

TOWN OF RIB MOUNTAIN

*Town Board Meeting*

*December 20, 2016*

Chairman Allen Opall called the December 20, 2016 regular Town Board 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, Fred Schaefer, Jim Legner, and Gerry Klein.

Also present were Administrator, Gaylene Rhoden, Community Development Director, Steve Kunst, Finance Director/Clerk, Jessica Trautman, and Town Attorney, Dean Dietrich.

On December 16, 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 –

Margaret Blume, 5100 Camelia St, expressed concern about the water run-off and traffic safety regarding the proposed Royal Ridge Estates subdivision.

Jon Blume, 5100 Camelia St, noted his agreement with his wife's (Margaret Blume) concerns.

Matt Ruppert, 2506 Sage Ln, identified his support for Bill Schnowske and the Royal Ridge Estates project. Ruppert said a lot of planning has been done and he is interested in buying a lot in the proposed subdivision.

Ben Quirt, 6209 Magnolia Ave, expressed his support for the Royal Ridge Estates project. He noted he is also considering purchasing a lot and believes sufficient planning has occurred for the safety concerns brought up.

Public Hearing – Petition to Amend the Rib Mountain Sanitary District Boundary, Hall Farm –  
Chairman Opall opened the public hearing asking members to speak about their concerns regarding the Sanitary District Boundary amendment.

Community Development Director Kunst explained the purpose and procedures of the public hearing. Kunst also indicated the presence of Rib Mountain Sanitary District Executive Director, Mike Heyroth in attendance.

Tom Radenz from REI, representing the Hall family, spoke in favor of the expansion.

Kunst noted the Rib Mountain Plan Commission recommended approval and the Rib Mountain Sanitary District Board also approved the expansion petition.

Mike Heyroth explained the need for the Sanitary District Boundary expansion based on the proposed development, noting the State would not allow for this development on private systems.

Chairman Opall Closed the Public Hearing.

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**Motion by Schaefer/Kachel to approve the petition to amend the Rib Mountain Sanitary District Boundary, as presented due to the fact that it is within the recharge zone and the proposed work is necessary to promote the public health, safety, and welfare of the Town. Questioned and carried 5:0.**

Approve Minutes of the 12/06/16 Regular Town – Motion by Kachel/Schaefer to approve the minutes of the 12/06/16 Regular Town Board Meeting. Questioned and carried 5:0.

Plan Commission

Plan Commission Minutes from the 12/14/2016 Meeting – No comments from the Board.

The Town Board requested to change the order of the items discussed. It was requested items 6b and 6d be discussed together and items 6c and 6e be discussed together.

Royalty Homes, applicant, requests an amendment to the Rib Mountain Zoning Map (rezoning) for the property legally described as the SW ¼ of the NE ¼, Section 16, from Rural Agricultural-1 to Estate Residential-1. Parcel #34.162807.003.000.00.00 Docket #2016-51 – Kunst introduced the rezoning request noting it is consistent with the Hall Farm Land Use Study adopted by the Town as an appendix to the Comprehensive Plan in 2015. Kunst also noted the Town’s Future Land Use Map has identified this area for residential development dating back to 2005. Kunst indicated the Plan Commission held a public hearing on the request on December 14<sup>th</sup>, and seven members of the public spoke. Primary concerns included traffic, pedestrian safety, and stormwater management.

Royalty Homes, applicant, requests preliminary plat review of Royal Ridge Estates for the property legally described as the SW ¼ of the NE ¼, Section 16. Parcel #34.162807.003.000.00.00 Docket #2016-54. - Kunst discussed the proposed eight lot layout representing extensions of Bellflower and Begonia Streets to the West of South Mountainside Estates subdivision. Discussion took place on potential water runoff onto the existing properties. Tom Redenz, of REI discussed the proposed swale and berm along Lot 7. Jim Borysenko, of REI discussed the flow of the water in the swale and berm to the stormwater pond proposed on Outlot 2. Borysenko went into a more detailed discussion on the stormwater management practices, noting additional detail would accompany any final plat application.

Supervisors also discussed concerns over pedestrian safety and traffic, specifically school aged children near the intersection of Bellflower Street and Bittersweet Road. Additional discussion focused on off-street paths in the proposal and the Board’s desire to have a safe route for children to get to South Mountain Elementary School. Supervisor Klein asked Mr. Schnowske if he would pay for half the cost of putting in a sidewalk/multi-use trail to cut the corner to the School from Bellflower along Bittersweet. Mr. Schnowske said he would be willing to cost share with the Town on that project. Supervisor Schaefer discussed potential traffic calming options on Bellflower and his desire to improve traffic safety in the neighborhood.

**Motion by Schaefer / Klein to approve the request to amend the Town of Rib Mountain Zoning Map from Rural Agricultural-1 to Estate Residential-1 for the property legally described as the SW1/4 of the NE1/4, Section16. Questioned and carried 5:0.**

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**Motion by Schaefer / Kachel to approve the preliminary plat conditioned on the cost share of a path from the corner of Bellflower Street along Bittersweet, a traffic calming device installed on Bellflower, and the proposed path to the State Park remain in the project. Questioned and carried 5:0.**

Royalty Homes, applicant, requests an amendment to the Rib Mountain Zoning Map (rezoning) for the property addressed 2804 and 2902 South Mountain Road, from Rural Agricultural-1 to Suburban Residential-2 and Mixed Residential-4. Parcel #34.162807.016.000.00.00. Docket #2016-52.

