

TOWN OF RIB MOUNTAIN

Town Board Meeting

March 5, 2019

Chairman Allen Opall called the March 5, 2019 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 Brad Conklin, Allen Opall and Fred Schaefer via telephone conference. Supervisors Jim Legner and Gerry Klein were excused.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Finance Director Nicole Dunbar, Street/Park Superintendent Scott Turner, Clerk Joanne Ruechel, Town Attorney Dean Dietrich and Code Enforcement Officer Bert Nitzke.

On March 1, 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 19, 2019 Regular Town Board Meeting – **Motion by Conklin/Schaefer to approve the February 19, 2019 Regular Town Board Meeting. Questioned and carried 3:0.**

Plan Commission Minutes from the 02/27/19 Meeting for Review: Community Development Director Steve Kunst noted two action items were on tonight's agenda along with the next two chapters of the Comprehensive Plan update. The Planning Commission and the DNR approved the site plan for a new pump house for Granite Peak ski hill. The plan is for Granite Peak to work with the Marathon County Highway Department to put the new piping in while County Road NN is closed for other repairs.

Mi-Tech Services, agent, requests Certified Survey Map approval for a land division at the property legally described as Lot 1 of CSM of Volume 57, Page 98 (#13161), Document #1358523, except Document #1376179, and part of Lot 26 Woodlawn Pines Plantation, being the SW ¼ of the SE ¼, Section 10. Parcel #34.102807.015.005.00.00 Docket #2019-05. Community Development Director Kunst indicated the applicant requests review of a Certified Survey Map (CSM) dividing an existing 13-acre parcel into two future development sites of approximately 3 and 9 ½ acres; both of which meet the minimum lot standards. Kunst noted the parcels would be zoned Suburban Office which allows for office, personal and professional services, and passive outdoor recreation uses. Additionally, Kunst indicated the CSM shows the dedication of right-of-way for the creation of a new street. There are three conditions that must be met to have the Certified Survey Map approved. The first is that the Town must have an approved and signed Developer's Agreement covering all public improvements. Next is the Town Board must pass a resolution accepting the proposed right-of-way. The final condition is the determination of stormwater management requirements related to the road construction. **Motion by Schaefer/Conklin to approve the CSM request with the conditions. Questioned and carried 3:0.**

Approval of Memorandum of Agreement for Traffic Impact Analysis- Street and Park Superintendent Turner stated that he has been working with three developers for the Lilac Avenue area. Currently there are four separate developments that are in various planning stages. They include; FORE Development and Investment Group, Gray's Rib Mountain, LLC, TRS Development, LLC, and Cosmos Properties LLC

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It is anticipated that traffic volumes will increase and it is recommended that a Traffic Impact Analysis (TIA) be completed. At the February 19, 2019 Town Board meeting it was requested that staff review options for funding of the TIA by the Developers.

A Memorandum of Agreement (MOA) for cost sharing was prepared and has been signed by three of the four Developers. The fourth Developer is in the early stages of planning and has requested an extension of the payment due date.

The Town Board discussed the fourth developer who requested an extension for the payment. Superintendent Turner explained that the delay is because the developer does not own the property yet. **Motion by Schaefer/Conklin to approve the Memorandum of Agreement with FORE Development and Investment Group, Gray's Rib Mountain LLC, and TRS Development for the Lilac Area Traffic Impact and for Attorney Dietrich to work with staff on the fourth developer's Memorandum of Agreement. Questioned and carried 3:0.**

Approval of Traffic Impact Analysis and Preliminary Design for Lilac Avenue- Commercial development will be occurring in the Lilac Avenue area in 2019. It is anticipated that traffic volumes will increase and road infrastructure improvements will be needed. It is recommended that a Traffic Impact Analysis (TIA) be completed and the preliminary corridor concept plan from 2013 be updated. **Motion by Schaefer/Conklin to approve the agreement with MSA Professional Services for a Traffic Impact Analysis and Corridor Plan Update. Questioned and carried 3:0.**

Approval of Ordinance #19-01 Requiring Payment of Local Claims as Condition of Obtaining or Renewing Town Issued Licenses- Chairman Opall stated that this item will be tabled and that Attorney Dietrich will be working on the language of the Ordinance.

