

TOWN OF RIB MOUNTAIN
Town Board Meeting
February 19, 2019

Chairman Allen Opall called the February 19, 2019 Regular Meeting of the Rib Mountain Town Board to order at 6:02 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau WI. Supervisors present included Jim Legner, Brad Conklin and Gerry Klein. Supervisor Fred Schaefer was excused.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Finance Director Nicole Dunbar, Street/Park Superintendent Scott Turner, Clerk Joanne Ruechel, CEO Bert Nitzke and SAFER EMS Division Chief Kelly Bechel

On February 15, 2019, 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 February 5, 2019 Regular Town Board Meeting and February 5, 2019 Open Meeting – Motion by Klein/Legner to approve the February 5, 2019 Regular Town Board Meeting and the February 5, 2019 Open Meeting Minutes. Questioned and carried 4:0.

Plan Commission Minutes from the 02/13/19 Meeting for Review: Community Development Director Steve Kunst noted two action items were on tonight's agenda along the first two chapters of the Comprehensive Plan update project, as recommended by the Plan Commission. Supervisor Klein asked for clarification of the Commission's five-acre minimum lot size discussion. Kunst indicated it was a concept the Plan Commission has discussed as part of the Comprehensive Plan update and not something currently on record.

Keith Kocourek, owner, requests an amendment to the Rib Mountain Zoning Map from Rural Agricultural-2 to Estate Residential-1 for the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00. Resolution #19-03- Kunst stated the applicant seeks a zoning map amendment from Rural Agricultural-2 to Estate Residential-1 for approximately 54 acres of land at the southwest corner of the intersection of Red Bud and South Mountain Road. The intent is to then divide two new single-family residential lots. The Plan Commission held a public hearing on the matter and recommended approval of the request. **Motion by Klein/Conklin to approve the rezoning request from Rural Agricultural 2 to Estate Residential-1. Questioned and carried 4:0.**

Keith Kocourek, owner, request Certified Survey Map review for a land division at the property legally described as Lot 2 of CSM Volume 86, Page 42 (#17797), Document #1742059, part of the S ½ of the NE ¼, Section 19. Parcel #34.192807.003.002.00.00. Docket #2019-03- Kunst indicated the property owner would like to divide the previously discussed 54-acre parcel into two additional single family lots of 3.878 and 6.67 acres. The remaining parcel will be 36.608 acres. The three proposed lots meet the minimum zoning and subdivision ordinance standards. **Motion by Klein/Legner to approve the Certified Survey Map as presented. Questioned and carried 4:0.**

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Approval of Traffic Impact Analysis and Preliminary Design for Lilac Avenue – Superintendent Turner noted new commercial development will soon be occurring in the Lilac Avenue corridor. Based on the type of development, he anticipates traffic volumes increasing and road infrastructure improvements will be needed. Turner recommended a Traffic Impact Analysis (TIA) be completed and the preliminary corridor concept plan from 2013 be updated. The TIA and corridor plan will be for a phased development. The first phase will be based on the current traffic information and projections. Kunst stated the TIA and road infrastructure improvements could be paid by a special assessment against each development.

The Board discussed funding for the TIA and noted the Town should wait until there is a signed developer's agreement. They would like for the agreement to have the developers pay the TIA charges and not have the Town pay for it. **Motion by Klein/Legner to return to staff for further review and look at alternative funding options. Questioned and carried 4:0.**

Approval of Operator License(s)- Attorney Dietrich recommended approval of the operator licenses. **Motion by Klein/Conklin to approve the operator licenses. Questioned and carried 4:0.**

Discussion and Recommendation on the Comprehensive Plan Update Project- Chapters 1 & 2- Kunst explained the Plan Commission has been working on updating the Comprehensive Plan over the past year and one half and hope to have the project finalized version by summer. Kunst noted the Plan Commission recommended final drafts of Chapters 1 & 2 be forwarded to the Board for review. Chapter 1 deals with project background and general demographic information whereas, Chapter 2 covers natural, agricultural, and cultural resources. Kunst informed the Board the Plan Commission wanted to take a stance on a couple of items in Chapter 2 regarding the future development of Rib Mountain State Park and the withdrawal of water by Granite Peak from the Wisconsin River. Kunst noted he wanted to ensure the Board was aware of the statements and that the Board has the final say on what gets adopted.

