance: Bruce Gerland of AECOM.

On June 11, 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 6/1/10 regular Town Board meeting. Questioned and carried 5:0.

Plan Commission Report & Recommendations - Docket 10-10: Robert & Karen Ristow requesting rezoning of the official zoning map from Suburban Residential to Unified Development District for the purpose of constructing two mini-warehouse type storage buildings located at 8306 Azalea Road. The Plan Commission recommended denial of the rezoning application by Robert & Karen Ristow. Dan referred the Board to his staff report and analysis. He added that the UDD zoning is specific to this use of residential storage buildings. The proposed primary use for these two buildings with seven units in each is for recreational vehicles, i.e. watercraft, snowmobiles, antique cars, etc.

Supervisor Schaefer was concerned that someone owning a vending machine business or a tool business could have an active business by using these buildings for warehousing and creating a zoning issue or even a building violation. Attorney Toner commented that the building permit application could specify permitted vs. non permitted usage. The permit could also indicate that the Town would be provided access with sufficient notice of inspection.

Dan stated the long range plan for this property is residential zoning. An alternative use is multi-family residential which could have a more adverse impact than Mr. Ristow's proposal. Multi-family development could also result in that same type of garage. Dan commented that a storage facility was an unusual choice for this residential property but the Town has wrestled with the WisDOT mandated survey notes that noise issues make this property unsuitable for residential development.

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Mr. Ristow stated he was unaware of the survey notes. He felt the property should not be zoned Suburban Residential due to the WisDOT recommendation. As a developer he would not put anything residential on it. He is only trying to find a use for his property and determined the best use for that property is storage buildings.

Richard Lodholz, 8103 Azalea Road, does not support the zone change. He noted that Mr. Ristow has a beautiful house there and wondered why he would want a shed.

Karen Lodholz, 8103 Azalea Road, does not support the zone change. She stated there was no easy access to the property. She expressed concern that strangers would travel four miles through residential areas to get to the storage units.

Carol Bucholz, 8103 Buttercup Road, does not support the zone change. She was concerned about runoff from Mosinee Hill onto the property and that Mr. Ristow would remove a row of pines that provide a buffer for Highway 51. She expressed concern about setbacks, an unlit roadway, and that CTH R may be extended there in the future.

Motion by Schaefer/Legner to deny the rezoning request from Suburban Residential to Unified Development District and to support the Plan Commission recommendation. Questioned and carried 5:0.

Award Municipal Building Remodeling Contract - Architect Jeff Musson presented the bid tabulation for the Rib Mountain Municipal Center remodeling project.

The Board also considered the four alternate bids for a garage, asphalt paving, cladding of columns and a deduction for light fixtures. Jeff Musson reviewed potential cutbacks that totaled approximately only \$25,000. He strongly recommended the asphalt paving alternate be funded.

The Town earmarked \$250,000 from the borrowing note. Administrator Rhoden suggested that the Finance & Personnel Committee could designate approximately \$100,000 in order for the Town Board to approve the base bid of \$316,995 of Eagle Construction and to cover the architect contract and office furnishings.

Motion by Kachel/Legner to approve the base bid of Eagle Construction for \$316,995 with \$250,000 to come from the borrowing note and approximately

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\$100,000 from the undesignated fund balance and to approve Alternate Bid No. 4 Deduct for Light Fixtures. Questioned and carried 5:0.

Ordinance 10-02: Disposal of Non-Town-Owned Personal Property – **Motion by Schaefer/Kachel to adopt and approve Ordinance 10-02: Disposal of Non-Town-Owned Personal Property. Questioned and carried 5:0.**

Authorization to Pursue STP Urban Funding Application(s) for Rib Mountain Drive Project – The Public Works Committee recommended the Town apply for STP Urban Funding. **Motion by Schaefer/Kachel to pursue funding for the two Rib Mountain Drive projects. Questioned and carried 5:0.**

Revised CTH N Plat – Bruce Gerland of AECOM reported the revised plat was required to reflect a property owner's name change. Scott Schatschneider will file the revised plat with the County. **Motion by Kachel/Schaefer to approve the recommendation to revise the CTH N plat. Questioned and carried 5:0.**

Chairman's Appointment to Park Commission – No action at this time.

