TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

BOARD OF SUPERVISORS

OFFICIAL NOTICE & AGENDA

This agenda shall serve as notice for the regular meeting of the Town of Rib Mountain Board of Supervisors, which is to be held on **MARCH 15, 2022; 6:00 P.M. AT THE TOWN OF RIB MOUNTAIN MUNICIPAL CENTER, 227800 SNOWBIRD AVENUE.** Said meeting shall be called in accordance with Wis. Stats. §19.83 and §19.84. Other Commissions and Committees of the Town may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

1) Call to Order – Pledge of Allegiance – Roll Call
2) Comments From the Public Related to Agenda Items
3) Approval of Minutes from the 3/1/2022 Regular & Special Meeting
4) Acknowledgment of the March 9, 2022, Plan Commission Minutes
   a) Docket #2022-002: Discussion and action on Ordinance No. 2022-02 to amend Section 17.053 *Table of Uses* and Section 17.056 *Detailed Land Use Descriptions and Regulations* to remove Indoor Maintenance Service, Outdoor Maintenance Service, and In-Vehicle Sales or Service as a conditional use/permitted use-by-right from all standard zoning districts.
   b) Docket #2022-003: Discussion and action on Ordinance No. 2022-03 to amend Section 17.056(8) *Accessory Uses* and subsection (x) *Detached Energy Systems* to ease standards and add standards for Ground-mounted photovoltaic systems.
   c) Docket #2022-004: Discussion and action on the General Development Plan for the construction of a financial institution at 151025 County Road NN.
      i) Discussion and action on a request from Ghidorzi Construction for monetary assistance in burying overhead utilities along County Road NN to Hummingbird Road, in association with project #2022-004.
5) Discussion and action on Creation of an Ad-Hoc Zoning Steering Committee
6) Discussion and action on Purchase of the Granicus Short-Term Rental Software Suite
7) Discussion and action on Contribution to CWOCC – Central Wisconsin Offroad Cycling Coalition
8) Discussion and action on Resolution 22-03: Outdoor Recreation Plan 2022-2026
9) Discussion and action on Resolution 22-04: No Mow May
10) Discussion and action on Pay Adjustment for Town Administrator
11) Discussion and action on Re-Hires – Summer Recreation Program, Seasonal Public Works
12) Discussion and action on Park Commission Appointment
13) Discussion and action on Sale of Town Equipment – 2003 Vac All Street Sweeper
14) Discussion and action on Board of Review Date & Training Requirement
15) Discussion and action on Picnic & Operator Licenses
16) Discussion and action on Multifunction Request for Proposal
17) Reports / Minutes:
   a) Town Board
   b) SAFER
   c) RMSD/Other Agencies
   d) Town Attorney
   e) Town Administrator
   f) Director of Community Dev.
   g) Street/Park Superintendent
   h) Finance Director
   i) Town Clerk
   j) Town Deputy
   k) Park Commission/Review
   l) Finance & Personnel Committee
   m) Public Works Committee
   n) Public Safety Committee
   o) Bicycle/Pedestrian Committee
18) General Comments
19) Adjourn

Allen Opall (LK) — 03/11/2022

Town Chair — Date

NOTICE:** **Attendees may also join the meeting virtually via phone, tablet, or computer via Zoom [external link] or by phone at (312) 626-6799 with Meeting ID *988 1629 4558*. *If you require special accommodations, please contact the Town of Rib Mountain at (715) 842-0983 during normal office hours (8:00 AM – 4:30 PM, Monday through Friday).

TOWN OF RIB MOUNTAIN
Town Board Meeting
March 1, 2022

Chair Opall, called the March 1, 2022, Regular Meeting of the Rib Mountain Town Board to order at 7:08 p.m. at the Town of Rib Mountain Municipal Center, 227800 Snowbird Avenue, Wausau WI.

Supervisors present included Gerry Klein, Brad Conklin, Fred Schaefer, and Dan Fiorenza. Also present were Street and Park Superintendent Scott Turner, Community Development Director Jared Wehner, Finance Director Nicole Dunbar, Administrator Gaylene Rhoden, SAFER Interim Chief Josh Finke, and Clerk Lynnae Kolden.

On February 25, 2022, copies of the meeting notice were made available to the media, Town Board, Town Attorney, SAFER Fire Department, Rib Mountain Sanitary District office, posted at the Rib Mountain Municipal Center and the Town website.

Comments from the Public Related to Town Board Agenda Items – None

Approval of the Regular Town Board Minutes of February 15, 2022. **Motion by Schaefer/Conklin to approve the meeting minutes of February 15, 2022, for the Regular Town Board Meeting. Questioned and carried 5/0.**

Discussion and Action on Town of Rib Mountain Bicycle and Pedestrian Maps:
Street and Park Superintendent Scott Turner stated the Bicycle and Pedestrian Committee and Town Staff have updated the Bicycle and Pedestrian Maps including existing facilities and concepts for trail connections with CTH N and CTH KK. Discussion took place on the map, Supervisor Klein pointed out a possible loop to consider by the State Park. Supervisor Conklin pointed out a section by CTH N and CTH KK that should be considered for safety. Superintendent Turner will update for the changes requested.
Motion by Schaefer/Conklin to approve the maps subject to the changes.
Questioned and carried 5/0.

Discussion and Action on General Engineering Agreement with MSA Professional Services
Superintendent Turner stated that periodically the Street and Park Superintendent needs engineering assistance for review of stormwater management and other Public Works projects. MSA Professional Services has provided engineering support for the past several years. They have requested to formalize an agreement for services. The 2022 operating budget includes $8,000 engineering services. The Street and Park Superintendent recommends approval of the agreement.
Motion by Klein/Fiorenza to approve the general engineering agreement MSA Professional Services.
Questioned and carried 5/0.

Discussion and Action on Lilac Ave Engineering Agreement with MSA Professional Services
Superintendent Turner mentioned that at the February 15, 2022, Public Works Committee meeting options for the Lilac Avenue reconstruction project were discussed. It was recommended to further review options of a roundabout at the intersection of Lilac Ave and Morning Glory Ln and a multiuse path on the east side of the street. This request is outside the scope of services in the design contract. Attached is a contract amendment for the additional services. The Street and Park Superintendent reviewed the change in scope and associated costs and recommends approval. The 2020 Borrowing

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Note included $100,000 for preliminary planning. The design contract is $78,000 with the amendment cost of $7,000. Please NOTE: Real-Estate acquisition services, stormwater basin design (if required by WDNR), and roundabout design are not included at this time. These service fees will be requested upon completion of preliminary planning and approval of the right of way plat. Additional services will be funded from the remaining 2020 borrowing note budget and TIF.
Motion by Schaefer/Conklin to approve the design amendment with MSA Professional Services for Lilac Avenue in the amount of $7,000.
Questioned and carried 5/0.

Discussion and Action for Change of Agent for Olive Garden
Clerk Kolden advised that the paperwork, fees, and background check were completed for the requested agent change for Olive Garden
Motion by Schaefer/Conklin to approve the change of agent for Olive Garden
Questioned and carried 5/0

Discussion and Action of Operator License.
Clerk Kolden advised that the paperwork, fees, and background check were completed for the listed Operators. No issues pending.
Motion by Schaefer/Conklin to approve the listed Operator License
Questioned and carried 5/0

Reports/Minutes:

Supervisor Fiorenza – Nothing to report.

Supervisor Schaefer – Nothing to report. Stated that a bus tour may be coming from MCDEVCO. Requested Jared Wehner work with Kimm Weber from MCDEVCO to offer the Town's facilities.

Supervisor Conklin – Nothing to report. Asked if private wells can be tested for PFAS. It was stated that yes, but it can be expensive. Conklin mentioned that he has a person of interest for a new Park Commissioner. Conklin would like an agenda item in mid-March to look at the Town sponsoring CWOCC. He questioned if it would be Tourism Commission or Town Board agenda item. It was recommended that this be forwarded onto the Town Board meeting.

Supervisor Klein – Nothing to report. He would like the Board to consider an Economic Development Committee – to either create a new committee or add to an existing committee. Suggested adding the events that were approved with Tourism funding support to the Town Beat.

Chairman Opall – Nothing to report.

SAFER – Interim Fire Chief Finke advised they are interviewing three different individuals for the open position.

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RMSD/Other Agencies – Schaefer stated that the district approved the building of the Oriole lift station. They will be submitting for the onetime funds for the lift station. The district is going forward with working with Ehlers to fund the building of the water treatment plants. He stated that water prices will be going up, unfortunately.

Town Attorney –No Report

Town Administrator – Report is in the packet. The QR code is up and running for donations.

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Community Development Director – Report is in the packet. Everyone has been selected for the Ad Hoc Zoning Committee, and they will be meeting on April 7th at 5:00 pm for the 1st meeting with a Public Open House following the meeting.

Street and Park Superintendent – Report is in the packet. The free sled library bin is up at Doepke Park.

Finance Director – Report is in the packet. The audit is finished. There is a kickoff meeting with Ehlers on the investments. There is a pet licensing push until the end of the month.

Town Clerk – Report is in the packet. Kolden spoke with Assessor Greg Schmidt earlier, and he has 3 possible dates for the Board of Review, which are May 23, 24 or 25th. She would like to be able to publish the date in the Town Beat. That deadline is this Friday for articles. She will bring back the date for a formal vote at the next Town Board meeting March 15th. The Board decided that Tuesday, May 24th would work best. She also informed them that everyone may need to be trained due to the new law. She will look into it further before the next meeting.

Town Deputy – No report.

Park Commission – Superintendent Turner mentioned they have a meeting next week.

Finance & Personnel Committee – No meeting scheduled at this time.

Public Works Committee – Meeting scheduled for the 15th.

Public Safety Committee –No meeting scheduled at this time. Supervisor Conklin stated that the ATV group does have interest and is getting the ball rolling.

Bike & Ped Committee – Minutes are in the packet.

General Comments – None

Adjourn – **Motion by Schaefer/Klein to adjourn at 7:51 p.m. Questioned and carried 5/0.**

Respectively submitted by
Lynnae Kolden, 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.

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TOWN OF RIB MOUNTAIN
Special Town Board Meeting
March 1, 2022

Chairman Opall called the March 1, 2022, Special session Town Board meeting to order at 7:57p.m. at the Rib Mountain Municipal Center, 227800 Snowbird Avenue Wausau, Wisconsin.

Other Supervisors present: Gerry Klein, Brad Conklin, and Dan Fiorenza and Fred Schaefer.

Motion by Schaefer/Fiorenza to adjourn to closed session pursuant to Wisconsin Statute. Sections §§19.85 (1) (c) and (f) for the purpose of considering performance evaluation data of a public employee over which the Town Board has jurisdiction and preliminary consideration of specific personnel problems which, if discussed in public, would likely have a substantial adverse effect upon the reputation of any person involved in such problems, including discussion regarding the following:
a) Approval of Closed Session Minutes 2/01/2022
b) Discussion of Employee Performance Reviews
Questioned and carried unanimously by a roll call vote 5/0.

Closed Session.
Reconvene into Special session. Klein/Conklin Questioned and carried on a voice vote 5/0.

Motion to adjourn. Questioned and carried on a voice vote 5/0.

Meeting adjourned at 9:00 p.m.

Note: Minutes for Closed Session are separate.

Respectively Submitted,
Lynnae Kolden, Clerk (Supervisor Conklin)

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TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 9, 2022

Vice Chairperson Carrie Edmondson called the meeting of the Plan Commission to order at 5:00 pm. Tom Steele, Thomas Kipp, Mary Kate Riordan and Jim Hampton were present in person. Jay Wittman attended virtually. Tonia Westphal was excused. Also present were Director of Community Development, Jared Wehner and Building Inspector/Assistant Zoning Administrator, Paul Kufahl.

MINUTES:
Motion by Tom Steele, second by Tom Kipp to approve the minutes of the January 12, 2022 Plan Commission meeting.

Motion carried 6-0.

OLD BUSINESS:

a. *Docket #2021-006: Discussion and direction on policy updates for Short-Term Rental Use.*

Community Development Director, Jared Wehner, noted this item has been discussed at a number of Plan Commission meetings previously; however, there has yet to be a resolution. He indicated the following information has been discovered since the last meeting;

- The Town is not allowed to charge exorbitant fees based on a court case involving Lake Geneva.
- Based on conversations with colleagues, it has been recommended to not include standards for short-term rentals in the zoning code and it should be addressed within the Licensing standards.
- Review of rental or financial records would require a warrant if the property owner or manager is not willing to provide them.
- Short-term rentals for 7 to 30 days are permitted everywhere by the State of Wisconsin. The Town cannot prohibit this use.
- Regulations that are specifically aimed at rental periods of less than 7 days will be very difficult to enforce.
- All rental properties are subject to the same peace and order ordinances as all other residential properties.
- The State is reviewing proposals from Granite Peak to expand the number of runs, expansion of the ski area and to include summer activities such as biking. This will increase the temptatio homeowners and buyers to include their properties in the short-term rental business.
- There are 8 properties that have been identified in the Town that are utilized for short-term rental; however, Staff cannot determine if the properties are rented out for more than 7 days.
- The Finance & Personnel Committee has recommended that the Town utilize Granicus short-term rental software to manage this use in the Town; however, a policy needs to be determined and adopted. The revenue from the proposed license fees and room tax would pay for this software. Granicus provides a number of tools to manage short-term rentals like Address

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Identification, Permitting and a 24/7 Hotline for residents to call to report issues with the rental property.

Wittman asked if Granicus is being used as rental software for the Doepke Park shelter and if not, if it could be. Wehner noted that Granicus is specifically created for management of short-term rentals.

Riordan asked if the State had a standard on the number of annual nights a Municipality could regulate. Edmondson noted she found a legal opinion from 2020 that stated you could regulate no fewer than 180 days and you can require that it is consecutive.

Edmondson then asked if this item was a Public Hearing or if staff was only looking for discussion and direction on the topic. Wehner noted the Town Board asked staff to organize a Public Listening Session to get feedback from residents, and if Short-Term rentals are regulated through licensing, the Town is not required to have a public hearing, so this gives the Public a chance to voice their opinions.

Wittman asked if the Town is receiving any complaints about the eight (8) current properties. Wehner indicated a Board Supervisor has called about a couple of the locations and their main complaint was the number vehicles in the driveway.

Commissioner had the following questions, concerns and comments:

- Wanted to make sure transparency was a priority within the Granicus Software
- Is it worth pursuing a flexible pay schedule with Granicus based on the number of current rental properties?
- Short-term rental use will expand and we should create policy and structure now to address future growth. Use of a software package is beneficial.
- With Granite Peak as the main driver of rentals, those stays are typically 3-4 nights, and policy should be structured to address this timeframe.
- Consider imposing a 180-day maximum, otherwise it feels like a hotel use.

The Public provided the following comments

Cory Sillars, 227229 Bobolink Ave, wanted to make sure the cost of the software was adequately covered by the permits/licensing. He also noted that nuisances are not specific to short-term users and that you may have a permanent resident neighbor that causes the same problems. And finally, he also wanted to make sure that any unpaid citations from guests are able to be transferred to the property owner.

Bill Duncanson, 2617 Bayshore Dr, on behalf of his son who lives at 227172 Boulder Ridge Circle, indicated they have had issues with a property on Boulder Ridge Circle. He requested the use not be removed from the Zoning Code as it provides a mechanism for enforcement of that specific use. He had concerns that allowing the commercialization of housing will devalue neighboring residential properties. He cited an example from Summit County, CO where the commercialization of properties drove the price of housing so high that residents could had a hard time affording to live there. He indicated that an expansion of Granite Peak Ski area and the potential for mountain bike trails will make this a year-

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round issue. He also wanted the Town to prohibit the 1 to 6-day uses especially in the higher-level residential areas.

Tim White, 225721 Swan Ave and Executive Director of the Wausau/Central Wisconsin Convention & Visitors Bureau (CVB), noted the CVB is working with a company called Zartico, where they are able to collect data on tourist usage and movement with in the County and are also interested in pairing with a company called AirDNA which provides data specifically on short-term rentals. He stated they are aware of 113 short-term rental locations within the County and are interested in sharing the information they collect with Municipalities throughout Marathon County.

Polly James, 227008 Boulder Ridge Circle, indicated she did not expect to run into short term rental uses when she moved into their neighborhood. She agreed with Bill Duncanson's comments, notably the devaluation of existing property. Additionally, she noted that neighbors will likely help with enforcement and notification of these properties. She also provided an example of short-term rental users trespassing on her property as they tried to access the rental property from the ski hill. Support of the existing business community would be preferred.

Additional discussion amongst Commissioners provided the following comments after the public's input:

- Vacationers use property differently than permanent residents and would prefer to see limitations on durations of 1-6 days.
- Could the Town require an owner to present during the stay?
- The Villages in Florida, was provided as an example of the owner being onsite during those stays.
- Why were stays of 7 or more days not prohibited by the State
- Would like to see item five (5) as presented in the performance standards of the Tourist Rooming House removed.
- Would like to remove the first sentence of item five (5), but felt the second sentence provided some needed structure and assurance to neighbors.
- Likes the qualification that it needs to be a primary residence and would like to provide some structure for the allowance of 1-6 days.
- Wanted to make sure property records were available to staff for review
- Can the Town limit the total number of units within the Town?
- Could there be a multi-tiered approach based on geography?
- Can Granicus be used to regulate stays of 7 days or more and still provide information on the locations which offering shorter duration stays for enforcement action if the Town chooses to prohibit that timeframe.

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Residents questioned whether a petition signed by additional residents would help the Commission and Board to make a decision. Wehner indicated they are welcome to submit petition and they are also welcome to express their concerns directly with the Board Supervisors. Edmondson noted that identification of current specific issues like noise, trespassing and parking may hold additional weight.

Wehner noted he would take all of the input provided and follow up with the Town's attorney on some of the questions asked.

Jay Wittman left the meeting at 6:03pm

PUBLIC HEARING(S):

a. *Docket #2022-002: Discussion and recommendation on a Zoning Code Text Amendment to amend Section 17.053 Table of Uses to remove Indoor Maintenance Service, Outdoor Maintenance Service, and In-Vehicle Sales or Service as a conditional use/permitted use-by-right from all standard zoning districts and amend Section 17.056 Detailed Land Use Descriptions and Regulations to reflect said changes.*

Wehner indicated that adoption of this Text Amendment would require all of the noted uses to go through the Unified Development District (UDD) process until we are done developing a new code.

Edmondson clarified that opposed to a moratorium on these uses, the Text Amendment still provides an avenue for approval, but allows for additional oversight from the Plan Commission and Town Board.

Wehner noted a new zoning code should be completed by February or March of 2023, so this change only effects applications for the next 12 months.

Edmondson indicated she was in favor of the amendment and noted the recent Taco Bell application illustrated a need for the Town to have additional design guidelines in place. She stated the Text Amendment bridges the gap between the recent Corridor Study and Master Plan to the new zoning code.

Edmondson opened the Public Hearing at 6:11pm.

Cory Sillars, 227229 Bobolink Ave, asked if this Text Amendment is a temporary change and if it effects existing business or just new development. Wehner indicated it only effects new development or existing business that would undergo a significant change, otherwise all existing uses can remain as they are now.

