

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.

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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

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#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 14th. **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**

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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 15th.

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

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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.