Board Positions Available – **Motion by Legner/Kachel to recommend Supervisor Fred Schaefer for a seat on the McDEVCO board. Questioned and carried 5:0.**

Motion by Kachel/Legner to recommend Administrator Gaylene Rhoden for an appointment on the CVB Sports Authority. Questioned and carried 5:0.

Change of Agent: Lil'Ole Winemaker, Midway Hotel Group, LLC and Rib River, LLC – **Motion by Schaefer/Kachel to approve Nicholas J. Holzem as agent for Midway Hotel Group, LLC; to approve Brian Larson as agent for Lil'Ole Winemaker Shoppe, LLC; and to approve Angela Benson as the agent for Rib River, LLC. Questioned and carried 5:0.**

License Applications – **Motion by Schaefer/Legner to approve a Class "B" Beer and Liquor license for Granite Peak Corporation, Rib River, LLC, Midway Hotel Group, LLC and State Park Speedway, LLC; and a Class "B" beer and Class "C" Wine license for JRSA Group, LLC; and a Class "B" Wine license for Lil'Ole Winemaker Shoppe, LLC. Questioned and carried 5:0.**

Motion by Schaefer/Legner to approve amusement device license for Rib River, LLC, Midway Hotel Group, LLC and State Park Speedway, LLC. Questioned and carried 5:0.

Operator License - **Motion by Schaefer/Legner to approve an operator license**

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for Darrell L. Nueske subject to review and recommendation by the Town Attorney. Questioned and carried 5:0.

Forthcoming Events:

- Doepke Recreation Area Fund Raising Committee: None
- Walkable Community Committee: None
- Park Commission Report: None
- Public Safety Committee Report: None
- Public Works Committee Report: The Committee met prior to the Town Board meeting and referred STP funding applications to the Town Board for approval. Staff is to draft a resolution that an applicant for redevelopment will pay for utility burial and sidewalks.
- Finance & Personnel Committee Report: None
- Town Chairman Report: Allen Opall requested that the Finance and Personnel Committee develop a policy for use of the Municipal Center. Someone asked why there was no Senior Center in Rib Mountain.
- Town Supervisor Reports: Supervisor Legner inquired about the different prices for tiles at Doepke Park. Administrator Rhoden noted the Park Commission is looking at fund raising for other Town parks.
- Supervisor Schaefer suggested following the Community Foundation's contribution amounts for the cost of trees, benches, etc. He reported that construction has begun on the new State Park water line. He expressed concern about possible blasting for the DNR's project and requested video taping of all basements in the blasting area.
- Town Administrator Report: Gaylene Rhoden submitted a written report for the Board's review.
- Town Attorney: Chris Toner recommended approval of the operator license for Darrell Nueske.

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- Fire Chief Report: Paul Wirth submitted a written report. He noted the aerial truck will be at St. Andrew's for the funeral of the former Rothschild Fire Chief.
- Building Inspector Report: Dan Dziadosz submitted a written report. He reported four potential residential permits.
- Streets/Parks Superintendent Report: Scott Schatschneider apprised the Board of crew activities and public works projects. He noted the State Park Road trail has been paved. Administrator Rhoden noted she will meet with Bone & Joint representatives to discuss trail signage.
- Clerk-Treasurer Report: Patricia Jahns submitted a written report along with May bank balances and long term debt. **Motion by Schaefer/Legner to approve payment of general checks #36582-36722. Questioned and carried 5:0.**
- Code Enforcement Officer: Paul Hursh submitted a written report of May complaints and calls for service.
- Public Comment Period – None

Adjourn - **Motion by Kachel/Legner to adjourn at 7:47 p.m. Questioned and carried 5:0.**

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