The Public Hearing was closed at 6:12pm

Motion by Carrie Edmondson, second by Mary Kate Riordan to recommend approval of the Zoning Code Text Amendment to amend Section 17.053 Table of Uses to remove Indoor Maintenance Service, Outdoor Maintenance Service, and In-Vehicle Sales or Service as a conditional use/permitted use-by-right from all standard zoning districts and amend Section 17.056 Detailed Land Use Descriptions and Regulations to reflect said changes.

Motion Carried 5-0.

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b. *Docket #2022-003: Discussion and recommendation on zoning code text amendment to Section 17.056(8)(x) Detached Energy Systems to modify standards and add subsection 5 Ground-mounted photovoltaic systems.*

Wehner indicated the proposed text amendment is in response to a number of recent Conditional Use requests for right of way facing roof mounted solar arrays and a ground-mounted array. He noted that increases in panel efficiency and decreases in panel cost, along with increased costs of fossil fuels, may result in an increase in the number of residents requesting solar PV systems as they try to be more efficient. This amendment would make the process simpler for them by making it permitted by right in all zoning districts. It would also remove the following requirements; that the collector face primarily faces the side or rear yard, the roofing material shall be similar in color to the solar energy system, and that the system be mounted parallel to the structural surface of the roof or wall in which it is attached. It also adds a Ground-Mounted section which outlines a few key performance standards.

Hampton asked for clarification of the intent of item three (3) in the Ground-Mounted Photovoltaic Systems section. Wehner stated the intent was to screen the concrete footings and structural elements of the ground-mounted system from view of the neighbors or right of way. He indicated this could be done through the use of a fence or landscaping or some other method. He provided a recent example on Red Bud Road which was approved in 2021 where the PV system was screened by existing trees.

Steele confirmed that a ground-mounted system would count against the total area of accessory structure allowed on a property. Wehner indicated that was correct and noted the property owner may choose to use a roof-mounted system on a detached garage to maximize their available area.

Edmondson opened the Public Hearing at 6:18pm and hearing no comments subsequentially closed the Public Hearing.

Motion by Tom Steele, second by Jim Hampton to recommend approval the Zoning Code Text Amendment to Section 17.056(8)(x) Detached Energy Systems to modify standards and add subsection 5 Ground-mounted photovoltaic systems.

Motion Carried 5-0.

c. *Docket #2022-004: Discussion and recommendation on the General Development Plan for the construction of a financial institution at 151025 County Road NN.*

Wehner stated Ghidorzi Construction is proposing the construction of a financial institution on the s[illegible] of the current Rib Mountain Taphouse. He noted the property is currently zoned Unified Development District (UDD) making this request a modification of the General Development Plan. The proposed structure and presented site plan meet all but one requirement in the code when compared to the Suburban Commercial standards. Wehner stated the building will be placed right at the required setback from Hummingbird Rd, but the overhang will encroach into that space given the design of the building. He indicated the applicant is intending to present the Precise Implementation Plan at the April meeting and any recommendation at this meeting would be for the general site plan layout.

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Additionally, Wehner noted the applicant intends to realign the main driveway to County Road NN and reconfigure lot lines to facilitate the purchase and establishment of their stormwater facilities. He indicated he felt it was a good project overall all that should benefit the area with its anticipated higher aesthetic resulting in an improved appearance at this northern gateway into the community.

Edmondson asked for clarification on ownership of the identified outlot and how the proposed site is accessed. Wehner indicated all of the properties are currently owned by Schierl Companies, but after the lot reconfiguration, the applicant will own the proposed development lot and the outlot. The creation of the outlot provides flexibility for future development, should the two existing residents decide to sell their properties or if there is a need for additional land as part of any Tanglewood property development. He also confirmed the financial institution have access from the driveway off Hummingbird Road.

Edmondson opened the Public Hearing at 6:22pm

Cory Sillars, 227229 Bobolink Ave, noted concerns about traffic and truck with trailer parking for the gas station property and questioned the need for five (5) drive thru lanes on an already busy site. He stated he felt the site was well laid out and asked the applicant to consider improvements to the County Road NN access as it currently holds water and can be difficult to get in and out for trucks with trailers.

Wehner noted the west access point to County Road NN on this property will be removed, curbed and reseeded. He then identified the approximate extent of the DOT controlled right of way along County Road NN, which included the location of the remaining ingress egress point.

Tom Radenz, REI and applicant representative, noted the proposed 40-foot ingress/egress easement is intended to better align traffic as it enters and exits the site and it would allow for enough room for trucks with trailers to park along the curbed area between the bank and the gas station. He also stated the big picture is to beautify the site by working with WPS and Charter to potentially bury the utilities along County Road NN, provide a significant amount of greenspace, and use natural materials in the building's finishes.

The Public Hearing was closed at 6:27pm

Edmondson asked for clarification on the points of ingress/egress to the bank site and whether they anticipated the stormwater facility would hold water for long periods of time. Wehner and Radenz identified a north and south access location on the provided site plan along with a 13 to 14-foot curbed greenspace which will separate the two sites. Radenz stated they do not have the soils report completed yet, but will have an answer on the stormwater facility for the Precise Implementation Plan.

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Kipp asked if the applicant had an anticipated timeline for completion and when the Rib Mountain Taphouse would be closing. Chris Ghidorzi, applicant, noted they were hoping to break ground this year yet and have occupancy by Spring of 2023. He had no information on Rib Mountain Taphouse.

Motion by Mary Kate Riordan, second by Carrie Edmondson to recommend approval of the General Development Plan for the construction of a financial institution at 151025 County Road NN.

Motion Carried 5-0.

NEW BUSINESS:

a. *Discussion and nomination of Plan Commission member to the Ad-Hoc Zoning Steering Committee and an Update on Zoning Code Rewrite Project.*

Wehner indicated Supervisor Klein would be representing the Town Board and he was looking for a member of the Plan Commission to join the Ad-Hoc Zoning Committee as well. He then identified the 5 citizen members as Nancy Stencil, Berland Meyer, Valerie Johnson, Ashley Kickbush and Randy Lackman. He also identified the consultants as Amanda Arnold of Ayers, who worked with the Town on the Rib Mountain Drive Corridor Study and Master Plan and Mike Lamb, who has extensive zoning code experience in places like Madison and Minneapolis and has experience writing form-based codes.

Wehner noted there was not enough money budgeted for a complete rewrite of the zoning code, so modifications will be focused on the Commercial areas and identifying how the Town can better facilitate residential development. The first meeting of the Ad-hoc Zoning Steering Committee is scheduled for April 7th at 5pm, followed by a public engagement session at 6pm to get feedback from residents on how they feel about our current zoning code.

Riordan expressed interest in joining the Ad-Hoc Committee. Edmondson nominated Riordan and the rest of the Commission agreed with her nomination.

CORRESPONDENCE/QUESTIONS/TOWN BOARD AND COMMISSION UPDATE(S):

a. Director's Reports

Wehner noted the League of Municipalities released a housing report that helped identify incremental changes in zoning regulations that would make residential development easier. The report also addressed accessory dwelling units, parking requirements and how to model the results of zoning regulations. He indicated the zoning modelling will be a helpful tool as the zoning code is rewritten to ensure the Town will get the development product that was intended.

b. Building Inspector's Report

Kufahl directed the Commission's attention to the Permit Report supplied in the packet and noted early permit activity is typical of previous years. He also stated that based on conversations with builders and property owners, he anticipates 15-20 new homes again in 2022, despite numerous recent material price increases.

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c. Commissioners' Reports

No comments received

PUBLIC COMMENT: None Received

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NEXT MEETING DATE:

a. April 7, 2022 – Ad-Hoc Zoning Steering Committee Meeting at 5:00 PM followed by a public open house
b. April 13, 2022 – Regularly scheduled Plan Commission meeting

ADJOURN:

Motion by Tom Steele, second by Thomas Kipp to adjourn the Plan Commission Meeting.

Motion carried 5-0. Meeting adjourned at 6:39 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector/Assistant Zoning Administrator

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TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Board of Supervisors, March 15, 2022
ITEM:	Docket #2022-002: Discussion and action on Ordinance No. 2022-02 to amend Section 17.053 *Table of Uses* and Section 17.056 *Detailed Land Use Descriptions and Regulations* to remove *Indoor Maintenance Service*, *Outdoor Maintenance Service*, and *In-Vehicle Sales or Service* as a conditional use/permitted use-by-right from all standard zoning districts.
FROM:	Jared Wehner, Director of Community Development

BACKGROUND

This was to topic of much discussion since the approval of the CUP for Taco Bell. Out of that discussion a temporary solution is to remove the conditional use/permitted use-by-right from indoor vehicle repair and maintenance, outdoor vehicle repair and maintenance, and in-vehicle sales and service from all zoning districts. The requires any applicant wishing to pursue those uses in the Town to utilize the Unified Development District (UDD) process, which requires the approval of both a General Development Plan (GDP) and the Precise Implementation Plan (PIP). This process allows the Town to have more control on how a site is developed to ensure that design elements such as aesthetics, pedestrian safety, traffic slow, and integration into the RMD/TID1 Master Plan.

These uses and other similar uses will be addressed in the 2022-2023 zoning code rewrite.

PREVIOUS ACTIONS:	Plan Commission recommended approval after the public hearing held on March 9, 2022.
STAFF COMMENTS:	Staff agrees that automobile-related uses are not in alignment with newly adopted Master Plan. There are several ways to go about increasing the aesthetics and functionality and how these developments serve the Town and its residents. Staff recommends that the Code is amended to eliminate these uses from being a permitted use-by-right or a conditional use, effectively forcing the developer to utilize the Unified Development District process, which allows for the Plan Commission and Board to ensure these proposals are furthering the Master Plan, Comprehensive Plan, or any other plans under consideration.
ATTACHMENTS:	Draft Ordinance No. 2022-02

POSSIBLE ACTIONS TO BE TAKEN

APPROVE: The Board of Supervisors moves to adopt Ordinance No. 2022-02 amending Section 17.053 Table of Uses and Section 17.056 Detailed Land Use Descriptions and Regulations as presented.

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APPROVE WITH MODIFICATIONS: The Board of Supervisors moves to adopt Ordinance No. 2022-02 amending Section 17.053 Table of Uses and Section 17.056 Detailed Land Use Descriptions and Regulations with modifications as discussed.

DENY: The Board of Supervisors does not move to adopt Ordinance No. 2022-02 amending Section 17.053 Table of Uses and Section 17.056 Detailed Land Use Descriptions and Regulations.

REQUESTED ACTION:	Staff is recommending the Board of Supervisors moves to adopt Ordinance No. 2022-02 amending Section 17.053 Table of Uses and Section 17.056 Detailed Land Use Descriptions and Regulations as presented
FURTHER ACTION(S):	Forward recommendation to the Board of Supervisors on March 15, 2022.

TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN
ORDINANCE NO. 2022-02

AN ORDINANCE TO AMEND SECTION 17.053(4) *TABLE OF USES – COMMERCIAL LAND USES* AND SECTION 17.056 *DETAILED LAND USE DESCRIPTIONS AND REGULATIONS* TO REMOVE INDOOR MAINTENANCE SERVICE, OUTDOOR MAINTENANCE SERVICE, AND IN-VEHICLE SALES OR SERVICE AS A CONDITIONAL USE/PERMITTED USE-BY-RIGHT FROM ALL STANDARD ZONING DISTRCITS.

WHEREAS, The Town of Rib Mountain is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stats. §§60.62, 61.35 and 62.23; and

WHEREAS, the Town of Rib Mountain adopted Chapter 17 on February 1, 1994, to serve as the Town's zoning ordinance; and

WHEREAS, the Plan Commission held a public hearing on this ordinance, on March 9, 2022, in compliance with Wis. Stat. §62.23; and

WHEREAS, following the public hearing, the Town Plan Commission has recommended enactment of the zoning ordinance amendment contained herein for applicability within the Town limits; and

WHEREAS, following such hearing the Town Board of Supervisors considered public comments and the recommendation of said Commission; and

WHEREAS, the Town Board of Supervisors finds the proposed amendment contained herein is reasonable, consistent with the Town's Comprehensive Plan, and in the public interests.

NOW, THEREFORE, the Town Board of Supervisors of Rib Mountain, Marathon County, Wisconsin does ordain as follows:

SECTION 1: Section 17.053(4) *Table of Land Uses, Commercial Land Uses* and Section 17.056(4)(e) *Indoor Maintenance Service*, (f) *Outdoor Maintenance Service*, and (g) *In-Vehicle Sales or Service* is hereby amended to provide as follows:

Table 17.053(4) Table of Land Uses – Commercial Land Uses

TYPE OF LAND USE	RA-1	RA-2	CR-5	ER-1	SR-2	SR-3	SR-4	MR-4	UR-8	EO	SO	NC	SC	UC	CC	SI	UI	HI
(a) Office										P	P	P	P	P	P	P	P	P
(b) Personal Sales or Service										P	P	P	P	P	P			
(c) Indoor Sales or Service										C	C	P	P	P	P			
(d) Outdoor Display													C	C				
(e) Indoor Maintenance Service												~~C~~	~~C~~	~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
(f) Outdoor Maintenance Service																		~~C~~
(g) In-Vehicle Sales or Service										~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~			
(h) Indoor Commercial Entertainment										C	C	C	C	C	C	C		
(i) Outdoor Commercial Entertainment	C	C												C		C		
(j) Commercial Animal Boarding	C	C												C		C		
(k) Commercial Indoor Lodging										C	C		C	C	C			
(l) Bed and Breakfast Establishments	C	C	C	C	C	C		C	C	C		C	C	C	C			
(m) Group Daycare Center (9+ Children)								C	C	C	C	C	C	C	C	C	C	
(n) Campground	C	C																
(o) Boarding House									C					C	C			
(p) Sexually-Orientated Land Use																		C
(q) Home Conversion												C						

Section 17.056 Detailed Land Use Descriptions and Regulations.

(4) *Commercial Land Uses*

(e) *Indoor Maintenance Services.* Description: Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building.

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Because of the noise, odor, dust, and outside storage associated with certain types of vehicle and other repair businesses, all indoor maintenance service and repair activities are a conditional use in the commercial zoning districts listed below:

1. Permitted by Right: Not applicable. (Was SI, UI and HI)
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations: Not applicable. (Was NC, SC, US and CC)
   a. Outside vehicle storage shall be restricted to licensed vehicles waiting to be repaired. Junk vehicles or vehicles which are being used for parts are not allowed to be stored outside.
4. Parking Regulations: One space per 300 square feet of gross floor area.
5. Newly proposed land uses of this type are required to be considered under the Unified Development District process as described in Section 17.233. All above-stated requirements in subsections 1., 2., 3., and 4. shall be taken into account during the review process.
   a. All existing uses that have been approved prior to March 15, 2022, are subject to Section 17.057 *Nonconforming Use Regulations.*

(f) *Outdoor Maintenance Services.* Description: Outdoor maintenance services include all land uses which perform maintenance services, including repair, and have all, or any portion, of their operations located outside of an enclosed building.

1. Permitted by Right: Not applicable.
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations: Not applicable. (Was HI)
   a. All outdoor activity areas shall be completely enclosed by a minimum 6 feet high fence. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property and shall be screened from such property by a bufferyard with a minimum opacity of .60 (see Section 17.150).
4. Parking Regulations: One space per 300 square feet of gross floor area.
5. Newly proposed land uses of this type are required to be considered under the Unified Development District process as described in Section 17.233. All above-stated requirements in subsections 1., 2., 3., and 4. shall be taken into account during the review process.
   a. All existing uses that have been approved prior to March 15, 2022, are subject to Section 17.057 *Nonconforming Use Regulations.*

(g) *In-Vehicle Sales or Service.* Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see Section 17.056(8)(k)).

1. Permitted by Right: Not applicable.
2. Special Use Regulations: Not applicable.
3. Conditional Use Regulations: Not applicable. (Was EO, SO, NC, SC, UC, and CC)
   a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
   b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestria movement, or exacerbate the potential for pedestrian/vehicular conflicts.
   c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.
   d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure.
   e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4 ton axle load.

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f. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150).

g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.

4. Parking Regulations: One space for each employee on the largest work shift.

5. In-Vehicle Waiting and Drive-Up Lanes:
   a. Banks: A minimum of 80 feet of queuing space shall be provided for each drive-up window.
   b. Car washes: A minimum of 80 feet shall be provided in front of the entrance to each washing stall for self-service and coin-operated car washes and 120 feet in front of the entrance to each washing stall for an automatic car wash facility. An on-premise drip area shall be provided at the car wash exit to minimize the amount of water transported onto streets near the car wash.
   c. Drive-in restaurants for food pick-up: A minimum of 80 feet shall be provided in front of each drive-up window where food is ordered.
   d. Drive-in restaurants where food is delivered to and eaten in the vehicle: Minimum of 15 spaces.
   e. Other drive-up and drive-in uses: As determined by the Plan Commission.

6. Newly proposed land uses of this type are required to be considered under the Unified Development District process as described in Section 17.233. All above-stated requirements in subsections 1., 2., 3., 4., and 5. shall be taken into account during the review process.
   a. All existing uses that have been approved prior to March 15, 2022, are subject to Section 17.057 *Nonconforming Use Regulations.*

SECTION 2: The amendment effectuated by this ordinance shall apply within the municipal limits of the Town.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land or water not specifically included in said judgement. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This Ordinance shall take effect upon approval and publication.

Dated the 15th day of March 2022

TOWN OF RIB MOUNTAIN

_____
Allen Opall, its Chair

ATTEST:

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_____
Lynnae Kolden, its Clerk

APPROVED: _____

PUBLISHED: _____

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Board of Supervisors, March 15, 2022
ITEM:	Docket #2022-003: Discussion and action on Ordinance No. 2022-03 to amend Section 17.056(8) Accessory Uses and subsection (x) Detached Energy Systems to ease standards and add standards for Ground-mounted photovoltaic systems.
FROM:	Jared Wehner, Director of Community Development

BACKGROUND

Since 2020 there has been a rise in applications for solar arrays for residential use. Given the Town's geographic location of being near the 45 parallel, the standards listed in the code that require the system to face the rear or side yards is not always practical and not efficient for the system. To be environmentally conscious, the Town should eliminate all standards that are tied to the aesthetics of the systems, as solar arrays are becoming the new normal.

PREVIOUS ACTIONS:	Plan Commission recommended the Board approve the proposed changes after the public hearing was held on March 9, 2022.
STAFF COMMENTS:	Staff is in favor of the proposed text amendment as it allows residents to create their own energy and be less reliant on fossil fuels. As part of the 2020 Comprehensive Plan, it was part of the Town's intention to preserve natural resources and this text amendment falls in line with that plan.
ATTACHMENTS:	Draft Ordinance 2022-03

POSSIBLE ACTIONS TO BE TAKEN

APPROVE: The Board of Supervisors moves to adopt Ordinance No. 2022-03 amending Section 17.056(8)(x) *Detached Energy Systems* as presented.

APPROVE WITH MODIFICATIONS: The Board of Supervisors moves to adopt Ordinance No. 2022-03 amending Section 17.056(8)(x) *Detached Energy Systems* with modifications as discussed.

DENY: The Board of Supervisors does not move to adopt Ordinance No. 2022-03 amending Section 17.056(8)(x) Detached Energy Systems.

