

TOWN OF RIB MOUNTAIN

Town Board Meeting

July 17, 2018

Chairman Allen Opall called the July 17, 2018 regular meeting of the Rib Mountain Town Board to order at 6:00 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau WI. Supervisors present included Jim Legner and Fred Schaefer. Supervisor Brad Conklin via telephone conference.

Also present were Town Attorney Bob Reinertson, Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Town Clerk Michelle Peter, Finance Director Nicole Dunbar, Code Enforcement Officer Paul Hursh and SAFER Fire Chief Matt Savage.

On July 13, 2018, 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 – Anne Falasky, 3306 Cardinal Ave, she is opposed to the SC Swiderski project on Oriole Ln for the following reasons; increased traffic, environmental issues with the stream and not a fit for the neighborhood. Ms. Falasky also submitted a petition for the record. Dave Falasky, 3306 Cardinal Ave, is not in support of the SC Swiderski proposal for the following reasons; exceeding zoning density, lack of plan for traffic control and Marathon County needs to approve permitting prior to developing. Carol Batchelder, 3303 Canary Ave, is not in support of SC Swiderski project, not a fit for an older neighborhood and too many units. Shirley Froehlich, 1803 Robin Ln, not in support of SC Swiderski request, additional traffic flow and not a proper fit for the neighborhood.

Approve Minutes of the, 7-3-2018 Regular Town Board Meeting and 7-3-2018 Open Town Board Meeting – **Motion by Legner/Schaefer to approve the July 3, 2018 Regular Town Board minutes and July 3, 2019 Open Town Board minutes. Questioned and carried 4:0.**

Plan Commission Minutes from the 7/11/18 Meeting for Review – Community Development Director Steve Kunst stated all items from the 7/11/2018 Plan Commission meeting ere on the Town Board agenda for action.

Halle Properties, LLC applicant, requests Conditional Use approval for an in-door maintenance use at 4201 Rib Mountain Dr, Pcl# 34.102807.16.07 and Dkt# 2018-28 – Community Development Director Steve Kunst stated Halle Properties, LLC is seeking a conditional use request for a new Discount Tire facility. It will be an 8,192 square foot building which will house three auto bays. Kunst noted the request does meet the Town’s minimum zonin standards. It was noted, vehicles that need servicing will housed in the facility during the overnight hours. **Motion by Schaefer/Legner to approve the Conational Use request at the property addressed 4201 Rib Mountain Drive with the following conditions; a finalized stormwater management plane approved by the Street/Parks Superintendent, Stormwater maintenance agreement and signage plans approved by staff. Questioned and carried 4:0.**

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Halle Properties LLC applicant, requests Certifies Survey Map approve for the property at 4201 Rib Mountain Dr, Pcl# 34.102807.16.07, Dkt# 2018-29 – Mr. Kunst reported the applicant is seeking to adjust lot lines of adjacent parcels as part of the proposed Discount Tire development. The request calls for expanding a .67-acre parcel adjacent to Rib Mountain Drive to the east to the existing private access road. The proposed parcel would then become 1.96 acres. **Motion by Schaefer/Legner to approve the Certified Survey Map for property at 4201 Rib Mountain Drive subject to having all wetlands identified on the CSM. Questioned and carried 4:0.**

SC Swiderski applicant, requests General Development Plan and Precise Implementation Plan approval for a development of five four-unit multifamily structures at 1701 Oriole Ln, Pcl# 34.102807.03.12, Dkt# 2018-30 – The applicant seeks approval of a GDG/PIP for the development of five four unit multifamily buildings on 4.32 acres off of Oriole Ln. The property is zoned MR-4 allowing for single family or duplexes. The applicant had previously applied for six multifamily units.

Kunst stated SC Swiderski hosted two neighborhood meetings part of this process. Since their previous submittal, the applicant decreased the overall site density, altered the layout limiting access points onto Oriole Lane, added guest parking, increased setbacks to the west property line, changed the layout of units, added a pond on site and increased plantings.

Representatives of SC Swiderski noted to Board members, the proposal is 61% greenspace and 14% building space. They also took into account the resident's issues. For example, they configured the site layout of the units and provided traffic flow the site.

Supervisor Schaefer acknowledged this request has become a balancing act to address the need for housing for the "empty nesters," but also taking in account the issues presented by residents. **Motion by Schaefer/Legner to return the request back to the Plan Commission for a new plan design with the understanding the zoning district would remain MR-4. Questioned and carried 4:0.**

BPW Development LLC, owner, requests Certified Survey Map approval for the property at 2804 South Mountain Rd, Pcl# 34.7962.00.32 and Dkt# 2018-31 – BPW Development is seeking a Certified Survey Map to split Lot 32 of Royal View Estates into four lots. Each lot would be about ½ acre in size.