Kunst summarized the rezone request, again mentioning the proposal is consistent with both the Town Future Land Use Map and the Hall Farm Land Use Study. Kunst noted a public hearing was held at Plan Commission on December 14<sup>th</sup>, and no public comment was received. The Plan Commission recommended approval of the rezoning request.

Royalty Homes, applicant, requests preliminary plat review of Royal View Estates, for the property addressed 2804 and 2902 South Mountain Road. Parcel #34.162807.016.000.00.00. Docket #2016-55.

Radenz reviewed the preliminary plat and discussed the general stormwater management strategies. Radenz mentioned the right-of-way to be dedicated for paths along the north side of Iris Lane and west side of Bittersweet Road with the goal to get the neighborhood connected to Doepke Park. The Board and Radenz discussed different options of a pathway.

The Town Board questioned if the proposed roads would be built as the subdivision is built up, or all at once. Shnowske said they would be built all at once. Mr. Schnowske was questioned as to his plans for the proposed MR-4 parcel. He indicated a desire to build a small empty-nester community, consisting of small, single homes with a central building for communal activities.

Supervisor Klein questioned a need to traffic calming features on Iris Lane. Shnowske was unsure if it would be needed.

**Motion by Schaefer / Klein to approve the request to amend the Town of Rib Mountain Zoning Map from Rural Agricultural-1 to Suburban Residential-2 and Mixed Residential-4 for the property addressed 2804 and 2902 South Mountain Road. Questioned and carried 5:0.**

**Motion by Schaefer / Klein to approve the preliminary plat for Royal View Estates conditioned that the developer comes up with a plan to get the kids safely to South Mountain Elementary School and that this would be cost shared with the Town. Questioned and carried 5:0.**

Radenz questioned the process if the Developer and his team cannot get cooperation with the School District or Church for a safe route to the School. The Town Board agreed it would be discussed at the Final Plat review.

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Approval of Resolution 16-14, 2017 Fee Schedule – Community Development Director Kunst discussed the recommended fee changes, and reminded the Town Board the fee changes are intended to more closely align to the fees with the required staff resources. The Finance and Personnel Committee previously recommended the changes. **Motion by Schaefer / Legner to approve Resolution 16-14, 2017 Fee Schedule. Questioned and carried 5:0.**

Approval of Lilac Ave Storm Sewer Easements – Community Development Director Kunst discussed the history of the situation, noting the Town has stormwater facilities in place, but the original easement document was never recorded. This process will formally record the easement and allow the Town to maintain its infrastructure moving forward. **Schaefer / Legner to approve the Lilac Ave Storm sewer easements with Ryder Truck Rental, Inc., Gray's Rib Mountain LLC, TRS Development LLC, and Henry J Yach. Questioned and carried 5:0.**

Approval of Use of Contingency Funds – Replacement of Heating Units for Public Works Building – Supervisor Schaefer said he discussed the situation with Scott Turner. It was getting cold and the heaters needed to be replaced. **Motion by Klein / Legner to approve the use of contingency funds for the replacement of Public Works Building heaters in the amount of \$4,590. Questioned and carried 5:0.**

Approval of Operator License – The Town Attorney saw no reason to deny. **Motion by Schaefer / Legner to approve the operator license for Daniel Londerville, Tiffany Farrar, Gracie Gilbert, Chadwick Hoffer, Joyce Johnson, Gabrielle Kinziger, Ryan Knetter, Brelynn Kruit, Scott Ladwig, Tamera Schepp, Kristen Verhulst, and Ryan Wistrom. Questioned and carried 5:0.**

Reports/Minutes

Town Board

Board Members – Supervisor Klein said on January 11, 2017 there is going to be a neighborhood meeting regarding the proposed dog park. He also requested that Town Board members turn in the Administrator's performance review to him as soon as possible. Chairman Opall discussed the conflicts he has had with the County Board meetings. He asked the Town Board members and staff if there would be any problems moving the time of the regular Town Board meetings. After discussion, it was decided that the Regular Town Board meetings would be moved to 6:00 pm, starting April 2017, after notification is given in the Town Beat.

Other Agencies – Mike Heyroth from the Sanitary District said they were getting ready for their auditors. Staff continues to do their cross-connection inspections, and the Sanitary District recently took part in some joint CPR training with the Public Works staff.

Town Attorney – Attorney Dietrich noted he had nothing formal to discuss.

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Town Administrator – Administrator Rhoden provided a written report. She updated the Town Board on the accident involving a crossing guard.

Community Development Director – A written report was included in the packet. Kunst noted a potential for an additional house to be started this year on Boulder Ridge Road.

Street-Parks Superintendent – A written report was provided.

Finance Director/Clerk – A written report was provided. Finance Director/Clerk explained the delay of the tax bills. Supervisor Klein expanded and detailed the problem with a property in and out of the Rib Mountain Sanitary District. She also let the Town Board know that Quality Inn had only reported 1 month on their last room tax report. They will be working on making the Town whole.

Code Enforcement Officer – A written report was included

Park Commission – There are two interested parties in the vacant position on the commission. No recommendation has been forwarded yet.

Finance Personnel – None

Public Safety Committee – None

Public Works Committee – Meeting the beginning of 2017.

Bicycle/Ped Committee – Administrator Rhoden discussed the proposed bicycle helmet program. A written memo was included.

**Adjourn - Motion by Kachel / Legner to adjourn at 8:11 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.