REQUESTED ACTION:	Staff recommends that the Board of Supervisors moves to adopt Ordinance No. 2022-03 amending Section 17.056(8)(x) Detached Energy Systems as presented.
FURTHER ACTION(S):	Post the Ordinance for publishing [Staff]

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TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN
ORDINANCE NO. 2022-03

AN ORDINANCE TO AMEND SECTIONS 17.056(8) *ACCESSORY USES AND* 17.056(8)(x) *DETACHED ENERGY SYSTEMS* TO EASE STANDARDS FOR ROOF-MOUNTED PHOTOVOTAIC SYSTEMS AND ADD STANDARDS FOR GROUND-MOUNTED PHOTOVOTAIC SYSTEMS.

WHEREAS, The Town of Rib Mountain is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stats. §§60.62, 61.35 and 62.23; and

WHEREAS, the Town of Rib Mountain adopted Chapter 17 on February 1, 1994, to serve as the Town's zoning ordinance; and

WHEREAS, the Plan Commission held a public hearing on this ordinance, on March 9, 2022, in compliance with Wis. Stat. §62.23; and

WHEREAS, following the public hearing, the Town Plan Commission has recommended enactment of the zoning ordinance amendment contained herein for applicability within the Town limits; and

WHEREAS, following such hearing the Town Board of Supervisors considered public comments and the recommendation of said Commission; and

WHEREAS, the Town Board of Supervisors finds the proposed amendment contained herein is reasonable, consistent with the Town's Comprehensive Plan, and in the public interests.

NOW, THEREFORE, the Town Board of Supervisors of Rib Mountain, Marathon County, Wisconsin does ordain as follows:

SECTION 1: Section 17.056(8) *Accessory Land Uses* and Subsection (x) *Detached Energy Systems* is hereby amended to provide as follows:

(8) *Accessory Land Uses.* (Am. #11-02; #2022-03) Accessory uses are land uses which are incidental to the principal activity conducted on the subject property. Only those accessory uses listed in Table 17.053 shall be permitted within the Town of Rib Mountain. No cellar, basement, tent, or recreational trailer shall be used as a residence. A commercial apartment (see (a), below) is the only residential use that may be established as an accessory use. Accessory buildings located within a residential district shall be constructed or finished in a complimentary architectural style and with complimentary materials to the principal residential buildings in the neighborhood. Variations from this standard may be approved as conditional uses.

With the exception of fences (see Section 17.190) and drainage structures, no accessory structure shall be permitted within any portion of a front yard or street yard. The following accessory uses may be located in a front yard or street yard provided the location and operation of these uses does not present a safety hazard or otherwise have a detrimental impact on the public health and welfare: On-Site Parking Lot, Outdoor Display Incidental to Indoor Sales and Service, In-Vehicle Sales and Services, Filling, Lawn Care, Individual Septic Disposal System and photovoltaic systems as described below.

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(x) *Detached Energy Systems.* (Am. #13-01; #2014-02; 2022-03) Any detached energy system, such as wood or other solid fuel burners, liquid fuel burners, boilers or furnaces, windmills, or generators, associated with the production of useable heat or energy, which are not located within the primary structure. All such uses shall be considered as an accessory use, under Section 17.225, conditional uses, due to the potential for undesirable impacts on nearby properties.

1. Outdoor Wood Burning Unit (OWU) or other solid fuel burners, boilers, or furnaces:
    a. Permitted by Right: Not applicable.
    b. Special Use Regulations: Not applicable.
    c. Conditional Use Regulations: {CR-5ac, RA-l-35ac, RA-2-35ac, OR-35ac, RR-35ac}:
        i. Minimum lot size shall be five acres.

d. OWU Setbacks and Minimum Requirements:
    i. Minimum setbacks to side and rear yards shall be 200 feet.
    ii. Minimum setback to an adjacent front yard or street residence shall be 200 feet.
    iii. Minimum chimney stack height shall be 20 feet.
e. All OWU's are required to meet emission standards currently required by the Environmental Protection Agency (EPA) and Underwriters Laboratories (UL) listing.

2. Windmill structures, or similar freestanding poles, towers, or structures associated with energy production:
    a. Permitted by Right: Not applicable.
    b. Special Use Regulations: Not applicable.
    c. Conditional Use Regulations: (All Districts).
    d. Any windmill tower, pole or similar structure shall be erected at a setback distance equal or greater to the height of the tower plus 20 feet, from any property line.
    e. Wind Energy Systems are also governed by Wis. Stats. § 66.0401 and shall conform to its regulations in addition to this section.

3. Permanently placed generators, or similar energy producing devices: (Am. #2016-09)
    a. Permitted by Right in All Districts provided the following conditions are met:
        i. Generators shall meet the nuisance noise regulations as described in Rib Mountain Municipal Code Sections 9.21 and 17.179.
        ii. All equipment shall be screened from visibility of adjacent property through the use of fences and/or landscaping.
        iii. Weekly test run periods may only occur between the hours of 8:00 am and 8:00 pm Monday through Friday.
        iv. Generators shall not be located in the required Front or Street Side yards.
    b. Special Use Regulations: Not applicable.
    c. Conditional Use Regulations: (All Districts).
        i. Any request falling outside the conditions identified in 17.056(8)(x)(3)(a).
    d. Exemptions:
        i. Conditional use exemptions are granted for any demonstrated medical need for emergency power as determined by the Zoning Administrator.
        ii. The Town may not prohibit the placement of emergency power systems for Mobile Service Towers per Wisconsin State Statute § 66.0404 - Mobile Tower Siting Regulations. Also see Rib Mountain Municipal Code Section 17.056(7)(c)(4)(a).

4. Roof-Mounted or Building Integrated Photovoltaic Systems: (Cr. #2016-09)
    Photovoltaic System: A device or power system designed to collect and convert useable solar energy to electricity.

    Roof-Mounted, Photovoltaic System: A photovoltaic system that is structurally mounted to the roof of a building or structure.

    Building Integrated, Photovoltaic System: A photovoltaic system that serves the dual function of building envelope material and energy collector. Ex: roofing, window glazing, or siding.

    a. Permitted by Right in All Districts provided the following conditions are met:
        i. Building structure must be designed to support the additional imposed loads.
        ii. Panels shall not extend beyond the edges of the building or roof upon which it is mounted.
        iii. Neighboring Property owners must be notified of intended to exercise solar access rights, per Wis. Stats. § 66.0403.
        ~~iv. (Removed: i. The collector shall primarily face the side or rear yard; ii. Roof material color shall be similar to that of the solar energy system; v. Solar Collectors must be parallel to the structural surface of the roof or wall in which it is attached and shall not extend above or behind the structural surface more than the thickness of the solar panel plus any manufacturer required air gap.)~~
    b. Special Use Regulations: Not applicable.

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c. Conditional Use Regulations: (All Districts).
    i. When the request falls outside the conditions of 17.056(8)(x)(4)(a).

5. Ground-Mounted Photovoltaic Systems (Am #2022-03)
    a. Permitted by Right in All Districts provided the following conditions are met:
        i. Shall meet all setback and bulk requirements as all other accessory structures within the district in which the system is to be installed.
        ii. The gross area of the system shall count towards the allowed area of accessory structure permitted per lot
        iii. All structural and foundational elements other than the structural system on which the panels would be fastened to shall be screened from view when visible from the property line.
    b. Special Use Regulations: Not applicable.
    c. Conditional Use Regulations (All Districts)
        i. When the request falls outside the above-stated standards listed in subsection a.

6. All Other Detached Energy Systems: (Cr. #2016-09)
    a. Permitted by Right: Not applicable.
    b. Special Use Regulations: Not applicable.
    c. Conditional Use Regulations: (All Districts).
    In reviewing any conditional use application, the Plan Committee shall consider:
        i. Impacts: No detached energy system shall create an undesirable impact upon adjacent property or otherwise create a public nuisance.

SECTION 2: The amendment effectuated by this ordinance shall apply within the municipal limit of the Town.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land or water not specifically included in said judgement. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This Ordinance shall take effect upon approval and publication.

Dated the 15th day of March 2022

TOWN OF RIB MOUNTAIN

_____
Allen Opall, its Chair

ATTEST:

_____
Lynnae Kolden, its Clerk

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APPROVED: _____

PUBLISHED: _____

TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Board of Supervisors, March 15, 2022
ITEM:	Docket #2022-004: Discussion and action on the General Development Plan for the construction of a financial institution at 151025 County Road NN.
FROM:	Jared Wehner, Director of Community Development

APPLICANT & PROPERTY INFORMATION

APPLICANT:	Tom Radenz, REI Engineering, Inc., 4080 N 20th Street, Wausau, WI 54401
APPLICANT:	Chris Ghidorzi, Ghidorzi Construction, 2100 Stewart Avenue, Wausau, WI 54401
OWNER:	Fritz Schierl, Rib Mtn 2501 N Mountain, LLC, 2201 Madison Street, Stevens Point, WI 54481
PROPERTY ADDRESS:	151025 County Road NN
PIN/PARCEL #:	068-2807-033-0945
ZONING:	UDD Unified Development District - Commercial
ADJACENT ZONING:	**NORTH:** SC **SOUTH:** SR-3/SC **EAST:** UDD **WEST:** SR-3
FUTURE LAND USE:	Future Regional Commercial

BACKGROUND

The property has a bar and restaurant which was built initially as a small strip mall when The Store was remodeled in the 90's and the intersection of County R and NN was reconstructed. The parking lot is in need of repair and a patio area that was approved was never started or completed.

PREVIOUS ACTIONS:	Plan Commission recommended approval of the General Development Plan as presented by the applicant.
STAFF COMMENTS:	Staff is in favor of this request. The proposed site plan removes a third driveway, cleans up the access between the two parcels and will be a vast improvement to this gateway area of the Town, aesthetically.
ATTACHMENTS:	Determination Report, Proposed Site Plan, and Application

POSSIBLE ACTIONS TO BE TAKEN

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APPROVE: The Board of Supervisors approve the request to amend the General Development Plan for the construction of a new financial institution at 151025 County Road NN.

APPROVE WITH MODIFICATIONS: The Board of Supervisors approves the request to amend the General Development Plan for the construction of a new financial institution at 151025 County Road NN with the modifications, as discussed.

DENY: The Board of Supervisors denies the request to amend the General Development Plan for the construction of a new financial institution at 151025 County Road NN.

REQUESTED ACTION:	Staff recommends the Board of Supervisors approve the request to amend the General Development Plan for the construction of a new financial institution at 151025 County Road NN.
FURTHER ACTION(S):	Notifies the applicant of the Board's decision [Staff].

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

GENERAL DEVELOPMENT PLAN DETERMINATION REPORT

FROM:	Jared Wehner, Zoning Administrator
DOCKET NO.	2022-004 **HEARING DATE:** March 9, 2022
APPLICANT:	Tom Radenz, REI Engineering, Inc., 4080 N 20th Street, Wausau, WI 54401
APPLICANT:	Chris Ghidorzi, Ghidorzi Construction, 2100 Stewart Avenue, Wausau, WI 54401
OWNER:	Fritz Schierl, Rib Mtn 2501 N Mountain, LLC, 2201 Madison Street, Stevens Point, WI 54481
LOCATION:	151025 County Road NN, Southeast corner of County Roads NN and R
DESCRIPTION:	Demolition of existing building and new construction of a financial institution with a drive-through component.

The Department of Community Development of the Town of Rib Mountain, pursuant to the Town of Rib Mountain Zoning Code, Subchapter 11 Processes, Section 17.223 Amendment of Official Zoning Map Procedures, hereby makes the following findings and evaluation to the Town of Rib Mountain Plan Commission:

GENERAL INFORMATION

CURRENT ZONING:	**UDD Unified Development District**
DEFINITION: 17.233(1) & (2)	(a) The Unified Development District (UDD) provides a regulatory framework to encourage improved environmental design by allowing flexibility in the development of land while ensuring compliance with the basic intent of the Zoning Ordinance and with the Town Master Plan. (b) To achieve the community benefits of Unified Development District (UDD) zoning, it is generally true that the project size should be large enough to allow clustering and to establish a coherence of design. Parcels less that 100,000 square feet are presumptively too small to be approved, but smaller projects may still be submitted and considered. For all projects, the petitioner should clearly demonstrate the public benefits. of the UDD approach over those provided by adherence to the zoning standards provided by this Ordinance. (c) The Unified Development District has no "set" standards or specifications. Developers can propose uses or a combination of uses and configurations of intensity and density of development. Through a process of both informal and formal Plan Commission review and Town Board review and approval, accompanied by discussions with developers and, as appropriate, with other interested parties, a binding development agreement is reached between the property owner and the Town of Rib Mountain. The details of this constitute the zoning controls of the property. These controls have the same legal force and effect as standard zoning requirements. Overview of UDD Review Process. The rezoning of property to a Unified Development District (UDD) is an amendment to the Official Zoning Map. However, as discussed in (1), above, some or many of the otherwise strict zoning requirements imposed by this Ordinance may be ignored or modified through the UDD process. Therefore, the procedure for rezoning to a UDD shall be as required for any other Amendment to the Official Zoning Map under this Ordinance (Section 17.223).
FUTURE LAND USE	Regional Commercial

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FLU Description:	Large scaled, high-impact, high-traffic volume commercial development, big-box retail, large indoor commercial entertainment scaled to provide sales or service at a regional level. These areas shall be served public sewer and water facilities as this designation is within the 2040 sewer service boundary.
Typical Zoning District:	▪ SC Suburban Commercial ▪ SO Suburban Office ▪ UC Urban Commercial ▪ CC Central Core Commercial
Density:	Minimum lot size per the associated zoning district
Development Policies:	1. Assure that new development provides an attractive rear yard appearance for existing and future development behind these sites. 2. Require developments to address off-site traffic, environmental, and neighborhood impacts. 3. Promote infill and redevelopment projects of outdated sites along the Rib Mountain Drive Corridor and the County Road NN overpass areas. 4. Sites should be designed for multi-modal transportation.

Background Information

The applicant is proposing to raze the existing building to construct a new financial institution.

Current Property Conditions

The property has a bar and restaurant which was built initially as a small strip mall when The Store was remodeled in the 90's and the intersection of County R and NN was reconstructed. The parking lot is in need of repair and a patio area that was approved was never started or completed.

Standards which will not be met

- The building will not meet the 45-foot setback by 3 feet with the overhang. The building is to be placed on the setback line (west side). The setback is further into the property at that location due to the width of the right-of-way on County Road R being wider than 100 feet.

Determination / Finding of Fact

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

   Yes, the UDD is a special zoning district that can be applied in various situations. In this instance, the UDD is continued to be utilized for reduced setbacks.

2. Does the rezoning further the purpose and intent of this Chapter?

   The intent of the zoning code is being upheld. This property is UDD due to the unique access challenges off of County Road NN and its primary access on County Road R.

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3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?

   1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.

   2. **Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.**

3. Growth patterns or rates have changed, thereby creating the need for a rezoning.

The property is currently zoned UDD, but due to the razing of the structures and new construction, this process must be followed.

4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes, the overall development shall maintain the desired consistency of commercial land use in this area of the Town.

STAFF COMMENTS

Staff is in favor of this request. The proposed site plan removes a third driveway, cleans up the access between the two parcels and will be a vast improvement to this gateway area of the Town, aesthetically.

POSSIBLE ACTIONS TO BE TAKEN

RECOMMEND APPROVAL: Plan Commission recommends approval of the rezone request of the General Development Plan for the new construction of a financial institution and forwards the recommendation on to the Town Board for the March 15, 2022, meeting.

DEFER ACTION: Defer action on the request based on insufficient material/evidence provided by the applicant or uncertainty among the commissioners based on evidence presented at the public hearing. A recommendation shall be made within 60 days of submittal of the application (May 18, 2021). If the Plan Commission chooses not to make a recommendation or fails to make a recommendation to the Town Board within 60 days of the submittal of the application, then the Town Board shall hold the public hearing without a Plan Commission recommendation.

RECOMMEND DENIAL: Plan Commission recommends denial of the rezone request of the General Development Plan for the new construction of a financial institution and forwards the recommendation on to the Town Board for the March 15, 2022, meeting.

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REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

February 11, 2022

GDP Submittal
Attn: Jared Wehner
227800 Snowbird Avenue
Wausau, WI 54401

Subject: GDP Plan Submittal Packet 151025 CTH NN Redevelopment

Dear Jared:

Enclosed you will find the following documents for review and approval at the March 9, 2022 Planning Commission meeting to address the General Development Plan (GDP) for the property located at 151025 County Road NN.

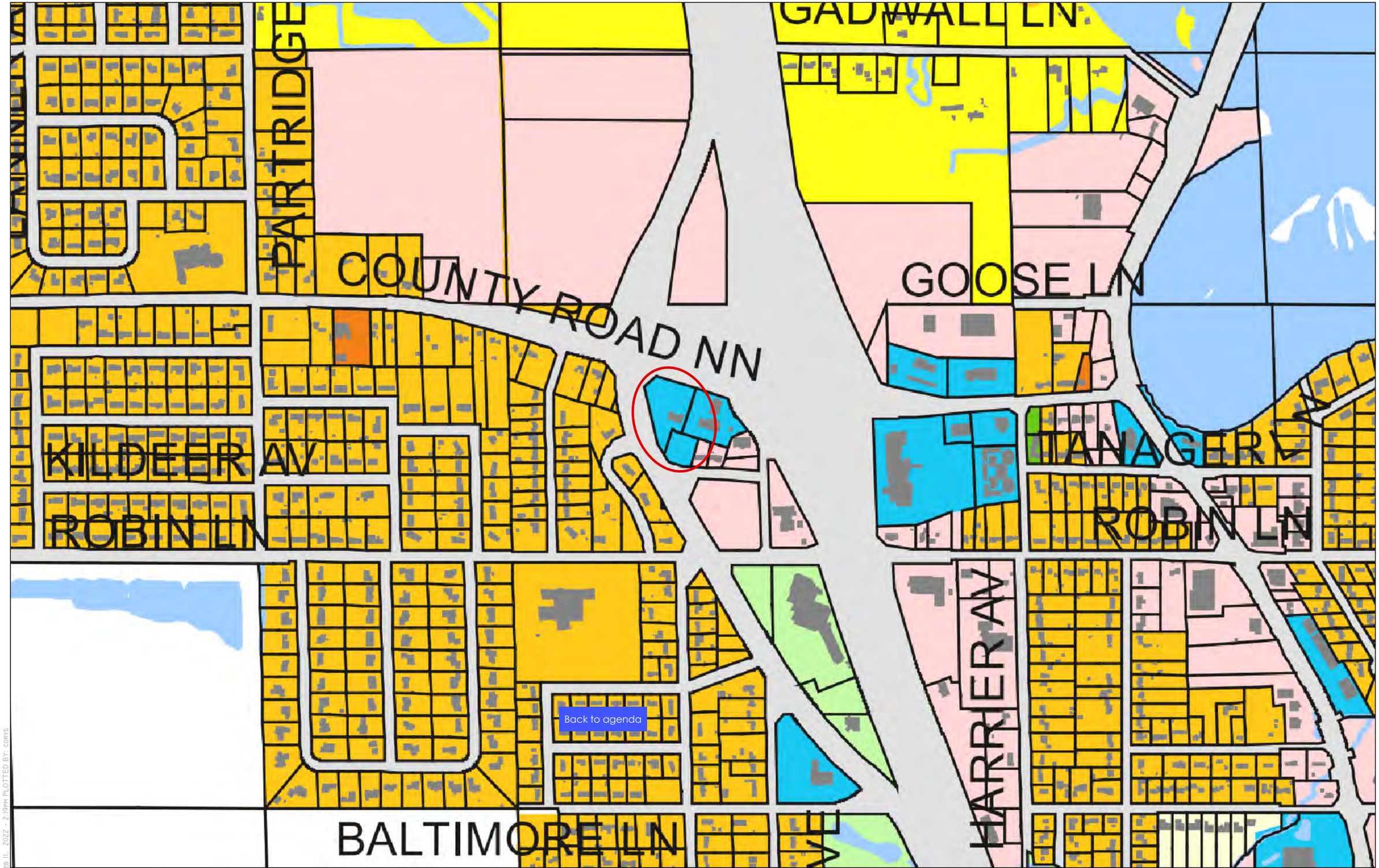
1. Location map of the subject property.
2. General written description of the proposed project.
3. General Development Plan Drawing and Floor Plan.
4. Application for Public Hearing and Check for $300

Our team looks forward to working with the Town on this redevelopment effort.

