

TOWN OF RIB MOUNTAIN
Town Board Meeting
October 1, 2019

Acting Chairman Schaefer called the October 1, 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. Other Supervisors present included Brad Conklin and Gerry Klein.

Supervisors Allen Opall and Jim Legner were excused.

Also present were Administrator Gaylene Rhoden, Finance Director Nicole Dunbar, Street/Park Superintendent Scott Turner, Community Development Director Steve Kunst, Clerk Joanne Ruechel Attorney Lee Turonie and SAFER Fire Chief Matt Savage.

On September 27, 2019, copies of the meeting notice were made available to the media, Town Board, Town Attorney, and posted at the Rib Mountain Municipal Center, SAFER Fire Department, Rib Mountain Sanitary District office and Town website.

Comments from the Public Related to Town Board Agenda Items-

Bill Schofield of 1425 N 12th Avenue Wausau was present to answer any questions regarding Culver and TRS.

Tom Radunz of REI was also present to answer questions regarding Culvers.

Approve Minutes of the September 17, 2019 Regular Town Board Meeting, Special Town Board Meeting and Open Meeting Minutes– Supervisor Conklin had a correction to the Regular Town Board meeting minutes. Under reports, he asked that the location of the motorcycle sale be on Hummingbird Road instead of on Trillium Trail. **Motion by Conklin/Klein to approve the September 17, 2019 Regular Town Board Meeting, Special Town Board Meeting and Open Meeting minutes. Questioned and carried 3:0.**

Plan Commission

a. Minutes from the 9/25/19 Meeting- Community Development Director Kunst stated that Site Plan Review for Gray's Rib Mountain LLC is still being worked on. The Planning Commission also has been working on an amendment to the Town's zoning ordinance for detached accessory buildings.

b. Gray's Rib Mountain LLC, owner, requests Certified Survey Map approval for the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00., #34.142807.006.025.00.00, #34.142807.006.24.00.00, #34.142807.006.34.00.00 Docket #2019-37- This request is for a series of lot line adjustments and the creation of utility outlots as part of a commercial redevelopment project along Lilac Avenue. Outlot 1 would be for a new lift station. Outlot 2 will be part of the access road and regional stormwater management facility. **Motion by Conklin/Klein to approve the CSM request for the property addressed 4703 Lilac Avenue as conditioned by the Planning Commission. Questioned and carried 3:0.**

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c. Gray's Rib Mountain LLC, owner, requests Conditional Use approval for a new drive-through restaurant at the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00. Docket #2019-38.- Community Development Director Kunst stated that this is a conditional use permit for a Culver's drive-through restaurant. Drive-through restaurants and electronic message sign are handled as a conditional use permit in the Urban Commercial zoning district. They layout of the Culvers in relation to the street was also discussed by the Town Board. **Motion by Klein/Conklin to approve the conditional use permit for a new Culvers Restaurant and Electronic Message Sign at the property address 4703 Lilac Avenue subject to the final approval of a stormwater management plan by the Street and Park Superintendent, a final approval of a stormwater management maintenance agreement by the Street and Park Superintendent and the Town receiving a cross access agreement permitting Culvers access to each proposed private access road and a Developers Agreement signed by the Town and the developer. Questioned and carried 3:0.**

d. Denyon Homes Inc., agent, requests a Precise Implementation Plan amendment for a reduced landscaping plan at the properties addressed 2800-2820 Dove Avenue. Parcel #34.412.003.001.02.00, #34.032807.015.033.00.00, #34.032807.015.034.00.00, and #34.032807.015.033.00.00. Docket #2018-01.- The applicant is requesting an amendment to the United Development District PIP for a revised landscaping plan as part of the Dove Avenue duplex project. Community Development Director Kunst stated that some updates of the stormwater facilities have made the landscaping hard to manage. The builder has put in a privacy fence between the patios of the duplexes instead of the planned bushes.

The Town Board also discussed that there were supposed to be 2 crabapple trees planted in the front of the buildings on Dove Avenue. **Motion by Klein/Conklin to approve the PIP amendment for the above noted properties, with the condition to add two trees and a reduction of landscaping on the north end. Questioned and carried 3:0.**

Approval of Developers Agreement-FORE Development- Community Development Director Kunst asked that this item be held over to the next meeting.