Reports/Minutes –

Town Board – Supervisors Conklin and Klein commented on the good job the road crew has done after the snowstorms. Supervisor Legner asked how many people have used the ice rink since it has been open. Turner responded the attendance has been picking up recently. The rink's first day being open was February 9, 2019. Chairman Opall said he spoke with one resident whose mailbox was knocked over by the plows.

SAFER – SAFER EMS Division Chief Kelly Bechel said the year-end report would be done within the next couple of days. There will also be two controlled burns coming up in the Village of Weston. The burns will be used for training purposes.

Other Agencies – Nothing

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Town Attorney – Attorney Dietrich noted oral arguments before the State Supreme Court regarding rural naming and numbering system took place on February 14, 2019. He expects a decision within the next 60-90 days.

Town Administrator – A written report was provided. Administrator Rhoden indicated she was contacted by Representative John Spiros' office in regards to doing a round table discussion with other local officials to discuss the Governor's budget. It was also mentioned the Dark Store issue has been brought back to the State Legislature. The Town Board asked Administrator Rhoden to resend the Town's resolution or letter to the local representatives supporting the Dark Store legislation. Supervisor Klein requested Representative Kulp also be included.

Community Development Director – A written report was included in the packet. Kunst stated it looks to be another strong construction year.

Street-Parks Superintendent – A detailed report was provided. Turner stated the County Wisconsin Public Service will be burying overhead utility lines on County Highway KK up to Foxglove Road and down Aster Road. Turner also noted the new plow truck has arrived and is in service. The one-ton truck should be here within a couple of weeks.

Finance Director – A written report was included in the packet. Finance Director Dunbar stated the December 2018 preliminary financials are included in the packet. Also, the auditors will be here on February 21st and 22nd.

Town Clerk – A written report is included in the packet. Town Clerk Ruechel spoke about a possible Ordinance regarding withholding alcohol licenses to establishments that are past due with personal property taxes, assessments, special charges and violations. Clerk Ruechel will bring an Ordinance proposal back to the Board.

Code Enforcement Officer – A written report is included in the packet. Office Nitzke reported that the Town has taken four cats to the Humane Society so far this year.

Park Commission – Superintendent Turner stated the Easter egg hunt is being planned for April 15th to April 20th. The Commission is still discussing a location for a possible disk golf course. Turner also said the Town received a grant from Aspirus and Marshfield Clinic for the audible pedestrian signals. The Rib Mountain Lions Club is also interested in contributing towards the audible pedestrian signals. The signals would be put at the intersections of CTH R/ Robin Lane and Rib Mountain Drive/Robin Lane. The County will be contributing towards the cost of the audible signal at CTH R/Robin Lane. The Town has budgeted money for this project as well.

Finance & Personnel – Supervisor Klein said they would like to meet after the audit is done.

Public Works Committee – No report.

Public Safety Committee – No report.

Bicycle/Ped Committee – They will be meeting on February 21, 2019.

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General Comments – Joni Peterson from 2908 Heron Avenue was present to speak about water that floods her garage and basement when we get the heavy rains. She has the lowest house on the block and she believes that something happened when Rib Mountain Drive was redone. Joni stated that the creek near her house is not flowing correctly and that this has affected her property. Bonnie & Glenn Pijan of 3001 Heron Avenue, and Jon Prott of 3103 Heron Avenue were also at the Town Board meeting to provide testimony. All of the residents that were present agreed that there is a problem at 2908 Heron Avenue with the water.

Adjourn - **Motion by Conklin/Legner to adjourn at 7:07 p.m. Questioned and carried 4:0.**

Submitted by
Joanne Ruechel, Clerk

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