Sincerely,
REI Engineering, Inc.

Tom Radenz, PLS

Back to agenda



DRAWING FILE: P:\9200-9299\9240A GHIDORZI\DRAWING\DESIGN\9240A-DESIGN.DWG LAYOUT: VICINITY
PLOTTED: FEB 11, 2022 - 2:19PM PLOTTED BY: CORYS

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

N

DATE	REVISION	BY	CHKD

SURVEYED BY: CLF, BDE	DESIGNED BY:	SURVEY DATE:05/28/20
SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 01/11/22
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

VICINITY ZONING MAP

151025 CTY NN
WAUSAU, WI

REI
REI No. 9240A
SHEET VICINITY

New Financial Institution 02.11.22

Site Plan Description

a-b. The proposed building of approximately 5,170 S.F. and a 1,530 S.F. drive-thru canopy will showcase a modern architectural style with clean lines, natural color palette and an inviting aesthetic. The exterior will be a collection of stone, glass, wood-looking rainscreen and accents of metal panel. Strategically placed windows will provide natural light to the interior spaces and views of the surrounding area.

The pronounced main north entry will provide a visually pleasing entrance to visitors while offering clear lines of sight through the lobby and to the member service areas clustered around the lobby core.

The 5-lane drive-thru canopy on the east side of the building will be visually integrated into the massing of the main building with similar architectural elements and materials.

The west side of the building will be softly set back from the northwest corner of the property with a large conference room projecting out of the building mass detailed in the same building material palette.

The staff entry and staff lounge will be situated on the south end of the building providing optimal views of the surrounding landscape.

c. The area of proposed lot one is 67,497 S.F. with a proposed building footprint of 5,170 S.F. The resulting floor area ratio is 7.7%. The proposed site will have an impervious surface area of 36,841 S.F with a resulting impervious surface area ratio of 54.6%.

d. Natural features will be strategically designed and implemented to ensure the site meets the Rib Mountain requirements, therefore promoting both aesthetics and environmental impacts.

e. The site abuts Hummingbird Road to the West and County Road NN to the North. There is an existing development to the East. There is a proposed ingress/egress easement connecting an existing drive access off County Road NN to the proposed development site, see included plans. An existing driveway onto CTH NN will be removed with the redevelopment effort.

f-g. The site is currently zoned UDD with the proposed re-development altering the existing site plan. The proposed site plan largtely aligns with that of a SC zoned property regarding setbacks for both building and pavement. It is the intention to meet all bufferyard and landscape requirements, as well as intensity and density regulations with the exception of a 0.4-foot encroachment of the building overhand into the west setback.

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The size of Outlot One does not meet the minimum lot area for that of a lot zoned SC as it is less than one acre in size therefor we have labeled it an Outlot. This zoning standard is not met and therefore exception to the minimum lot size is being requested. This Outlot may be beneficial to the redevelopment of adjacent lands to the east.



SITE DATA:
TOTAL PARKING STALLS = 39
MINIMUM PARKING STALLS REQUIRED = 20
TOTAL GREENSPACE = 30,487 SQ. FT. (0.70 ACRES) = 45.9%
BUILDING FOOTPRINT = 5,167 SQ. FT.
TOTAL IMPERVIOUS = 35.874 SQ. FT. (0.82 ACRES)
TOTAL LOT AREA = 66,361 SQ. FT. (1.52 ACRES)

NOTE:
POTENTIAL TOWN OF RIB MOUNTAIN CODE EXCEPTION REQUESTS

1) PROPOSED OUTLOT 1 LESS THAN 1 ACRE MINIMUM LOT SIZE.

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REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 30 60

N

DATE	REVISION	BY	CHKD

SURVEYED BY: CLF, BDE	DESIGNED BY:	SURVEY DATE: 05/28/20
SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 01/11/22
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

PROPOSED REDEVELOPMENT PLAN
151025 CTY NN
WAUSAU, WI

REI
REI No. 9240A
SHEET DESIGN

NOTE:
POTENTIAL TOWN OF RIB MOUNTAIN CODE EXCEPTION REQUESTS

1) PROPOSED OUTLOT 1 LESS THAN 1 ACRE MINIMUM LOT SIZE.

4) 0.4-FOOT OVERHANG ENCROACHMENT INTO THE SIDEYARD SETBACK.

HUMMINGBIRD ROAD
RIGHT-OF-WAY WIDTH VARIES

EXISTING STM INL
RIM ELEV=1197.73

EXISTING STM INL
RIM ELEV=1197.74

ELECTRIC METER (TYP.)

UTILITY PEDESTAL (TYP.)

ELECTRICAL MANHOLE (TYP.)

RIGHT-OF-WAY

RIGHT-OF-WAY

SIGN (TYP.)

EXIT

TRANSFORMER (TYP.)

POWER POLE (TYP.)

PROPOSED LOT 1
66,361 SQ. FT.
(1.52 ACRES)

2.4'

45' BUILDING SETBACK PER TOWN

POND

EXISTING STM INL
RIM ELEV=1198.37

PROPOSED BUILDING
5,167 SQ. FT.

PROPOSED DRIVE-THRU CANOPY
1,446 SQ. FT.

RIGHT-OF-WAY

COUNTY ROAD "NN"
RIGHT-OF-WAY WIDTH VARIES

EXISTING STM INL
RIM ELEV=1197.54

REMOVAL OF ACCESS POINT

EXISTING HYDRANT

DOUBLE POSTED SIGN (TYP.)

VACANT LOT - HUMMINGBIRD ROAD
OWNED BY RIB MTN 2501 N MOUNTAIN WI, LLC.
PIN: 06828070330021

PROPOSED OUTLOT 1
18,613 SQ. FT.

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APPROXIMATE EXISTING PARKING

GUY CABLE (TYP.)

LANDSCAPING (TYP.)

151101 COUNTY ROAD "NN"
OWNED BY RIB MTN 2409 N MOUNTAIN WI, LLC.
PIN: 06828070330978

APPROXIMATE BUILDING

OVERHEAD UTILITY LINE

APPROXIMATE CANOPY

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PLOTTED: FEB 11, 2022 - 2:06PM PLOTTED BY: LOGANZ

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 20 40

DATE	REVISION	BY	CHKD

SURVEYED BY: CLF, BDE	DESIGNED BY:	SURVEY DATE:05/28/20
SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 01/11/22
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

PROPOSED REDEVELOPMENT PLAN

151025 CTY NN
WAUSAU, WI

REI No. 9240A
SHEET DC

1

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

General Instructions

APPLICANT:

Before filing your application for a hearing it is suggested that you meet with the Zoning Administrator to thoroughly discuss your proposal. You may then request to be placed on the Planning Commission Agenda for an informal discussion of your hearing intentions and the feasibility of your proposed action. Such a discussion will result in a better informed Commission and may save you the required hearing fee if it appears that the proposed action is unlikely to result in a favorable recommendation.

If you decide to pursue your request for a hearing on your proposed action please submit the completed application and the required fees. You will be expected to attend the Commission meeting and present your request.

This application is used for all public hearings, which may include: rezoning, code changes, conditional use approvals, etc. In addition, there may be other forms required to complete your application, such as site plan review – please ask.

BELOW FOR TOWN USE ONLY

( ) FEE: $ _____ PAID BY: _____

( ) RECEIPT # _____ RECEIVED BY: _____

( ) DOCKET # _____ ASSIGNED BY: _____

( ) HEARING DATE: _____ SCHEDULED BY: _____

( ) NOTICE OF HEARING: _____ DATE POSTED / MAILED: _____

Back to agenda

Town of Rib Mountain

Planning and Zoning Commission

Application for Public Hearing

PETITIONER / APPLICANT:

NAME: Ghidorzi

ADDRESS: 2100 Stewart Ave Ste 300 CITY: Wausau ZIP: 54401

OFFICE PHONE: (715) 845-7282 CELL PHONE: _____

PROPERTY OWNER:

NAME: Rib Mtn 2501 N Mountain LLC

ADDRESS: 2201 Madison St CITY: Stevens Point ZIP: 54481

OFFICE PHONE: _____ CELL PHONE: 715 572 8202

SIGNATURE OF OWNER / APPLICANT: _____

Rib Mtn 2501 N Mountain LLC

REQUEST: A request for public hearing to follow the GDP process.

APPLICABLE ZONING CODE SECTION: Section 17.233

LOCATION:

PARCEL ADDRESS: 151025 CTY NN, Wausau, WI 54401

PARCEL NUMBER: 340328070110250000

LEGAL DESCRIPTION: SEC 03-28-07 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 33 PG83 (#8515) (DOC #1045415) X DOC #1356220 (HWY) INCL PT OF LOTS 6 & 7 BLK 3 BARAN

Back to agenda

AGREEMENT FOR PAYMENT OF CONSULTING SERVICES RELATING TO ZONING APPLICATION

WHEREAS, the Town of Rib Mountain has hired a consultant to assist in the review of any application for zoning permits or approvals under the Town Zoning Ordinances; and

WHEREAS, the Town Ordinances provide that the Applicant shall pay the costs for the services provided to the Town of Rib Mountain by the consultant in the review and analysis of the application being requested and payment for the services performed by the consultant are considered a normal part of the fee for the permit requested by the4 Applicant from the Town
of Rib Mountain.

THEREFORE, in consideration of the request for permit to be reviewed and considered by the Plan Commission and/or Town Board of the Town of Rib Mountain, the undersigned,
as Applicant, hereby agrees as follows:

A. To pay the costs for the consulting services rendered to the Town of Rib Mountain for review and recommendations regarding the action under the Town Zoning Ordinance being requested by the Applicant.

B. A bill for such services will be sent to the Applicant at the time of completion of the consulting services and shall be due and payable to the Town within 15 days of receipt.

C. Failure of the Applicant to make payment for the services provided to the Town due
to the Application shall result in the Town commencing legal action for collection of monies due and owing to the Town for services, being a part of the Application process followed by the Town for review and approval of the zoning action requested.

TOWN OF RIB MOUNTAIN
I have read the foregoing and understand that I shall be responsible for a payment to the Town of Rib Mountain for consulting services directly resulting from the review and analysis of the Zoning Application submitted to the Town of Rib Mountain.

Back to agenda

Applicant
Ghidorzi Construction

2.11.22
Date

ITEM: Request for Utility Burial Funding

ISSUES: The Town received a request to assist with 50% of the costs to bury utilities for the proposed development on the corner of CTH NN and CTH R. Attached is the request and map of the area. The estimated cost for utility burial is approximately $113,000.

FISCAL IMPACT:

This item was not included in the 2022 Budget. Possible funding source is unassigned fund balance.

ACTION TO BE TAKEN:

1. Recommend Approval of the request to assist with the costs for burying utilities for the proposed development on the corner of CTH NN and CTH R in the amount of $_____
2. Deny the request

Back to agenda

March 10, 2022

Town of Rib Mountain
Attn: Gaylene Rhoden
Town Administrator
3700 N. Mountain Road
Wausau, WI 54401

Subject: Town of Rib Mountain Financial Participation Request – Burial of Utility Lines Adjacent to 151011 & 151025 County Road NN – In Conjunction with the Redevelopment of 151025 County Road NN

Dear Gaylene,

The redevelopment of one of the Town of Rib Mountain's gateway entrances is at hand providing an opportunity for us to collectively improve the aesthetics of the existing condition. To achieve our collective goal, we are asking for the Town's participation to assist with the costs to bury the existing utility lines at the referenced location.

The Town of Rib Mountain's focus on the 2020 Comprehensive Plan update, the completion of the Rib Mountain Drive/TID 1 Master Plan & Corridor Study, and collection of public comment through these efforts have demonstrated that a feeling of a "sense of place" is important to both the Town and its residents. Achieving this goal is predicated upon seizing each opportunity to make things better than they were.

Wisconsin Public Service (WPS) has provided the attached cost estimate of $77,000 to bury their electric facilities. Charter communication lines are also located on the power poles so $35,963.11 additional cost will be incurred for their relocation. The total cost to bury the subject lines is approximately $112,963.11.

Our client is looking forward to becoming a part of the Rib Mountain community and forming a strong partnership for years to come. This area is a premier location and a gateway into the Town of Rib Mountain and by putting the utilities underground will only improve that sense. Our client is respectfully asking the Town to consider contributing 50% to the costs of these beneficial improvements. We place this request in front of you at this time for further discussion and consideration upon the submittal of the Precise Implication Plan in April.

We look forward to discussing this request.

Back to agenda

Sincerely,
Ghidorzi Construction Company

Brian Ghidorzi

Enclosures
WPS Correspondence
Location Map

March 2, 2022

GHIDORZI CONSTRUCTION COMPANY
2100 STEWART AVE STE 300
WAUSAU, WI 54401

Dear Customer:

Following is the estimated cost for the proposed work request at:

Property Description: 2501 NORTH MOUNTAIN RD
TOWN OF RIB MOUNTAIN

County of MARATHON
State of WI

- The cost to relocate the electric overhead three phase primary from pole 2807-3L17 at the end of Martin Ave to pole 2807-3L34 on the south west corner of North Mountain Rd and Hummingbird Rd to underground is $77,000.00.

- Please note that there is also an existing Cable main line attached to the poles in this requested area. WPS will reach out to the Cable company and work with them on a possible joint install but all cost associated with the cable relocate are billed separately and from that provider.

The estimate is effective for sixty (60) days as of the date of this letter. It is based on our understanding of the existing conditions and the proposed location of the system and/or service on the property. If you decide to proceed with the proposed work request we will calculate the actual cost. This actual cost may vary from the estimated cost because of changes in job scope, location/route, materials/labor costs, winter construction or other variables.

If you would like to proceed, a Service Application and Property Site Sketch & Liability Waiver will need to be completed. For more information you can visit our Website at: WisconsinPublicService.com or contact us at 800-242-9772 and refer to **Work Request** 3303205-1**.**

Back to agenda

Thank you.

Sincerely,

New Service Installation Team

Tom Radenz

From: Gohdes, Scott D <Scott.Gohdes@charter.com>
Sent: Monday, March 7, 2022 11:47 AM
To: Chuck Ghidorzi
Cc: Konietzki, Korey R; Schneider, David D; Tom Radenz; Mike K Theiss; Derek Waldvogel; Chris J. Ghidorzi; Lucken, Ryan L
Subject: RE: Request to move facilities underground on North Mountain Road

Good Morning,

I have built a project for this request. We would be relocating both coax and fiber optic lines and abandoning the current aerial cables along this stretch. The costs come out as follows:

$35,963.11 - this includes any costs of going joint with WPS

Please be advised these are only estimates and final costs may be different depending on final designs.

If you have any further questions, please let me know.

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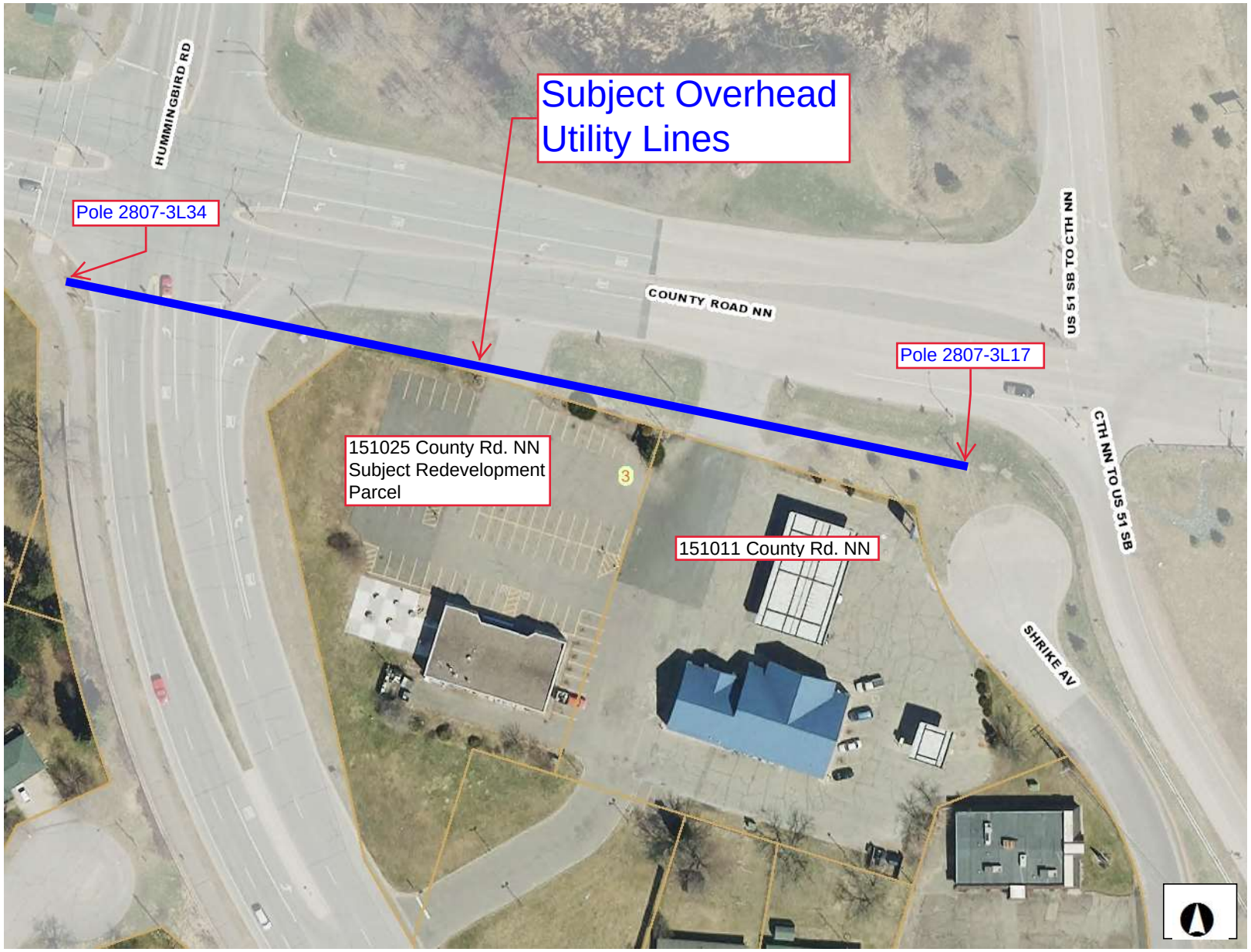
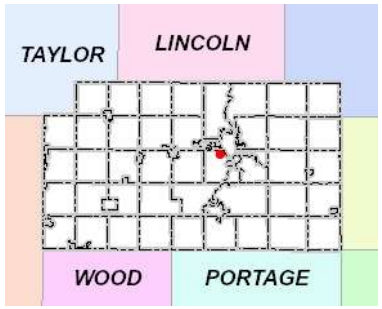
Land Information Mapping System





Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

50.00 0 50.00 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Back to agenda

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Board of Supervisors, March 15 2022
ITEM:	Discussion and Action on the creation of an Ad-Hoc Zoning Steering Committee
FROM:	Jared Wehner, Director of Community Development

BACKGROUND

The ad-hoc committee will meet 5 times to guide staff and the consultants on major issues facing the zoning code. The members will consist of the following:

- Gerry Klein, Board Supervisor
- Mary Kate Riordan, Plan Commission Member
- Nancy Stencil
- Berland Meyer
- Valarie Johnson
- Ashley Kickbush
- Randy Lackman

The first meeting will be on April 7, 2022, at 5:00 PM.