Town Board members discussed the request. Supervisor Schaefer advocated the Town to proactively rezone the property in question, at no cost to the developer, to ensure the lots develop as single-family residences as intended. Upon the rezoning, the Town would approve the CSM. **Motion by Schaefer/Legner to approve the Certified Survey Map subject to re-zoning the property to SR-2 and the Town hold a public hearing at no cost to the developer. Questioned and carried 4:0.**

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Paul Hackel applicant, requests Preliminary Plat approval for Stone Horizon subdivision at 6200 South Mountain Rd, Pcl#s 34.182807.16.02 and 34.182807.13.00 and Dkt# 2018-32 – Mr. Hackel is requesting a Preliminary Plat approval for eight new single-family residential lots on the north side of South Mountain Road between Thornapple and Red Bud Roads. Proposed lot sizes range from two acres to 30 acres.

The proposal calls for a cul-de-sac which would be greater in length than Town standards. Board members discussed the desire to move the cul-de-sac further north along lots 4, 3 and 2 and creating a road reservation. **Motion by Schaefer/Legner to approve the Preliminary Plat for Stone Horizon subject to a road reservation along Lot 3. Questioned and carried 4:0.**

Discussion and Possible Action on Town Owned Property Adjacent to Lake Wausau – Supervisor Schaefer recommended the Town address the issue of access points within the Township. A recent property sale brought to light an issue. Over time, property owners have encroached the access points with structures. Community Development Director Kunst provided a handout he received from the DNR for proper access abandonment.

Supervisor Conklin noted access points have been reviewed at Park Commission. They have discussed how they could be properly marked for the public. Supervisor Schaefer suggested that staff proceed with an inventory and provide the attributes for each access point.

Approval of Resolution 18-10; Stormwater Management Cooperative Agreement – Street Superintendent Turner stated Marathon County and the North Central Wisconsin Stormwater Coalition members have jurisdictional boundaries. They have a memorandum of Agreement for stormwater management. This an annual renewal request. **Motion by Schaefer/Legner to approve Resolution 18-10; Stormwater Management Cooperative Agreement. Questioned and carried 4:0.**

Approval of Operator License – Attorney Bob Reinertson saw no concerns with the applicants. **Motion by Schaefer/Legner to approve operator licenses for Andrew Albright, Lisa Barwick, Robert Drake, Rachelle Feltz, Melissa Gilbertson, Maya Kingsley, Kayce Miller, Cory Schlosser, Tara Sperry, Noah Witte and Deborah Xiong. Questioned and carried 4:0.**

Reports/Minutes –

Town Board – Chairman Opall stated he had received a call about an unsightly property on Liberty Ave.

SAFER – None

Other Agencies – Chairman Opall report the Marathon County Board will be considering a referendum question pertaining to medical marijuana.

Town Attorney –No report

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Town Administrator – A written report has been provided. She reminded Board members of the Strategic Plan Session for July 31st. The bike rodeo will be held this Thursday, looking for volunteers.

Community Development Director – A written report was included in tonight's packet. He supplied a copy of a letter received regarding the overgrown shrubbery at the Starbucks location.

Street-Parks Superintendent – A detailed report was provided. Construction continues on Goldenrod Road. Very pleased with the crew's assistance on the project.

Finance Director – A written report included in tonight's packet. Ms. Dunbar reported she had received an open records request pursuant to FOIA and the Town has received over \$500,000 in special assessment fees for Rib Mountain Drive

Town Clerk – Report included in tonight's packet. Michelle Peter reported ballots were available for the August Primary election and she will be attending a training session at the county on dog licensing along with Finance Director Dunbar.

Code Enforcement Officer – Report provided in the packet. CEO Hursh has made direct contact with the family on Liberty Ave.

Park Commission – Park Superintendent Turner reported he is working with all parties regarding the fencing matter at Doepke Park. It was noted there is increasing goose population at Rookery View Park.

Finance & Personnel – A meeting to be held prior to the next Town Board. The Committee will be discussing the compensation study.

Public Safety Committee – A meeting was held tonight. Items discussed; Safety manual updates, Ordinance updates for bicycles, mini-bike and self-propelled vehicles, Fire Code revisions, pedestrian concerns at Rib Mountain Dr and Robin Ln, street light request at Woodduck Ln/Cloverland Ln and no camping restrictions on public lands.

Public Works Committee – None

Bicycle/Ped Committee – Bike Rodeo on Thursday.

General Comments – Toni Rayala, 904 Phlox Ln, addressed the Board regarding the property at 906 Phlox and the unsightliness and garbage surrounding the property.

Adjourn - **Motion by Schaefer/Legner to adjourn at 6:45 p.m. Questioned and carried 5:0.**

Submitted by
Michelle Peter, Clerk

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