Discussion and Recommendation on the Comprehensive Plan Update Project- Chapters 3 & 4- Community Development Director Kunst explained that Chapter Three deals with housing and Chapter Four deals with utilities and community facilities. The biggest housing development in the Town happened in the 1990's. Over 90% of the homes are single family dwellings. The Planning Commission also discovered that senior housing options are needed in the Town.

Chapter Four highlights the Town's facilities and utilities. The Planning Commission looked at how to provide private utility and transportation services in the Town. One example is transportation for seniors.

The Town Board discussed putting in roads to connect with the Village of Rothschild. The Metropolitan Planning Organization would like to see another road for the Wisconsin River crossing completed in the future.

Approval of Change of Agent- Team Schierl Companies- **Motion by Schaefer/Conklin to approve the change of agent to Jeremiah Condon for Schierl Sales Corporation. Questioned and carried 3:0.**

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Reports/Minutes –

Town Board – Chairman Opall said that he has been getting good feedback from residents regarding snow plowing. He also asked what is happening with the former Ethan Allen property. Director Kunst stated that Schaer Construction purchased the property and intends to make it into their office.

SAFER – No report

Other Agencies – No report

Town Attorney – Attorney Dietrich stated that the closing on the property that Richard Austin is donating to the Town to expand the dog park took place on March 1st. Currently there is no closing date scheduled for the Martin Avenue property that is being purchase by the Glass Nickel restaurant.

Town Administrator – A written report was provided. Administer Rhoden stated that she had forwarded the Governor’s budget summary onto the Town Board. The League of Municipalities wants to tighten up the laws pertaining to incorporating municipalities. The League wants to put a 5-year moratorium on any annexation of the reminder remnienants of a municipality after incorporation. Administrator Rhoden also stated that there will be a round table discussion on the Governor’s budget in Weston on March 14th.

Community Development Director – A written report was included in the packet. Director Kunst thanked Superintendent Turner for getting the Memorandum of Agreements done. He also stated that he was at a training last week in Green Bay and did continuing education with his UDC construction certification.

Street-Parks Superintendent – A detailed report was provided. Superintendent Turner reported that he hired a grader last week to help clean the snow from Thornapple Road. The DPW group also worked last week at removing some of the snow from Rib Mountain Drive. Superintendent Turner also stated that he’s being proactive before the snow melts and causes flooding issues. DPW has been trying to open up culverts in the Town that are currently frozen.

Finance Director – A written report was included in the packet. Finance Director Dunbar stated that the audit is over. She will also have a draft of the 2018 audit financials by the annual meeting.

Town Clerk – A written report is included in the packet. Town Clerk Ruechel was at a seminar last week in Shawano. The ballots are here and Clerk Ruechel has been working on the April 2, 2019 election. The Town Board meeting that was scheduled for April 2nd has been moved to April 1st at 5:00 p.m. due to the election.

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Code Enforcement Officer – A written report is included in the packet. Office Nitzke reported that he has been working on snow removal complaints.

Park Commission – Superintendent Turner stated the next Parks Commission meeting is on March 12th.

Finance & Personnel –No report

Public Works Committee –Superintendent Turner stated that the street sweeper and the 1-ton plow truck has been delivered to the Public Works garage.

Public Safety Committee – Supervisor Conklin mentioned that he had a complaint about the intersection at Trillium Lane and County Road N. Superintendent Turner stated that they will be putting in a flashing beacon at that location soon.

Bicycle/Ped Committee – The next meeting is scheduled for March 21st. They will be reviewing the walking audit final report and the bike ordinance.

General Comments – Nothing

Adjourn - **Motion by Schaefer/Conklin to adjourn at 6:40 p.m. Questioned and carried 3:0.**

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.