PREVIOUS ACTIONS:	Board of Supervisors nominated Supervisor Gerry Klein on February 1, 2022, and the Plan Commission nominated Mary Kate Riordan.
STAFF COMMENTS:	Staff believes this a diverse group that will be an asset to this process.
ATTACHMENTS:	None.

POSSIBLE ACTIONS TO BE TAKEN

APPROVE: The Board of Supervisors moves to create the Ad-Hoc Zoning Steering Committee and appoint the members listed above.

DENY: The Board of Supervisors moves to not create the Ad-Hoc Zoning Steering Committee.

REQUESTED ACTION:	Staff requests the Board of Supervisors moves to create the Ad-Hoc Zoning Steering Committee and appoint the members listed above.
FURTHER ACTION(S):	Notify the members.

Back to agenda

TOWN OF RIB MOUNTAIN

Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Board of Supervisors, March 15, 2022
ITEM:	Discussion and Recommendation of the purchase of the Granicus Short-Term Rental Software Suite
FROM:	Jared Wehner, Director of Community Development

BACKGROUND

Staff is looking to move forward with the 4 modules that are **bolded** below. Whether or not the Town chooses to allow short-term rentals for less than 7 days, Staff will need this software package to help ensure compliance with the Town's policies.

- **Address Identification - $2,500 / year – *Utilizes multiple sources of information to identify property addresses which are listed on various rental websites.***
- **Compliance Monitoring - $1,200 / year – *Continuously monitors rental activity for compliance and included outreach to illegal operators.***
- Permitting & Registration - $5,000 / year – *Online forms, back-end systems, document upload and payment*
- Tax Collection - $5,000 / year – *Tax reporting and collection easy for host and staff review.*
- **24/7 Hotline - $600 / year – *Easy for neighbors to report on non-emergency issues.***
- **Rental Activity Monitoring - $1,500 / year – *Estimates occupancy and rental revenue for each property, keeping hosts honest.***

PREVIOUS ACTIONS:	Plan Commission discussed this matter on February 10, 2021; F & P on February 15, 2022, where it recommended moving forward with the Address Identification module. Plan Commission held a public listening session on the matter.
STAFF COMMENTS:	Staff would like to utilize this software package to ensure short-term rentals are in compliance with whatever policy is adopted in Q2 of 2022. The modules that staff finds useful are the Address Identification, Compliance Monitoring, The 24/7 Hotline, and Rental Activity Monitoring.
FISCAL IMPACT:	**$5,800 per year.** For our presentation, Granicus was able to identify 8 rental units in the Town. Average nightly rate is $258. Granicus recommends that the annual license fee be twice the average nightly rate in the Town, which would be $500. **This is presented to be paid with Tourism funds, which requires Tour Commission approval.**
ATTACHMENTS:	Presentation from Granicus

Back to agenda

POSSIBLE ACTIONS TO BE TAKEN

APPROVE: The Board of Supervisors approves the utilization of the 4 modules of the Short-Term Rental Compliance Software package from Granicus at $5,800 per year, contingent of the approval of funding by Tourism Commission.

RECOMMEND DENIAL: The Board of Supervisors denies moving forward with the software package.

REQUESTED ACTION:	Staff is requesting the use of the 4 modules from Granicus.
FURTHER ACTION(S):	Forward the Board action to Tourism on 3/29/22.

govService **Host Compliance**

Address Identification	Automated monitoring of 60+ STR websites and online dashboard with complete address information and screenshots of all identifiable short-term rentals.
Compliance Monitoring	Ongoing monitoring of STRs for zoning and permit compliance coupled with systematic outreach to illegal short-term rental operators.
Permitting & Registration	Online forms and back-end systems to streamline the registration process and capture required documentation, signatures and payments electronically.
Tax Collection	Make tax reporting and collection easy for hosts and staff to submit and review online.
24/7 Hotline	Make it easy for neighbors to report, prove, and resolve non-emergency short-term rental related problems in real-time, any day, at any hour.
Rental Activity Monitoring	Estimate occupancy or rental revenue for each property and identify audit candidates who are under-reporting on taxes or exceeding occupancy regulations.

Modular pricing tailored to Rib Mountain's short-term rental needs

Address Identification	$2,500 Per Year
Compliance Monitoring	$1,200 Per Year
Permitting & Registration	$5,000 Per Year
Tax Collection	$5,000 Per Year
24/7 Hotline	$600 Per Year
Rental Activity Monitoring	$1,500 Per Year

Note: the pricing reflected is direct, list pricing in USD. The exact scope can be adjusted to meet Rib Mountain's exact monitoring needs in terms of geography, listing sites, listing types and other variables.

ITEM: Discussion and Action of Contribution to CWOCC – Central Wisconsin Offroad Cycling Coalition

ISSUES: It is recognized that CWOCC contributes to our local economy. This would include biking activities at Nine Mile County Forest. CWOCC also promotes several other local trails, which helps foster tourism activity in North Central Wisconsin. CWOCC also helps our local bicycle shops and other related businesses. Offroad cycling continues to grow and the Town of Rib Mountain has an opportunity to partake.

It has been suggested that Town of Rib Mountain contribute $1500 or the Gold Level Sponsor. In return as a Gold Sponsor, the Town will receive recognition on their website, Facebook promotions, a special "thank you" plaque, company banner at all CWOCC events, two annual mountain bike passes to Nine Mile County Forest, and the Town's logo on brochures/maps that are distributed at local bike shops and trail locations.

This item was brought forth by the request of Supervisor Conklin. The following was submitted by Supervisor Conklin via email 3/8/2022: *CWOCC – I would like in the minutes from Conklin (in my absence) that I would like to recommend that we show our appreciation for CWOCC for what they do in our community for recreation in our community. CWOCC and its volunteers have created a great draw to our community my building and maintaining the mountain bike trail system at 9 Mile County Forest / Ringle / Sylvan. Active volunteers are essential in these communities, I felt by us sponsoring them this would show our appreciation for what they do.*

FISCAL IMPACT: Money would be from the Hotel/Motel Tax Fund.

ACTION TO BE TAKEN:

1. Motion to approve the contribution (sponsorship) to CWOCC – Central Wisconsin Offroad Cycling Coalition at the Gold Level Sponsor or $1500 through the utilization of the hotel/motel fund.
2. Motion to deny and send back to staff for further review.

Back to agenda

ITEM: Approval of Resolution 22-03: Outdoor Recreation Plan 2022-2026

ISSUE: With the assistance of the North Central WI Regional Planning Commission, the Rib Mountain Park Commission has prepared the Outdoor Recreation Plan 2022-2026. An update of the plan is needed every 5 years to be eligible for Federal and State Funding.

The draft plan has previously been presented to the Bicycle and Pedestrian Committee and Town Board for review and comment. Below is a link to the final plan for approval.

http://www.ncwrpc.org/marathon/ribmountain/orp/1_DRAFT-March2022--RIB%20MTN_ORP_2022-2026_ONLINE.pdf

ACTION TO BE TAKEN:

1. Approval of Resolution 22-03 for the Town of Rib Mountain Outdoor Recreation Plan 2022-2026

2. Return to the Park Commission for further revisions.

Back to agenda

Resolution #22-03
Town of Rib Mountain

Re: Adoption of the Outdoor Recreation Plan 2022-2026

WHEREAS, the Rib Mountain Park Commission has prepared the Outdoor Recreation Plan 2022-2026 for the Town of Rib Mountain; and

WHEREAS, said plan identifies park and outdoor recreation facility needs in the Town and provides a framework for meeting those needs; and

WHEREAS, a survey was conducted in April 2021 to solicit input from Town residents on the recommendations contained in the Plan; and

WHEREAS, completion and adoption of said plan will make the Town eligible to receive cost-sharing grants for some of the identified projects from several State and Federal grant programs.

NOW, THEREFORE, BE IT RESOLVED, THAT The Town of Rib Mountain adopts the Outdoor Recreation Plan 2022-2026 for the Town of Rib Mountain, as a general guide for the planning, land acquisition, development, maintenance and operation of local park and recreation facilities in Rib Mountain.

BOARD OF SUPERVISORS

_____
Allen Opall, Chairman

Adopted this 15th day of March 2022

Attest:

_____
Lynnae Kolden, Town Clerk

Back to agenda

ITEM: Discussion and Action on Approval of Resolution 22-04: No Mow May

ISSUES: Attached is a resolution for temporary exception to Section 10.13 of the Town's Municipal Code. The purpose of the resolution is to allow residents and Town-owned property to forgo mowing during the month of May and in return help protect the pollinators.

More information on the protection of pollinators can be found here: Pollinator Week | Pollinator.org.

There are several communities around the State that have or had "No Mow May". This would include Wausau, Stevens Point, Oshkosh, Hortonville, Fort Atkinson, Fox Crossing, and Kaukauna.

This resolution was requested by Supervisor Schaefer.

FISCAL IMPACT: No Cost.

ACTION TO BE TAKEN:

1. Motion to approve Resolution 22-04: No Mow May
2. Motion to deny and send back to staff for further review.

Back to agenda

RESOLUTION NO. 22-04

RESOLUTION ALLOWING FOR TEMPORARY EXCEPTION TO SECTION 10.13 NOXIOUS WEEDS AND OTHER UNSLIGHTLY GROWTH OF THE TOWN OF RIB MOUNTAIN MUNICIPAL CODE RELATING TO VEGETATION, ALSO KNOWN AS "NO MOW MAY"

WHEREAS, the Town of Rib Mountain residents require food to sustain their lives and one of every three bites of food consumed requires pollinators; and

WHEREAS, the Town has a strong public interest in and duty toward the continuing survival of its residents; and

WHEREAS, the pollinators whose activities generate our food include bees, butterflies, moths, birds, as well as many others, and these pollinator species are in decline due to pesticide treatments and mowing, urban sprawl, habitat loss, disease, and parasites; and

WHEREAS, the formative period for establishment and nourishment of pollinator species occurs in late Spring and early Summer upon emergence from hibernation, and at the same time supporting plants emerge and blossom, offering them habitat and forage opportunities; and

WHEREAS, the United States Environmental Protection Agency recognizes the necessity of protecting pollinators by establishing a "National Pollinator Week" proclamation for the week of June 20-26, 2022; and

WHEREAS, pollinator foraging and development is reduced by leaf removal and mowing of grass.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of Supervisors for the Town of Rib Mountain recognizes and supports the "No Mow May" initiative for promotion and education about this critical period for pollinator emergence and survival, allowing for the creation of crucial pollinator-supporting habitat and early Spring foraging opportunities.

BE IT FURTHER RESOLVED, that in the rear yards of residential properties and on designated Town-owned properties, from May 1, 2022, through May 31, 2022, the Town of Rib Mountain shall temporarily suspend enforcement of Section 10.13 Noxious Weeds and Other Unsightly Growth of the Town of Rib Mountain Municipal Code relating to the prohibition of grass and weeds over eight inches tall on improved, unimproved, or vacant properties.

Adopted this 15th day of March 2022

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APPROVED:

_____
Allen Opall, Town Chair

ATTEST:

_____
Lynnae Kolden, Town Clerk

ITEM: Discussion and Action on Pay Adjustment for Town Administrator

ISSUES: The Town Administrator's 2021 performance review was recently completed. The Town Chair and Finance & Personnel Committee Chair shared the results of the review with the Administrator. Based on performance, it is recommended that the Administrator's annual salary be adjusted in accordance with the pay scoring system by 2.52% or a pay adjustment from $95,381 to $97,785 annually.

FISCAL IMPACT: Money for salary/wage adjustments are part of the FY 2022 Budget

ACTION TO BE TAKEN:

1. Motion to approve the pay adjustment for the Town Administrator to $97,785/annually effective January 1, 2022.
2. Motion to deny and send back to staff for further review.

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ITEM: Approval of Re-Hires – Summer Recreation Program, Seasonal Public Works

ISSUE: The Public Works Department request approval of the following re-hires.

Summer Recreation Program
Co-Activities Directors

The Summer Recreation Program starts June 13, 2022. The three Co-Activities Directors from the 2021 Program would like to return this year. It is recommended to re-hire Jack Ecke, Amelia Hintz and Jacob Hammon

Seasonal Park Maintenance
Landscape Maintenance
Landscaping maintenance is needed for the nine Town and Park sign locations, Doepke Park, and Municipal Center. Marne' Brunner was hired for the summers of 2020 and 2021and did an excellent job. It is recommended to re-hire Marne' Brunner for 2022.

Yard Waste Site
The Yard Waste Site opens on April 6, 2022 and has an attendant on site during operating hours. Dale Evert was hired as the attendant in 2014 and he has been very dependable. It is recommended to re-hire Dale for the 2022 Season.

FISCAL IMPACT:

All Summer Recreation and Park Maintenance positions are included in the 2022 Budget. Hourly rates are indicated below.

ACTION TO BE TAKEN:

1. Approve the re-new hires of Jack Ecke, Amelia Hintz, and Jacob Hammon for Co-Activities Director at the wage rate of $11.73 per hour subject to background check.

2. Approve the hire of Marne' Brunner for Landscape Maintenance at the hourly rate of $13.49 per hour subject to background check

3. Approve the re-hire of Dale Evert as Yard Site Attendant at the hourly rate of $12.49 per hour subject to background check

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ITEM: Park Commission Appointment

ISSUES: There is a vacancy on the Park Commission due to a member resigning.

It is recommended to appoint Sara Busby to the Park Commission. She has been a Town resident for 4 years. At least twice a day, regardless of the weather, she is in one of our parks or on the mountain and takes great ownership in the value we have here in Rib Mountain.

Sara has worked in various capacities with local and federal governments over her career and comes from a background owing a design business. She has a great love for the outdoors, and a willingness to contribute to the future of our community

The appointment has been recommended by the Park Commission.

ACTION TO BE TAKEN:

1. Approve the appointment of Sara Busby to the Park Commission

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ITEM: Sale of Town Equipment – 2003 Vac All Street Sweeper

ISSUE: The Public Works Department purchased a 2017 Street Sweeper Demo model in 2019. The 2003 Vac All street sweeper has been used a limited number of times and needs approximately $15,000 in rear box repairs.

The street sweeper was put on the Wisconsin Public Surplus Auction website. The auction is complete at 10 am on March 15, 2022. Based on research of similar sales, the minimum acceptable bid is $15,000. If the bid is not met, another auction and/or other advertising will be conducted.

The street sweeper will be available immediately for pickup after the final sale and payment via Wisconsin Public Surplus.

FISCAL IMPACT:

The revenue from the sale will be credited to the 416 Equipment Account. The sale was not a budgeted revenue.

ACTION TO BE TAKEN:

1. Approval of the Sale of Equipment Public Works - 2003 Vac All Street Sweeper bid of $_____

2. Approval to conduct another auction and advertise the sale of equipment with the minimum bid of $_____

3. Return to Staff for further review

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Vac All1



Vac All5

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ITEM: Approval of Dates for the Board of Review & selection of Town Supervisor for training

ISSUE A: - Board of Review Date
ISSUE B: Board of Review Training Requirement

A) **BOARD OF REVIEW** – Assessor Greg Schmidt proposed the date of Tuesday, May 24, 2022, for the Board of Review from 4:00 p.m. to 6:00 p.m.

We can then have the Open Book one week prior during normal office hours.

B) **BOARD OF REVIEW TRAINING** - One of the Town Board members is required to take the training for the upcoming Board of Review in spring.

Board of Review Certification Training (from the WTA 2022 District meeting agenda)
Starting this year, at least one BOR member must be certified every year. Lawmakers made this change from "every two years" to every year as a strategy to increase the accuracy and efficiency of the assessment process. As is evident in both recent lawsuits and legislative attempts this winter, the assessment process is under constant pressure. WTA recommends all BOR members and preferably all town board members attend this training. A fully educated group of town officials will help you avoid pitfalls and keep you abreast of any law changes.

Monday, March 28, 2022: Virtual BOR Certification (8:30am-12pm)

FISCAL IMPACT: None

ACTION TO BE TAKEN: Board of Review Date

1. Approve the Tuesday, May 24, 2022, date for the Board of Review.
2. Deny the attached date and send back to the Staff for further dates.

ACTION TO BE TAKEN: Board of Review Training Requirement

1. Approve Town Supervisor _____ to take the Board of Review training.

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ITEM: **Application for Temporary Class "B" Picnic Retailers License**

ISSUE:

The Lions Club of Rib Mountain have submitted an application for a Picnic License to serve beer and wine at the following event.

> June 14, 2022 – 36th Annual Rib Mountain Lions Club Steak Fry, location at Rib Mountain Municipal Center.

ACTION TO BE TAKEN:

1. Motion to approve the application for a picnic license for the Lions Club of Rib Mountain for the following event on June 14, 2022
2. Motion to deny approval and state reason for denial.

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DATE: MARCH 15, 2022

ITEM: **Operator License Application(s)**

ISSUES: *Application for Operator License have been received from:*

OPERATOR LICENSE APPLICANT(S) INFORMATION:

N/R	Applicants Name	Employer Name	Alcohol Offense	Staff Recommends
N	MEREDITH GROTHMANN	ALDI	NONE	APPROVAL
N	CHEYENNE WOLLERMAN	OLIVE GARDEN	NONE	APPROVAL
N	ELZABETH JOHNSEN	OLIVE GARDEN	NONE	APPROVAL
N	LOGAN ROSENOW	OLIVE GARDEN	NONE	APPROVAL
N	ANTHONY STRINI	OLIVE GARDEN	NONE	APPROVAL
N	BENJAMIN FORST	OLIVE GARDEN	NONE	APPROVAL
N	BAILEY BAUER	OLIVE GARDEN	NONE	APPROVAL
N	KATHIE ERMELING	ERA PANCAKES & CAFÉ	NONE	APPROVAL
PICNIC	MICHAEL MORIEN	RIB MOUNTAIN LIONSCLUB	NONE	APPROVAL

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ACTION TO BE TAKEN:

1. Motion to approve the operator license application(s) as presented/listed.

2. Motion to deny the operator license application(s) and state the reason for denial.

TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together

AGENDA ITEM COVER SHEET

MEETING/DATE:	Board of Supervisors, March 15, 2022
ITEM:	Discussion and action on Multifunction Request for Proposal
FROM:	Jared Wehner, Director of Community Development

BACKGROUND

Staff released a request for proposal on February 10, 2022, seeking a new multifunction (printer/scanner/copier/fax) for the municipal center to replace the Ricoh. The deadline for submittal was March 10. Staff reached out to the area's dealers (EO Johnson, Marcos, Rhyme and MBM). We received proposals from Rhyme and MBM.