Approval of Survey and Design Contract for Lilac Avenue Access Road- Community Development Director Kunst asked that this item also be held over to the next meeting.

Approval of Quit Claim for dedication of Road Right of Way- This is the final item that Community Development Director asked to be held over to the next meeting.

Approval of yard Waste Site Real Estate Purchase Agreement- Street and Park Superintendent Turner stated that this item has been reviewed by Mathy Construction as well as our Town attorney. The CSM is almost completed. **Motion by Conklin/Klein to approve the yard waste site real estate purchase agreement with Mathy Construction followed by a final closing. Questioned and carried 3:0.**

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Approval of New Hire-Crossing Guard- Administrator Rhoden stated that the Town is in need of a new crossing guard at the intersection of Rib Mountain Drive and Robin Lane. Louise Springer applied for the job and was interviewed. A background check has been completed. **Motion by Klein/Conklin to approve the recommendation to hire Louise Springer as a Crossing Guard at the pay rate of \$11.86/hour. Questioned and carried 3:0.**

Approval of Liquor License-4 Seasons Golf of Wausau LLC- Clerk Ruechel explained that the development for 4 Seasons Golf was approved at the last meeting. This is a license for a Class "B" beer license. **Motion by Klein/Conklin to approve the Class "B" beer license for 4 Seasons Golf of Wausau LLC. Questioned and carried 3:0.**

Change of Agent-Sam's Club- Clerk Ruechel explained that Sam's Club has had a change of management recently. The background check for Jesse Huston came back clean. **Motion by Conklin/Klein to approve the change of agent to Jesse Huston, for Sam's Club East Inc. Questioned and carried 3:0.**

Approval of Operator's Licenses- Attorney Turonie reviewed the applications and recommends that the Town Board Chairman approve the license for Kyra DeWindt. The application that was submitted by Mary Jo Landwehr was not accurate as she stated that she has never been convicted of a felony or misdemeanor. It was recommended to deny the license for Mary Jo Landwehr at this time. She can apply again with accurate information in the future. **Motion by Klein/Conklin to approve the operator's license for Kyra DeWindt and deny the operator's license for Mary Jo Landwehr. Questioned and carried 3:0.**

Reports/Minutes

Town Board – Supervisor Conklin mentioned that the abandoned car at Doepke Park has been removed. The memorial trees and bench on County Road N looks nice. Supervisor Conklin also reported that there has been a camper at Bluegill Bay Park and he's concerned that someone might be living in it.

Supervisor Schaefer spoke about the discussion that he has taken part in on economic development. He would like to see more groups work together for one clear mission. He also stated that McDevco is doing strategic planning.

SAFER – Chief Savage stated that he has been working on the budget. There will be a SAFER meeting on October 15. They have been working hard to recruit new fire fighters.

Other Agencies – No report

Town Attorney – No report

Town Administrator – A written report was provided. Administrator Rhoden stated that she has been working on the transition from Advance Disposal to Harter's Fox Valley Disposal.

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Community Development Director – A written report was included in the packet. He informed the Board that 4 more permits have been taken out for single family homes. Michael’s restaurant closed and the Glass Nickle Pizza submitted documents for the renovations. Director Kunst has been working with CBRE to get a for sale sign up at the property 2800 Martin Avenue.

Street-Parks Superintendent – A detailed report was provided. Superintendent Turner stated that the DPW is in the process of wrapping up items in preparation for winter. They have also been working on the ditches on Buttercup and Foxglove.

Finance Director – A written report was included in the packet. Finance Director Dunbar has attended several trainings lately. She’s also working on the garbage listing for Harter’s Disposal.

Town Clerk – A written report was included in the packet. Clerk Ruechel stated that the December 30, 2019 and January 27, 2019 have been rescheduled. We currently don’t have a date for either one of the elections.

Code Enforcement Officer –A report from the Code Enforcement Officer was passed out.

Park Commission – No report.

Finance & Personnel –Superintendent Klein stated that they are working on the 2020 budget.

Public Works Committee – A meeting was held earlier this evening. There was a suggestion that we ask for suggestions on Facebook to name the unnamed road.

Public Safety Committee – No report.

Bicycle/Ped Committee –No report.

General Comments –No report.

Adjourn - **Motion by Conklin/Klein to adjourn at 6:51 p.m. Questioned and carried 3:0.**

Submitted by
Joanne Ruechel, Town Clerk

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