

TOWN OF RIB MOUNTAIN

*Town Board Meeting*

*December 18, 2018*

Acting Chair Fred Schaefer called the December 18, 2018 regular meeting of the Rib Mountain Town Board to order at 12:00 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau WI. Supervisors present included Jim Legner, Brad Conklin and Gerry Klein. Chairman Opall was excused.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Finance Director Nicole Dunbar, Street/Park Superintendent Scott Turner, Fire Chief Matt Savage and Code Enforcement Officer Bert Nitzke.

On December 14, 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 – None

Approve Minutes of the 12/4/2018 Regular Town Board Meeting and 12/7/2018 Open Meeting – **Motion by Conklin/Legner to approve the December 4, 2018 Regular Town Board Meeting and December 7, 2018 Open Meeting minutes. Questioned and carried 4:0.**

Plan Commission Minutes from the 12/12/18 Meeting for Review – Community Development Director Steve Kunst commented that the Commission reviewed their 2019 meeting schedule.

Mark Bradfish, agent, requests conditional use approval for an Indoor Maintenance Use to operate a towing company at the property addressed 4802 Swan Avenue Parcel #34.142807.006 – Community Development Director Steve Kunst stated the applicant is seeking a conditional use for an indoor maintenance use to operate a towing company of the former Badger Utility building. A public hearing was held and only one resident showed up, but made no comment. The Plan Commission approved the conditional use with the following conditions, adequate fencing to screen all outdoor storage be approved by staff and fencing be up to eight feet in height.

Board members asked about hours of operation, which Mr. Bradfish indicated would be 24/7. He was also questioned about number of vehicles to be kept in the building and the route of traffic. Mr. Bradfish stated that there would be three trucks kept inside. When exiting, trucks would be using Swan Avenue and then head south to Tulip Lane. Severely damaged vehicles would be kept inside for a short period of time until insurance items were determined.

**Motion by Legner/Klein to approve the conditional use for an Indoor Maintenance Use to operate a towing company at the property addressed 4802 Swan Avenue with the conditions approved by the Plan Commission for adequate fencing to screen all outdoor storage areas as approved by staff and fencing to be up to eight feet in height. Questioned and carried 4:0.**

Halle Properties LLC, requests General Development Plan and Precise Implementation Plan approval for a Zoning Map Amendment at the property addressed 4201 Rib Mountain Drive for an indoor maintenance use, Parcel #34.112807.011.016.00.00 Docket #2018-54 – Community Development Director Steve Kunst presented the second Plan Commission item. The project had been approved earlier this year, but the application was revised due to concerns over the proximity of a water line to the wetlands and potential future disturbance activities in the event of maintenance work.

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The revised application will move the building ten feet to the west, which is greater than 100 feet and does not meet our 45-foot setback. The revised application also reduces the overall impervious area of approximately 3,000 square feet. The Department of Natural Resources has given the okay for the project.

The Plan Commission approved the revised application with the following conditions, indoor maintenance use to be restricted to tires/wheels only, Stormwater management plan approved by the Street/Park Superintendent, a Stormwater management maintenance agreement approved by the Street/Park Superintendent, maximum of two building wall signs, a monument sign not exceed 50 feet as approved by staff and total signage area of 185 feet.

Board members questioned the property being so low. Director Kunst noted that they would be filling in the wetlands, but this had been approved by the Department of Natural Resources.

**Motion by Legner/Conklin to approve the General Development Plan/Precise Implementation Plan for a new Discount Tire facility at the property addressed 4201 Rib Mountain Drive as presented and approved by the Plan Commission. Questioned and carried 4-0.**

Approval of New Hire – Crossing Guard and Rink Attendant – Superintendent Scott Turner stated that Administrator Rhoden, Code Enforcement Officer Bert Nitzke and he interviewed the candidate. Appropriate background checks were completed. **Motion by Legner/Klein to approve hiring David Grell as a substitute crossing guard at \$11.68/hour and as a Rink Attendant at \$11.33/hour. Questioned and carried 4:0.**

Approval of Operator License – Director Steve Kunst submitted two additional names. The applications were not reviewed by the Town Attorney. Acting Chair Schaefer noted that one applicant's record was five years old and was considered a minor offense. **Motion by Schaefer/Legner to approve operator license for Ahren Becker, Rosina Krueger, Dylan Dorava and Jeffery Reisenauer. Questioned and carried 4:0.**

Reports/Minutes –

Town Board – Supervisor Klein noted that a memo regarding the dog park updates was posted at the park. Klein also informed the Board that he has had conversations with Superintendent Scott Turner on the steepness of the pond near the Royal View development project.

SAFER – Chief Savage briefed the Board members on the Village of Weston's meeting last night. The Village Board voted against a car fire fee. They have requested that all SAFER fees be reviewed. Acting Chair Schaefer inquired about the status of ambulance billing. Savage reported that the billings are in better shape and they should be caught up by mid-2019. He also reported that Interfacility Transfers are up due to weather. Medical helicopter transports are unable to travel during colder temperatures.

Other Agencies – None

Town Attorney – Not present.

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Town Administrator – A written report was provided. Administrator Rhoden informed the Board that the first regular Town Board meeting in January falls on New Year’s Day and we would need to reschedule.

Community Development Director – A written report was included in the packet. Director Kunst also updated the Board on two new single-family housing permits taken out within the last week. Board members asked about the meeting with Immanuel Baptist Church. Steve Kunst informed the Board that Administrator Rhoden and he met with the Pastor from Immanuel. The church has inquired whether the Town would be interested in purchasing property near State Park Road.

Street-Parks Superintendent – A detailed report was provided. The Public Works crew has been working on brush and tree trimming.

Finance Director – A written report was included in the packet. She also informed the Board that she has received payment for the Bittersweet trail project and tax bills were mailed out last Friday.

Town Clerk – Joanne Ruechel will start her position as Town Clerk this Thursday.

Code Enforcement Officer – Bert Nitzke stated he started last week. He is working with staff on familiarizing himself with ongoing nuisances.

Park Commission – It was reported that Recreation Director Emily Norton resigned from her position. The Park Commission also approved changing the Doepke Park shelter fee to a flat rate for both residents and non-residents. There still would be a discount for non-profit organizations.

Finance & Personnel – No report.

Public Safety Committee – No report. A meeting needs to be scheduled to discuss nuisance properties.

Public Works Committee – No report. A meeting will be scheduled next month.

Bicycle/Ped Committee – Meeting canceled for the month.

General Comments – None

Adjourn - **Motion by Conklin/Legner to adjourn at 12:30 p.m. Questioned and carried 4:0.**

Submitted by  
Gaylene Rhoden, Administrator

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