Rhyme: Maintenance Color $0.039/B&W $0.0059 (~$780.00 + $472.00 = **$1,252 annually**)

Sharp MX5071: Purchase Price **$5,088.24** or lease at **$108.99/month** for 60 months ($6,539.40 total).
**Sharp promo includes a refurbished machine along with the new unit when paired with a maintenance contract.*

Xerox Altalink C8055: Purchase Price **$6,188.26** or lease at **$133.43/month** for 60 months ($8,005.80 total).

MBM: Maintenance $111.60/month (includes color & B&W up to certain thresholds) (**$1,339.20 annually**)

Xerox Altalink C8155: Purchase **$14,321.43** or lease at **$323.87/month** for 60 months ($19,432.20 total).

PREVIOUS ACTIONS:	A new multifunction was approved with the FY2022 Budget, up to $9,000.
STAFF COMMENTS:	Staff is recommending the purchase of the Sharp MX5071 from Rhyme due to it being the least inexpensive option and the maintenance costs are similar to what the Town is paying currently. The sharp also comes with an additional refurbished unit at no charge as long as Rhyme holds the maintenance contract at the rates listed above, which is similar to the town's current cost. The second printer would go in the Supervisors Office to serve those offices on that end of the building. This should eliminate costs of replace ink cartridges for individual printers. **The Sharp MX5071 would also be available in time for the April Election, which is needed by the Clerk due to the delay in receiving the new Badger Books system.**
FISCAL IMPACT:	$5,088.24 up front and ~$1,252 annually.
ATTACHMENTS	Proposals from Rhyme and MBM

POSSIBLE ACTIONS TO BE TAKEN

APPROVE: Board of Supervisors moves to approve the purchase of the Sharp MX5071 from Rhyme for $5, the annual maintenance contract.

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APPROVE WITH MODIFICATIONS: Board of Supervisors moves to approve the Xerox from either MBM or Rhyme at the costs listed above with the associated annual maintenance contracts.

DENY: Board of Supervisors moves to the deny the purchase of a new multifunction for the Municipal Center.

REQUESTED ACTION:	Staff recommends the Board of Supervisors moves to approve the purchase of the Sharp MX5071 from Rhyme for $5,088.24 with the annual maintenance contract.
FURTHER ACTION(S):	Inform bidders of the Board's decision [Staff].



PROPOSED SOLUTION

Designed For:

TOWN OF RIB MOUNTAIN

800.362.4333

www.rhymebiz.com

Rhyme

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PROPOSAL OVERVIEW

Rhyme would like to thank you for giving us the opportunity to provide Town Of Rib Mountain with a custom proposal to meet your organization's needs.

We believe a partnership between Rhyme and Town Of Rib Mountain is a great fit because our values are so aligned. Rhyme believes in being dedicated to the "little things" and always doing what's right, no matter what. The values at Rhyme that guide every decision and action we take are excellence, integrity, being growth-oriented, being a team player, and having compassion.

All of the 90 plus people here at Rhyme are excited about the opportunity we've been presented. I can guarantee you every one of those people will be proud of our relationship and will work diligently on your behalf to make sure that Town Of Rib Mountain never regrets the decision to choose Rhyme, not even for one minute.

Throughout our proposal Rhyme will address the following Print Management Objectives:

- ✓ Provide premium customer service and implementation assistance through dedicated account management and dedicated tactical technical support.
- ✓ Implement an Auto-Toner Program so all locations have the supplies they need when they're needed.
- ✓ Maximize your investment in fleet technology by managing and optimizing its fleet (as it pertains to standardization, operating costs, business productivity, and environmental impact).
- ✓ Contract with one local partner that provides all hardware, service and support.

Rhyme is committed to working with Town Of Rib Mountain to develop a strategy to achieve these goals.

Thank you again for this opportunity to present this proposal. We at Rhyme look forward to working with you and your staff.

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Sincerely,

Jeff Witte
Client Manager

1. RHYME BACKGROUND

HISTORY OF RHYME

Rhyme has strong roots in Wisconsin, from pharmaceuticals to printers. Frank Rhyme founded Rhyme Drug in 1886 in downtown Portage. Frank was in the first class to graduate from the new School of Pharmacy at the University of Wisconsin. Frank's son, William Rhyme, who at the time was serving as a Pilot in the Air Force during World War I, returned home to take over the business in 1919 following the death of his father.



For over 25 years William "Punk" Rhyme spent most of his time in the Rhyme Drug business, but slowly added product and service offerings such as office furniture, typewriters and a service department operating out of the Rhyme Drug balcony. In 1945 he purchased 400 government surplus typewriters and within a year, Rhyme Supply Company officially branched out as its own division in a new, separate location.

In 1950 William's son Frank Augustus Rhyme joins the family business. Frank was a member of the highly skilled bomber crew of the Army Air Forces during World War II. Over the next 40 years, three other families ran Rhyme and continued on the legacy – Tom Cline, Ken Hutler, and the current owner, Mike Steinhoff.

Rhyme is a business founded on integrity and a commitment to always deliver on its promises, to co-workers and our customers. This company wide commitment has been at the core of our business for 135 years and will continue for the next 135. We are committed to making our communities through quality service to the people we serve, and charitable work through volunteering and donations.

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We understand the importance of providing an enjoyable customer experience.

Dream. *Believe.* **Do.**

2. FOOTPRINT

Midwest Footprint

Rhyme is conveniently located throughout Wisconsin and Illinois, with 10 local offices to serve our clients. These locations include: Green Bay, Janesville, Madison, Milwaukee, Oshkosh, Portage, Richland Center, Rockford (IL) , Sheboygan and Wausau. Over the years Rhyme has seen consistent growth in its footprint and size. Rhyme has acquired other locally-owned family businesses in Wisconsin, which has allowed us to add good people to our family business.



National Major Account Program (NMAP)

In partnership with our vendors, Rhyme can provide your company with nationwide coverage across the United States. This program was designed to simplify the procurement and management of your office technology needs.

With our local and national partnership, you will get the best of both worlds; a single-point of contact for all your purchasing and service needs, 24/7 online fleet management access, custom billing based on your company's needs, and more. Best of all, you will be working with a company that goes above and beyond to ensure your interactions with our delivery, administrative, service, sales and management teams are satisfactory. We are committed to getting it right the first time and every time.



Rhyme provides national service coverage through our network of independent dealers and one of them is always right down the street from your locations and ready to service your people, locally.

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3. LEADERSHIP TEAM

Mike Steinhoff — President



Mike has owned Rhyme since 1999. With an extensive background in the Office Technology Industry he brings decades of sales and sales leadership experience to Rhyme. He has grown the company through double-digit growth year-over-year and is the visionary for the company.

Kim Steinhoff — Vice President



Kim has a background in Finance and Accounting and has been with Rhyme for 30 years. Her biggest accomplishment to date was the conversion of Rhyme's operating system in 2015. She leads the HR, Contracting, Accounting and Operations Departments and works directly with the managers to improve processes and implement new programs.

Kendall Steinhoff — Director of Marketing



Kendall started her career at Rhyme in various administrative roles and moved into Marketing after completing her Bachelor of Business Administration and Master of Business Administration from the University of Wisconsin-Oshkosh. Kendall manages Rhyme's charitable foundation and puts together the Steve Ennis Memorial Golf Classic each year.

Dave Brady — Director of Services



Dave lives and breathes the Rhyme culture. He has over 40 years of industry experience and 25 years at Rhyme. Dave has an Electronics and Digital TTL Technology background and is fully-trained in numerous computer, copier, and printer repairs. Dave works closely with Service Management and Dispatch to ensure the needs of our s[illegible] clients are being met.

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Jake Schneider — Director of IT



Jake has a diverse educational background with Associate degrees in Music & Recording Technology and Electrical Engineering Technology, and a Bachelor's in Information & Communication Technology. His ability to learn new technologies led him to an IT Services Engineer role in 2008. Today, as our Director of IT, Jake provides the strategic leadership for RhymeiT.

4. CORE VALUES

Below are the Core Values at Rhyme that guide every decision and action we take. Our commitment to these values is the heartbeat of our company.



EXCELLENCE

Believe in what you do and be the best at it.



INTEGRITY

Do the right thing no matter what.



GROWTH-ORIENTED

Set high standards, meet them, and raise them higher.



TEAM PLAYER

Lift each other up.

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COMPASSIONATE

Care for people and our communities.

5. COMMUNITY INVOLVEMENT

Every year Rhyme gives out scholarships to students that have been touched by cancer. We do this in honor of Steve Ennis and Jack Steinhoff; two men that always represented hard work, determination, optimism and “Making Every Day Count”. The reason we chose Rhyme “Time” is because time is our most valued asset and we cherish the opportunity we’ve been given to help others.

Since 2010, we have awarded 70 scholarships and over $100K to local students from many High Schools across the state. With the continued support we receive every year at our Steve Ennis Memorial Golf Classic we have been able to grow our scholarship foundation and include more local High Schools. Cancer not only creates emotional hardships on a family, but can also leave financial burdens, resulting in students not being able to afford college. We’ve seen this firsthand and hope to keep increasing the amounts of scholarships awarded to high school graduates.

RHYME CHARITABLE CONTRIBUTIONS

Rhyme donates time, money and resources to many organizations like the United Way and many of their agencies (YWCA, Big Brothers Big Sisters, Boys & Girls Club), schools, scholarships and many other programs, so you can feel good that a percentage of your purchase goes back to the community.

Helping Organizations Through Machine Donations

Over the years Rhyme has donated our products and services to non-profit organizations that can't afford to upgrade their technology. We do this because we are dedicated to doing what’s right for our customers and our communities. When our local non-profits have the technology and tools they need to operate more efficiently, the entire community benefits.

Lee Lake Polar Bear Plunge

This annual event, held in Cazenovia, WI has been going strong since 2000. A brave group of Rhyme individuals plunge into the frigid waters of Lee Lake for cancer research every year. The plunge benefits the American Cancer Society and G.R.A.C.E. (Greater Richland Area Cancer Elimination). The event has raised well over $400,000 since 2000.



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6. PRODUCTS & SERVICES OVERVIEW

Document Imaging – Multifunction Devices, Printers & Collaboration Displays

With decades of experience with a wide range of office equipment, we know how to find the perfect fit for your organization. We service and sell high-quality products from HP, Kyocera, Lexmark, RISO, Sharp and Xerox including: Multifunction Printers, Wide-Format Devices, Production Printers and Collaboration Displays.

Managed iT Services

RhymeiT offers a proactive Managed IT Services approach to help you prevent IT issues before they become problems. A single monthly fee gets you a complete IT solution to maintain computer and network health rather than an hourly fee to fix machines that are broken. We employ highly trained technicians that are motivated to keep your network healthy and up-to-date. We can give you piece of mind and an IT support cost with a predictable budget. We also offer on-premise and cloud solutions for all your business telecom needs.

Document Management Solutions

Our Document Management solutions offer a set of highly intuitive features that eliminate the need for inefficient paper-based processes. With a Document Management solution from Rhyme the days of file cabinets and hours of research to find important documents are over. We offer affordable solutions that streamline repetitive business processes, enhance security and compliance while minimizing the time and expense associated with handling paper documents.

Managed Print Services

Rhyme can help you free up valuable IT resources by designing and implementing a Managed Print Services (MPS) system to track, manage and reduce copy and print volume and expense. MPS provides short and long term benefits enabling you to make fact based decisions to fine tune your print environment over time to achieve and maintain the greatest efficiencies. Our solution has the potential to not only save you money but transform the way you work altogether.

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Office Supplies & Furniture

Rhyme is your one-stop source for everything workplace. We offer over 50,000 products in the categories of general office supplies, janitorial and sanitation, breakroom, technology products and office furniture. We also offer design services for office furniture and we will always install and haul away the packaging materials at no additional cost. Our online catalog is available for ordering 24/7 and our prices are some of the most competitive in the industry.

7. HOW WE'RE DIFFERENT

VALUE ADDED SERVICES

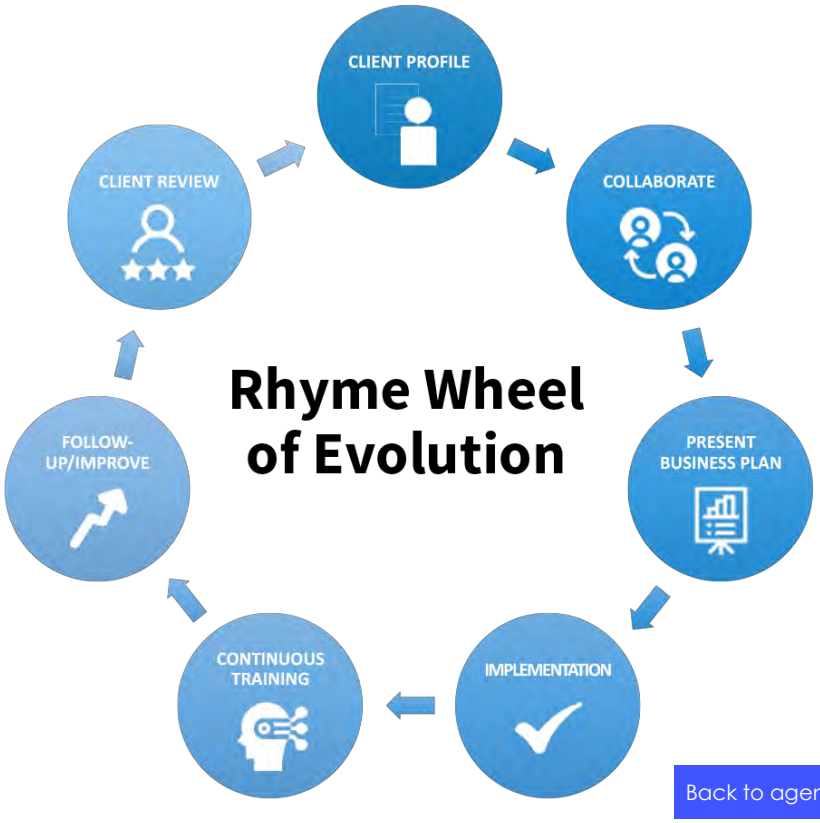
Some of the value-added services Rhyme offers include:

Unlimited Training & Support At No Cost

Rhyme provides this training at no cost because we believe that the better you understand your equipment the more efficient you become. Our goal is to keep the best attributes of current processes and leverage your current investment by enhancing and improving what is already working well for you.

Client Reviews

We schedule regular client reviews, whether it's monthly, quarterly or annually, what matters is it works for you. During these meetings we want to verify organization-wide satisfaction, make sure devices are working as intended and the solution is fitting company needs. We will report back on device performance and uncover any new needs or objectives you may have.



This proactive approach allows us to discuss any product or service that isn't working right for you. We will give you continuous knowledge of your print environment and develop plans for when you need to add additional technology or upgrade it. Advanced reporting will also be available to software clients through an online portal.

Meetings result in action plans to bring improvements wherever possible such as electronic storage to reduce file space, reducing power consumption, suggestions to relocate devices to match changes in usage with device capacities and other ways to create budget surplus, improve efficiency, and maximize return on investment.

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Auto-Toner Replenishment Program

Rhyme's Auto Toner Replenishment Program provides a two-way communication between your equipment and our customer service team. This two-way communication streamlines business processes and eliminates overhead related to the supply reorder process. This program eliminates unnecessary inventory sitting next to your printers or supply closets by providing just-in-time toner.

We monitor how much you print and calculate the best time to ship out supplies for each device. Each device will have different print trends, and our experienced staff takes each print environment and its habits into consideration. We monitor your fleet so that you don't have to, saving you valuable resources – your time and money.



- ✓ Eliminate excess in-house supply inventory. Many companies acquire more inventory than they need, taking up valuable office space. When you are on the Auto Replenishment Program with us, this will never happen to you again.
- ✓ Reduce time and effort. You're busy as it is. Why should you have to worry about your printers running out of toner, what inventory you have on site and what you need to order from one or multiple suppliers?
- ✓ It's easy to implement. We start shipping when your printer lets us know it's ready!
- ✓ It's flexible. It can work with multiple manufacturers and models, no problem. With no contracts required, you can start this service at any time.

Service Differentiators

Rhyme has a proactive approach to servicing our customers. We use software that allows our machines to communicate with our Dispatching team 24/7 allowing us to dispatch service calls proactively rather than waiting for you to call us. Once our technicians are onsite, they are to never worry about parts costs, their main goal is to fix the issue the first time and also do complete preventative maintenance checks and parts replacements while they are there, maximizing uptime and performance.

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Strong Partnerships

Rhyme works with a select group of manufacturers and use those to fit the needs at hand. We are very careful about who we choose to partner with, and only work with those who provide the necessary resources to allow us to provide top-level support. Rhyme has partnered with Sharp for over 35 years and are recognized as one of their Hyakuman Kai Elite Providers (Top 10 in the nation), and one of their Platinum-Level service providers (top 2% in the nation).

8. TRAINING OVERVIEW

Rhyme shall provide **unlimited** initial and follow-up training sessions with the following guidelines:

Any of our training sessions have no limit to the number of attendees. This will be limited only by the available space, so we still have a comfortable learning environment. User interface can be projected on a screen, so all can become familiar with the controls.

General Overview Training - 60 Minutes, Including Q&A Session

With any and all users that will interact with the machines.

Session Description – General, but thorough overview to include but not limited to, paper sources, changing paper sizes or types, replacing supplies such as toner and/or staples, exposure, enlargement/reduction, two-sided, finishing features if applicable, cancelling jobs, select special features that can improve overall workflow and efficiency, general maintenance such as cleaning the glass, removing misfeeds and print, scanning and faxing. Training will also be provided on the print driver for general output options such as paper selection, stapling, two-sided printing, etc.

One initial training session can be held at an on-site location of your choice.

Follow-Up Training Sessions - 60 Minutes, Including Q&A Session

This training can be directed at new users or at advanced users or training on features not covered in the general training such as converting scanned images to editable documents, faxing from a PC, etc.

Session Description – Follow-up training can be the general overview outlined above or they can be more advanced for users that want to take advantage of all the features the machines have to offer which include but are not limited to covers and inserts for jobs that require multiple colors or types of paper, stamping text, page numbers or dates on the copies, copying on tab stock, edge erase, job build for large documents, card copy for insurance and identification cards, book copy, custom programming for special jobs, document filing, confidential printing, watermarks and overlays, etc.

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This training is ongoing – Rhyme does not limit the number of follow-up training sessions to our clients. We believe that the better you understand your equipment, the more efficient you will become.

Rhyme will create a customized training program that will be available to the entire organization. We will work with you on a training schedule that works best for you.

9. SERVICE EXCELLENCE

ACCOUNT MANAGEMENT & TECHNICAL SERVICE

Rhyme's service department is comprised of two main groups. The IT/Helpdesk group and the MFP group. Each of these groups has a Service Manager that reports to our Director of IT and our Director of Service, respectively. We also have a Client Services group. The individuals within this group mainly provide support for our clients or the end users. However, they also provide technical support for our Field Service Technicians, IT staff, Client Managers and internal administrative personnel. Their average tenure with Rhyme is just over seven years and their average tenure within this industry is over 20 years.

TRAINING & CERTIFICATIONS

All Rhyme technicians are required to go to direct to manufacturer training facilities around the country to get their training and certification from the manufacturers directly. We do not allow a Rhyme technician to service a machine until they have been trained and certified by the manufacturer.

ACCESS TO REAL-TIME INFORMATION

Each Rhyme technician is equipped with a smartphone and a laptop or notebook computer. These devices can connect to the Internet, which gives them access to Rhyme's internal database for checking on equipment service histories and replacement part availability as well as the physical locations of the parts. This also gives the technicians the ability to reach out to the entire group if they need assistance or if they would like to send the group valuable information.

ESCALATION PROCESS

If a service technician needs additional technical support on equipment-related issues our service department has an escalation procedure in place for this. The technician may choose to send out an email to the entire group in the event that the technician on-site knows that someone else in the group has already encountered and resolved the same issue.

If the on-site technician still cannot resolve the issue, they call their service manager to discuss the issue and the troubleshooting steps taken to that point. In the event that the issue is still unresol technician will call the manufacturer's support hotline for immediate assistance. Rhyme also has the availability of on-site visits provided by the equipment manufacturer technical support representatives. Loaner equipment is also carefully considered for our clients. We have a pool of equipment we can use if a loaner is necessary.

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Platinum Level Service Department

Rhyme has been recognized as a Platinum Level Service Provider. The Platinum Level Service Provider Award recognizes dealers that demonstrate exceptional customer support and satisfaction. The award is a symbol of meeting the highest standards within our authorized service network.

Platinum Level Service Providers (PLSPs) demonstrate a commitment to superior service training programs. **The commitment of training includes:**

- ✓ Achievement of Gold Level Certification for all technicians in your organization
- ✓ Minimum of two (2) Technicians certified on all current models for each sales office
- ✓ Minimum of one (1) each of the following: CompTIA PDI+ and CompTIA Net+ certified technicians

A great service delivery organization meets customer expectations related to response time and equipment up time. **PLSPs have written service level agreements with their customers and commit to the following:**

- ✓ Maximum of four (4) Hour On-site Response Time for down equipment
- ✓ Next-day Loaner machines in the event of catastrophic failures
- ✓ Follow all Preventative Maintenance guidelines
- ✓ Practice written Total Call procedures to maximize mean copies between visits



We validate our excellence by contracting a 3rd party company to benchmark all our service data against the top dealers in the United States every month. Rhyme has consistently ranked in the top 10, and #1 in the key categories of:

- ✓ First Call Efficiency
- ✓ Copies/Prints Between Service Calls

We bonus our people according to how well your machines are running to make sure you're getting what you pay for and more. We are proud to have a customer-focused service department that provides years of worry-free productivity.

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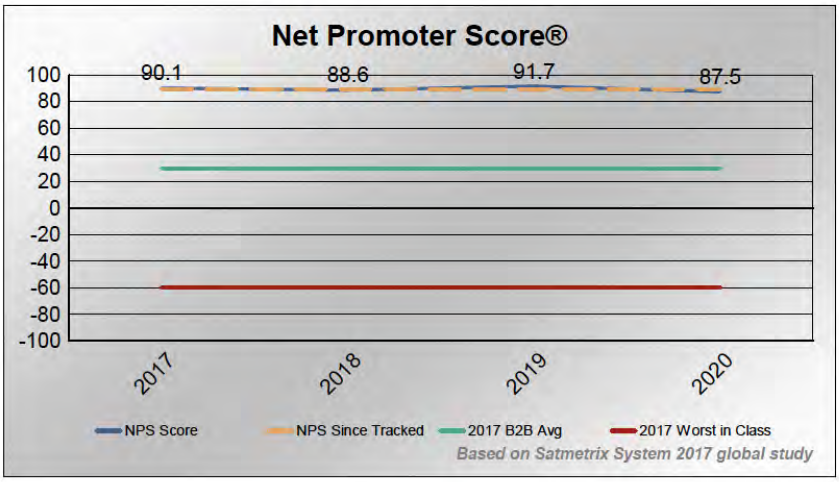
"Rhyme is dedicated to providing an unprecedented level of customer service with best-in-class technicians and knowledgeable sales personnel that make sure that each model purchased perfectly fits the client's needs." **- Dave Brady, Director of Services**

Record of Performance | Net Promoter Score & Service Response

Rhyme is consistently ranked in the Top 10 of Dealers across the U.S. for Response Time and First Call Effectiveness out of well over 200 dealers. Our Service Department prides itself on continuously improving our service metrics and standards to keep us at the top of our industry.

2020 Rhyme Net Promoter Score (NPS) | 87.52
2020 North American Average NPS | 30.00





Many companies claim that they have the "Best service in the business" but few even have a way to measure how happy customers are. Here at Rhyme, we have a system that allows us to capture feedback after every service call. We use the Net Promoter Score system. Our 2020 score was 87.52.

TO SHOW HOW WE COMPARE:

The average North American company has a Net Promoter Score® of 30. Some well-loved companies reach scores into the 70s and 80s. Rhyme is consistently ranking at the top of the NPS System. Sa
the company that invented the NPS process, defines World Class Service as a Net Promoter Score of 70 or higher.

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The Net Promoter Score (NPS)®, is a straightforward loyalty metric that holds companies and employees accountable for how they treat customers. It is both a loyalty metric and a discipline for using customer feedback to fuel profitable growth in your business. Employees at all levels of the organization understand it, opening doors to customer centric change and improved performance.

Service Excellence Award & BEI Services

Here at Rhyme, when it comes to customer satisfaction, our company prides itself on being a member of a prestigious group of dealerships that have been awarded the Office Technology Service Excellence Award.

This award is determined through committing to a full audit of individual technicians and overall service department performance by BEI Services Inc., the nation's only unbiased source of service and equipment benchmarking. Only companies that have a proven track record of service excellence in areas that relate directly to customer service, machine performance and overall Service Department efficiency are awarded.

Within our Service team, Rhyme technicians are recognized by BEI Services for their service expertise.

- ✓ Diamond Level
- ✓ Platinum Level
- ✓ Gold Level



Performance is measured in 11 different service performance areas, centered on analytics and unbiased benchmarks for service excellence that must be obtained. Both current and historical service and equipment performance data is collected to continually monitor and ensure that the customer experience is consistent.

As a customer of Rhyme, you can be confident that our Service Department will provide you the following:

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- ✓ Maximum up time for your machine(s)
- ✓ Quality service calls performed by highly trained technicians
- ✓ Technicians stocked with the right parts to ensure machines are fixed the first time
- ✓ Professional and courteous staff you can trust to deliver on commitments
- ✓ Higher performance standards that lead to lower service costs
- ✓ 100% satisfaction in our products and services

10. LIFETIME GUARANTEE

Rhyme guarantees the performance of your new Document Imaging Technology for the lifecycle of the equipment.

At any time throughout the lifecycle of your new equipment, if you are not satisfied with the performance of your equipment and service efforts fail to produce satisfaction, Rhyme will install loaner equipment and if necessary, replace your equipment with equal or greater equipment at no charge, no questions asked.

Equipment must be new when installed, maintained under a Rhyme maintenance agreement and supplies must be supplied by Rhyme throughout its lifecycle.

Lifecycle is defined as 5 years, term of rental or lease agreement or specific model copy lifecycle, whichever comes first.

We at Rhyme only want one kind of customer, a satisfied one. It's this philosophy that creates a partnership between Rhyme and all of our customers.

Our family of employees will do whatever it takes to earn and keep a customer for life!



Mike Steinhoff
President

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11. RHYME LEASING

Rhyme has been financing business equipment throughout our history to help our customers acquire the technology they need with added support and flexibility.

Benefits of Leasing with Rhyme

- ✓ Rhyme offers competitive programs and there are no surprises at lease-end so that we keep you satisfied.
- ✓ Flexible term options — 12-63 months to suit your individual needs. We can quote all options so that you can make an informed decision.
- ✓ Customer service excellence — we have a commitment to service and pride ourselves on our accessibility to you. Our company culture is centered on our customers' success, doing the right thing and making it easy to do business with Rhyme.
- ✓ Team of individuals and "customer first" attitude — we service our customers from start to finish with experts in sales, service and administration of your contract. This ensures that we take care of you and your account to serve you better.
- ✓ End-of-term options:
    - o Rhyme believes in full transparency and long-term customer relationships. That's why you'll never find hidden fees or surprises at the end of term.
    - o Month-to-month renewal – you won't be hand-cuffed with a 12-month lock-in. Our standard is to allow clients to continue to pay their monthly lease payment when the term expires, with no additional fees or hidden charges.
    - o Return Equipment
        - ▪ Should you choose to return your equipment, there will be no restocking fees.
        - ▪ If you need help with the return of your equipment, we are here to assist you with the process.
        - ▪ Purchase equipment outright.
        - ▪ Upgrade your equipment to new technology.
- ✓ Awareness — we notify you on your invoice in advance of upcoming lease expiration/termination.
- ✓ Cost-per-image programs — we help you save money with an all-inclusive offering and simplify administration with a single invoice to you.
- ✓ A variety of equipment financing capabilities – whether it's your phone system, IT equipment or MFPs — we can help you finance it!

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Rhyme is committed to being a trusted, proven partner dedicated to your success.

12. YOUR SUPPORT TEAM

Our people will continue to make the difference for your people.

Jeff Witte – **Client Manager**



With many years of experience, Jeff Witte specializes in helping organizations achieve their Document Imaging goals and objectives by aligning the appropriate technology and solutions to meet their needs. They are your go-to resource and are 100% committed to providing the best possible customer experience.

Hogan Hughey – **Wisconsin State Contract Manager**



Hogan brings many years of Industry, Sales, and Sales Management experience. His extensive background brings value to you through custom solution development and high-level account management.

Other Key Contacts & Resources

Mark Follett – Regional Service Manager
Mark brings 15+ years of experience in technical services to the team and 10 years of management experience, including Major Account management. He provides support for document output systems and MFP network integration services.

Client Services Staff
Our Client Services staff are a key component in the assessment, installation, implementation and training on various software solutions including document management, PaperCut, and more.

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Help Desk Staff
Our Help Desk Technicians have many years of experience in computer hardware and software repairs. They will provide support for MFP integration, networking, virus eradication, operating system services, and various hardware and software repairs.

100+ other Rhyme people are ready to support as needed.

13. PROPOSED SOLUTION-OPTION 1 & 2

PROPOSED MAKE-Option #1	PROPOSED MODEL	QTY
Sharp	MX5071	1
	50 ppm color/black, 50 sheet finisher/3 Hole Punch	
	4x550 sheet paper trays, 1 for envelopes, bypass	

SHARP MAINTENANCE RATES	MFP's
Color	0.03900000
Black & White	0.00590000

60 MONTH LEASE	$108.99**
PURCHASE ONLY PRICE	$5,088.24**

**Sharp promo includes a refurbished machine along with the new unit to replace the existing Ricoh
**Valid until 3.30.2022, valid with maintenance contract

PROPOSED MAKE-OPTION #2	PROPOSED MODEL	QTY
Xerox	C8055	1
	55 ppm color/black, Finisher, 2/3 Hole Punch	
	4 paper trays, 1 for envelopes	

XEROX MAINTENANCE RATES	MFP's
Color	0.03900000
Black & White	0.00590000

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60 Month LEASE	$133.43
PURCHASE ONLY PRICE	$6,188.26

*Maintenance pricing includes all parts, consumables, labor, travel, etc. excludes paper

14. REFERENCES

Some clients we work with:

- ABC Supply Co.
- UW Credit Union
- Lands' End
- 4Imprint
- JJ Keller
- Exact Sciences
- Wisconsin Bankers Association
- Madison Gas & Electric
- Seneca Foods
- Nelson Global
- Moraine Park Technical College
- Regal Ware
- Marcus Corporation
- Steel Craft Corporation
- Open Sky Education
- Jones Sign
- Horizon Home Care & Hospice



Check out our Website for case studies & more!
www.rhymebiz.com/case-studies

Additional References

1. City of Merrill-Dustin Brown-715.536.5595
2. Karen Hocking Real Estate-Karen Hocking-715.571.1295
3. Brickners of Wausau-Steven Brickner-715.842.4646

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Detailed references including contact names and information are available upon request.

15. ADDITIONAL SUPPORT

ONLINE FORMS FOR SERVICE & SUPPORT

For devices not on our Auto Toner Program, when supplies are needed orders can be placed online 24/7 through our easy ordering form. When one of your machines is down or is experiencing issues, the easiest way to place a service request is also online through our **Support Page**.



Rhyme identifies all of our equipment out in the field through the machine ID number. The ID number can be found on the label placed on the front of the machine.

TRAINING VIDEOS

Rhyme has a YouTube page where general overview videos are shared for Sharp, Kyocera and Xerox Multifunction Printers. These videos cover basic to more advanced functionality and serve as an additional resource beyond our unlimited and free training. In addition to these videos, we share other content related to Rhyme's offerings and community involvement. If you don't see something you're looking for on our page, send us a request!

PRODUCT RECYCLING



Rhyme is committed to treating our environment with the same respect and fairness that we have always shown to our employees, vendors and clients. Rhyme Eco-Tec is our way to make it easier to do your part. Join us in making this world a better place.

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As a part of our commitment to the environment, we work with our vendors to offer our customers a zero waste toner recycling program for all consumables, including: cartridges, bottles, toner collection containers and drum units. Visit **www.rhymebiz.com/Recycle** to choose your manufacturer and follow the instructions to recycle your consumables.

16. CONCLUSION

As your Client Manager I am responsible for the day-to-day management of your account and together we will engage in quarterly, semiannual or annual meetings to review fleet status, service performance and recommendations for improvements. Whenever an issue arises, or you have questions about your account I am always available to you.

Together we can evolve and bring positive change to your organization. Doing business with us isn't a transaction; it's an ongoing partnership that revolves around you and your business goals. Our plan is simple:

UNDERSTAND

- ✓ We invest the time in learning about your business plans and goals to identify the tools and services to boost your business's performance.

IMPLEMENT

- ✓ We put solid improvements and support programs in place to help your business grow and compete in the marketplace.

FOLLOW THROUGH

- ✓ We provide on-going training, support and updated solutions to ensure that together, we carry out the plan we created.

REVIEW

- ✓ We verify that you're absolutely satisfied and that we have earned our place as your go-to resource for everything your workplace needs.

Thank you for allowing Rhyme to submit this proposal. We are excited to work together and hope we become the chosen vendor to take care of all of your workplace needs.

Key Contact Information

Jeff Witte
Client Manager
Phone: 800-362-4333
Email: jwitte@rhymebiz.com

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THANK YOU

Town Of Rib Mountain

800.362.4333

www.rhymebiz.com

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Rhyme

SHARP®

MX-5071 MX-6071

ADVANCED SERIES COLOR DOCUMENT SYSTEMS

Designed for the technology-driven workplace.



The Sharp MX-5071 and MX-6071 Advanced Series color document systems are built using the latest technology available to deliver the performance, features and reliability needed in today's busy workplace environments. These new MFPs are also easy to use and offer enhanced productivity, all to provide customers with a seamless, intuitive experience, and the confidence in knowing their jobs will come out right the first time, every time. The new Color Advanced Series also offers leading-edge security features to help businesses protect their data and personal information.

Key Features

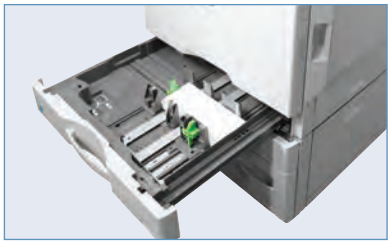
- **Ease of Use** – Award-winning touchscreen display offers a user-friendly graphical interface with simplified Easy Modes, integrated user guides and quick access to network services. With Sharp's new **MFP Voice** feature available for these models, you can interact with the machine with the power of natural language.
- **Productive Features** – Standard full multifunction capability out-of-box, including copying, network printing and color network scanning. New Adobe Embedded Print Engine technology direct prints PDF files from a variety of sources with greater performance and rendering accuracy.
- **Workplace Friendly** – Integrates seamlessly with today's complex network environments, and supports popular cloud services and mobile technologies. Sharp's new **Application Portal** enables administrators to easily add new apps or update existing apps right from the MFP.



Award-winning 10.1" (diagonally measured) customizable touchscreen display.



MX-6071 shown with available Sharp MFP Voice feature with Alexa.



Feeds up to 50 envelopes from the standard paper tray.



Sharp's ImageSEND™ feature provides one-touch distribution to email, cloud applications and more.

An advanced design plus multifunctional capability to meet tomorrow's business needs today.

- Standard 150-sheet **duplexing single-pass document feeder** scans documents at speeds up to 220 images per minute (ipm).
- **Flexible paper handling** supports media up to 110 lb. cover (300 gsm) and feeds up to 12" x 18" through the paper trays, allowing users to print on a wide variety of media, including envelopes through the standard paper tray and bypass tray.
- Access popular cloud services, such as Microsoft® OneDrive™ for Business, SharePoint® Online, Google Drive™, Dropbox and more with Sharp's **Cloud Connect** feature. Sharp's new **Application Portal** enables administrators to easily add new apps or update existing apps right from the MFP.
- Sharp's new **MFP Voice** feature enables users to control the device with simple verbal commands. Experience a hands-free, voice-first interaction with **Amazon Alexa**, available for these Advanced Series models.
- Network-ready **PCL® 6** and **Adobe® PostScript® 3™** printing systems ensure your documents print with the clarity and formatting you expect.
- Easily **convert documents** to popular Microsoft file formats as well as a variety of PDF formats. You can also direct print these same file types from thumb drives, cloud applications and more. This function is enabled via Qualcomm® DirectOffice™ technology.
- Award-winning 10.1" (diagonally-measured) **customizable touchscreen display** with a clean design enables easy access to fea functions when setting up jobs.

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- **Built-in walk-up motion sensor** automatically detects approaching users and immediately wakes the machine, making it ready for use within seconds.
- Pantone Licensing on these models offers unprecedented levels of color fidelity to the **PANTONE MATCHING SYSTEM®.**
- **Leading-edge security features** provide enhanced protection. An End-of-Lease feature can erase all data and personal information at time of trade-in.

MX-5071/6071 SPECIFICATIONS

Main Specifications	
MX-5071/6071	Base models include multitasking controller, 150-sheet DSPF, PCL 6 and Adobe PostScript 3 printing systems, network scanning, auto duplexing, 1 x 550-sheet paper drawer, 100-sheet bypass tray. Black and color developer is included.
Type	Color multi-function digital document system
Display	10.1" (diagonally-measured) color dot matrix high-resolution touch panel tilting display. 1,024 x 600 dots (W-SVGA)
Functions	Copy, print, network print, network scan, document filing and fax[1]
Copy System	Dry electrostatic transfer/Dual component developer/Magnetic brush development/OPC drums/Belt fusing/white LED exposure
Originals	Sheets and bound documents
Max. Original Size	11" x 17"
Output Size	Min. 5½" x 8½", Max. 12" x 18"
Copy Speed	50/60 ppm Mono/Color (8½" x 11")
Multiple Copy	Max. 9,999 copies
First Copy Time (In Seconds)[2]	Platen Glass: Mono 3.7, Color 4.8 DSPF: Mono 6.1, Color 7.5
Warm Up Time	45 seconds (from main power switch on), 31 seconds (from [Power] button on)
Magnification	25% to 400% in 1% increments (with DSPF 25%-200%)
Original Feed	150-sheet DSPF with original size detection
Scan Speed	Copy: Up to 220 ipm (Mono)/110 ipm (Color) Scan: Up to 220 ipm (Mono/Color)
Original Sizes	5½" x 8½", 8½" x 11", 8½" x 11" R, 8½" x 14", 11" x 17"
Paper Capacity	Standard: 650 Sheets/Maximum: 6,300 Sheets
Paper Feed System	Standard: (1) paper drawer 550 sheets (letter/legal/ledger/stmt. size) or up to 50 envelopes (max. height: 25 mm), 100-sheet (or 20 envelope) bypass tray. Optional: Single, double, or triple paper drawer(s) (550, 1,100, or 1,650 sheets), split tandem paper drawers 2,100 sheets (letter) + (1) 550-sheet paper drawer (letter/legal/ledger/ statement size).
Paper Weights and Types	Paper drawers: 18 lb. bond to 110 lb. cover. Drawer 1: 20-24 lb. bond or Monarch/Com-9 envelopes. Split Tandem Drawers: 18 lb. bond to 28 lb. bond or plain, pre-printed, recycled, pre-punched, letterhead and color paper. Bypass tray: 16-28 lb. bond (plain paper), 13-16 lb. bond (thin paper), 28 lb. bond-110 lb. cover (heavy paper), tab paper (letter) and Monarch/Com-10 envelopes. Also label, gloss, preprinted, recycled, pre-punched, letterhead and color paper or OHP film.
Duplexing	Standard automatic duplex copying and printing
CPU	Up to 1.4 GHz multi-processor design
Interface	RJ-45 Ethernet (10/100/1000 Base-T), USB 2.0: 2 host ports (front and rear), 1 device port (rear), wireless 802.11 a/b/g/n
Memory	Standard 5 GB copy/print (shared)
Hard Disk Drive	500 GB
Copy Resolution	Scan: 600 x 600 dpi (Mono/Color) Output: Up to 1200 x 1200 dpi (Mono), up to 600 x 600 dpi (Color)
Color Modes	Auto Color Selection (ACS), Full Color Mode, Monochrome (B/W)
Exposure Control Modes	Automatic, Text, Text/Photo, Text/Printed-Photo, Printed-Photo, Photo, Map, Pale-Color Document Settings: Auto or 9 step manual
Halftone	256 gradations/2 levels (monochrome)
Copy Features	Scan-Once Print-Many, electronic sorting, offset-stacking, Auto Color Selection (ACS), Auto Paper Selection (APS), Auto Magnification Selection (AMS), Auto Tray Switching (ATS), black-white reversal, blank page skip, book copy, book divide, card shot, center erase, centering, cover pages, dual page copy, edge erase, image edit, image preview, insert pages, job build, job programs, margin shift, mirror image, mixed size original, multi-page enlargement, original count, pamphlet style, proof copy, repeat layout, reserve copy, rotated copy, stamp, stamp custom image, suppress background, tab copy, tab-paper insertion, tandem copy, toner save mode, transparency inserts, watermark, 2-in-1 / 4-in-1 / 8-in-1 multi shot
Account Control	Up to 1,000 users. Supports user-number authentication via local, LDAP and Active Directory for copy, print, scan and document management

Main Specifications *(continued)*	
Output Tray Capacity	Center Exit Tray (Main): 250 sheets (face down) Job Separator (Upper Tray): 100 sheets (face down) Right Side Exit Tray: 100 sheets (face down)
Cloud Supported Services	Google Drive, Box, OneDrive for Business, SharePoint Online, Dropbox, Office 365, Gmail
Network Protocols	TCP/IP (IPv4, IPv6, IPsec), HTTP/HTTPS, IPP/IPP-SSL, FTP/FTPS, SNMPv3, SMTP/SMTP-SSL, POP3/POP3-SSL, LDAP/LDAP-SSL, 802.1x for Windows and Unix.
Network and Data Security	Includes IP/MAC address filtering, protocol filtering, port control, user authentication (local/LDAP/Active Directory), TLS Encryption, Kerberos support
Firmware Management	Flash ROM with local (USB), network update capability and firmware update 1 to N with SRDM (Sharp Remote Device Manager)
Device Setup	Web-based management with user/admin level login
Service/Functions	Remote Front Panel, remote access to service logs and click counts
Accessibility Features	Free stop tilting front panel, adjustment of key touch sound and speed, concave key, document feeder free stop, job programs, remote front panel, universal grip for paper trays, and disable screen timeout
Environmental Standards	International Energy Star Program Ver. 2.0, European RoHS, Blue Angel (RAL-UZ205)
Power Source	110-127 V AC, 60 Hz, 20 A Receptacle
Power Consumption	1.92 kW or less
Weight	Approx. 198 lbs.
Dimensions	Approx. 24" (w) x 26" (d) 33" (h)

Network Printing System	
PDL	Standard PCL 6, Adobe PostScript 3
Resolution	1200 x 1200 dpi
Print Speed	50/60 pages per minute (8½" x 11")
Print Drivers	Windows® 7, Windows 8.1, Windows 10, Windows Server® 2008, Windows Server 2012, Windows Server 2016, Windows PPD, Mac® OS X® (including 10.6 to 10.14), all Mac PPD, UNIX®, Linux®, Universal Print (requires Microsoft connector)
Mobile Printing[1]	Android printing framework (Sharp Print Service Plugin), Sharpdesk Mobile, Apple AirPrint
Print Features	Auto configuration, serverless print release, chapter inserts, confidential print, continuous printing, custom image registration, document control, document filing, duplex printing, electronic sorting, form overlay, hidden pattern print, image rotation, job bypass print, job retention, layout print, margin shift, multiple pamphlet, network tandem print, N-up printing, offset stacking, page interleave, pamphlet style, poster print, proof print, print and send, tab paper print, tab printing, transparency inserts, tray status, user authentication single sign-on, watermarks, zoom print
Direct Printing	File Types: TIFF, JPEG, PCL, PRN, TXT, PNG, PDF, Compact PDF, Encrypted PDF, PS, DOCX, XLSX and PPTX. Methods: FTP, SMB, Web page, Email and USB memory. Adobe Embedded Print Engine support for PDF file formats.
Resident Fonts	80 outline fonts (PCL), 139 fonts (PS)
Interface	RJ-45 Ethernet 10/100/1000 Base-T, USB 2.0, Wireless
Operating Systems and Environments	Windows 7, Windows 8, Windows 10, Windows Server 2008, Windows Server 2012, Windows Server 2016, Chrome®, Mac OS X 10.6-10.14, Unix, Linux, Citrix®, and SAP device types[1]
Printing Protocols	LPR, IPP, IPPS, Raw TCP (port 9100), FTP, POP3, POP3S, HTTP, HTTPS, and LPR and LPD for Unix

Network Scanning System	
Scan Modes	Standard: Color, monochrome, grayscale
Max. Original Size	11" x 17"
Optical Resolution	600 dpi
Output Modes	600 dpi, 400 dpi, 300 dpi, 200 dpi, 150 dpi, 100 dpi
Image Compression	Monochrome Scanning: Uncompressed, G3 (MH), G4 (MR/MMR) Color/Grayscale: JPEG (high, middle, low) Internet Fax mode: MH/MMR (option)[1]

Network Scanning System *(continued)*	
Image Formats	Monochrome: TIFF, PDF, PDF/A, Encrypted PDF, XPS, Searchable PDF, DOCX, XLSX, PPTX, TXT, and RTF. Color/Grayscale: TIFF, JPEG, PDF, PDF/A, Compact PDF, Encrypted PDF, XPS, Searchable PDF, DOCX, XLSX, PPTX, TXT, and RTF. Internet Fax: TIFF-FX, TIFF-F, TIFF-S[1]
Scan Destinations	Email, Desktop, FTP, Folder (SMB), USB, Internet fax (option), Super G3 fax (option)
One-touch Destinations	Up to 2,000 (combined scan destinations)
Group Destinations	Up to 500
Programs	48 (combined)
Max. Jobs	Up to 100
Enhanced Email Integration	Standard Gmail connector, standard Exchange connector
Scanning Protocols	HTTP/HTTPS, FTP/FTPS, SMTP/SMTP-SSL/ESMTP, SMB, POP3, LDAP, S/MIME
Software[1]	Sharpdesk personal document management software, Network Scanner tool, Sharpdesk Mobile (download)

Optional Equipment	
MX-60ABD	Deluxe Copier Cabinet Base (with front door)
MX-DE25N	Stand/1 x 550-sheet Paper Drawer
MX-DE26N	Stand/2 x 550-sheet Paper Drawers
MX-DE27N	Stand/3 x 550-sheet Paper Drawers
MX-DE28N	Stand/1 x 550 + 2,100-sheet Split Tandem Paper Drawers
MX-DE29N	Low Stand/1 x 550-sheet Paper Drawer
MX-LC17N	3,000-sheet Large Capacity Cassette (letter, requires MX-DE25N/26N/27N/28N)
MX-LT10	Long Paper Feeding Tray
MX-FN27N	50-sheet Staple Inner Finisher
MX-FN28	1K Stacking 50-sheet Staple Finisher
MX-FN29	1K Stacking 50-sheet Staple/Saddle Stitch Finisher
MX-FN30	3K Stacking 65-sheet Staple Finisher
MX-FN31	3K Stacking 65-sheet Staple/Saddle Stitch Finisher
MX-RB25N	Paper Pass Unit (required for MX-FN28/29/30/31)
MX-PN14B	3-Hole Punch Unit (requires MX-FN27N)
MX-PN15B	3-Hole Punch Unit (requires MX-FN28/29)
MX-PN16B	3-Hole Punch Unit (requires MX-FN30/31)
MX-SCX1	Staple Cartridge for MX-FN27N/28
AR-SC2	Saddle-stitch Staple Cartridge for MX-FN29
MX-SC11	Staple Cartridge for MX-FN30/31
MX-SC12	Saddle-stitch Staple Cartridge for MX-FN31
MX-TR19N	Right Side Exit Tray
MX-TR20	Job Separator Tray
MX-TU16	Center Exit Tray
MX-UT10	Utility Table
MX-FX15	Fax Expansion Kit
MX-FWX1L	Internet Fax Kit
MX-PF10	Bar Code Font Kit
AR-SU1	Stamp Unit (requires AR-SV1 Stamp Cartridge)
AR-SV1	Stamp Cartridge
MX-AMX1L	Application Integration Module
MX-FR62U	Data Security Kit
DVENDFSV	Generic Vendor Interface Kit

Supplies	
MX-61NTBA	Black Toner Cartridge
MX-61NTCA	Cyan Toner Cartridge
MX-61NTMA	Magenta Toner Cartridge
MX-61NTYA	Yellow Toner Cartridge
MX-61NVBA	Black Developer
MX-61NVSA	Cyan/Magenta/Yellow Developer
MX-60NRSA	Drum

[1] Some features require optional equipment. See your local dealer.

[2] May vary depending on product configuration, machine settings and operating and/or environmental conditions.

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OSA® Sharp Open Systems Architecture

Qualcomm® DirectOffice™

Works with Apple AirPrint

Google Cloud Print 2.0 Ready

epeat GOLD

ENERGY STAR

SHARP®

SHARP ELECTRONICS CORPORATION
100 Paragon Drive, Montvale, NJ 07645
1-800-BE-SHARP • www.sharpusa.com

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Printed in U.S.A. 08/21

Xerox® AltaLink® Color Multifunction Printer

C8030/C8035/C8045/C8055/C8070



AltaLink® C8000 Series Color Multifunction Printers are built on Xerox® ConnectKey® Technology. For more information, go to **www.ConnectKey.com**.

System Specification	AltaLink® C8030	AltaLink® C8035	AltaLink® C8045	AltaLink® C8055	AltaLink® C8070
Speed Color / Black-and-White	Up to 30 / 30 ppm	Up to 35 / 35 ppm	Up to 45 / 45 ppm	Up to 50 / 55 ppm	Up to 70 / 70 ppm
Monthly Duty Cycle[1]	Up to 90,000 pages / month	Up to 110,000 pages / month	Up to 200,000 pages / month	Up to 300,000 pages / month	Up to 300,000 pages / month
Recommended Average Monthly Print Volume[2]	5,000 to 12,000 pages	5,000 to 15,000 pages	8,000 to 20,000 pages	8,000 to 22,000 pages	10,000 to 40,000 pages
Hard Drive / Processor / Memory	Minimum 250 GB HDD / Intel® Atom™ Quad Core 1.91 GHz / 2 MB Cache / 8 GB system memory				
Connectivity	Ethernet 10/100/1000 Base-T, High-speed USB 2.0 direct print, Wi-Fi Direct with optional Xerox® USB Wireless Adapter, Near Field Communication (NFC)				
Controller Features	Unified Address Book, Remote Control Panel, Configuration Cloning, Online Support				
Optional Controller	Xerox® EX-c C8000 Print Server Powered by Fiery®				
Copy and Print					
Copy and Print Resolution	**Copy:** Up to 600 x 600 dpi; **Print:** Up to 1200 x 2400 dpi				
First-Print-Out Time color/black-and-white	As fast as 6.5 / 5.3 seconds	As fast as 6.4 / 5.2 seconds	As fast as 6.5 / 5.3 seconds	As fast as 6.0 / 4.7 seconds	As fast as 4.7 / 4.0 seconds
First-Copy-Out Time (from platen/warmed up state)	As fast as 8.1 seconds / As fast as 6.7 seconds	As fast as 8.1 seconds / As fast as 6.7 seconds	As fast as 7.8 seconds / As fast as 6.4 seconds	As fast as 7.2 seconds / As fast as 5.7 seconds	As fast as 5.2 seconds / As fast as 4.9 seconds
Page Description Language	Adobe® PostScript® 3™, Adobe® PDF, PCL® 5c / PCL 6, optional XML Paper Specification (XPS®)				
Print Features	Print from USB, Encrypted Secure Print, Xerox® Earth Smart Driver Settings, Job Identification, Booklet Layout, Store and Recall Driver Settings, Bi-directional Real-time Status, Scaling, Job Monitoring, Application Defaults, Two-sided Printing (as default), Hold All Jobs				
Mobile (Optional)					
Mobile Printing (optional)	Xerox® Workplace Suite and Xerox® Workplace Cloud				
Mobile Printing Connectivity	Apple® AirPrint®, Mopria® Certified, Mopria® Print Service Plug-in for Android™, @PrintByXerox, Xerox® Print Service Plug-in for Android™				

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Town of Rib Mountain

By Cindy Timm MBM/Xerox

3/10/2022

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Cover Letter and References

March 10, 2022

Director of Community Development
Town of Rib Mountain
227800 Snowbird Avenue
Wausau, WI 54401

Dear Jared and Gaylene,

Thank you for the opportunity to respond to Mohegan Sun's Request for Proposal for Print Management Services. We have reviewed your technical specifications and support requirements and we are proposing a solution to help you achieve your printing goals.

Managing the print assets is challenging with aging and diverse devices that effect user productivity, increase maintenance and support costs. By bringing structure and control to Town of Rib Mountain environment with a standardized printer fleet and single source of management and support, we will drive efficiency, improve performance resulting in cost savings.

The highlights of our proposal include:

- Industry Leading Print Technology - Technology continually shifts and we have a track record of identifying key improvements and applying them in advance of customer-articulated needs. This is evidenced in our resilience in leading the market in the transition to digital, color, and document services. Comparative tests conducted by independent research laboratories have shown that Xerox devices offer substantial advantages through faster speeds, enhanced security and workflow capabilities, impeccable green credentials, and cost control.
- A Platform for Process Improvement – The models proposed to Town of Rib Mountain are built on our award-winning ConnectKey® Technology platform. These devices adapt to the office and anywhere employees work, giving them the ability to be more productive and efficient. ConnectKey enabled devices offer a common user interface and a customizable App Gallery that gives you access to ready-to-use applications, allowing them to get work done at the device. This software integration earned Xerox the Buyer's Lab, Inc. (BLI) 2016 Winter Pick for Software Solutions Line of the Year.
- A 'One-Stop' Solution – Town of Rib Mountain will benefit from a single process for hardware, consumables, supplies, and technical support service. Xerox manages the lifecycle of your devices—from the installation, training, ongoing support, and replacement. Our ability to provide immediate diagnostic support allows for minimal service disruption, maximum device uptime, and ease of use.

By becoming your partner in providing hardware technology, we will remove the burden of supporting your fleet. We look forward to the next steps of becoming your trusted partner.

Regards

Cindy Timm
Modern Business Machines
A Xerox Company
920.997.3408 Direct
920.841.7079 Cell
Cindy.Timm@Xerox.com

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References:

Webster United Food Services Inc.
1188 W. Fond Du Lac St.
Ripon, WI 54971
Contact: Jan Briese

920.748.5498

Accounting@Websterunited.com

Marchant Schmidt Inc.
24 Larsen Dr.
Fond Du Lac, WI 54937
Contact: Dylan Bresson

920.921.4760

DBresson@marchentschmidt.com

Woodport Doors Inc.
1275 Industrial Dr
Shawano, WI 54166

Contact: Mark Welcing

715.526.7777

MWelcing@woodportdoors.com

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Pricing and Maintenance

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Town of Rib Mountain

March 10, 2022

Confidential Quote good for 30 days

PROPOSED SOLUTION

Qty.	Model	Description
1	C8155H2	Xerox AltaLink C8155H2 – Fax/Scan/Print 55 pages per minute both B&W and Color
1		Envelope Tray
1		Business Ready Finisher with 2/3 Hole Punch

Purchase Price

Pricing without Wireless	OPTIONAL: Pricing with Wireless
$14,321.43	$14,464.36

Lease Options

Monthly Payment w/out wireless	Lease Term	OPTIONAL: Monthly Payment with wireless	Lease Terms
$323.87	60 Months	$326.89	60 Months

Maintenance and Supplies

Monthly Service Payment	Service Program	Mono CPP	Color CPP	Machine
$111.60	Includes 12,000 Black Images and 4,000 Color Images	.0073	.06	Xerox AltaLink C8155H2

- Includes parts, labor, service calls, image drums, and toner* based on specific toner yield (Excludes paper and staples)
- In all cases, the manufacturer's specified warranty or yield should be used to determine the cost to make an image
- With all of our machine placements we install a meter capture software to provide us with meter readings for your LAN connected devices
- Quote does not include applicable taxes
- All images billed in arrears on Monthly basis
- All pricing includes delivery and on-site installation/training

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Xerox AltaLink C8155H2

- 55 ppm color and black and white
- Prints up to 1200 x 2400 dpi
- Fax Capable
- Scan to USB/Email/Network/Folder
- Scan Preview, scan to home, searchable PDF,OCR recognition
- Single Pass Duplex Automatic Document Feeder: 130 sheets
- Envelope Tray 1. Provides trouble-free feeding of up to 60 envelopes
- Tray 2: 520 sheets; Custom sizes: 5.5 x 7.5 in. to 12 x 18 in
- High Capacity Tandem Tray: Up to 2,000 sheets; Sizes: 8.5 x 11 in
- Adobe® PostScript® 3™, Adobe PDF version 1.7, PCL® 6
- Ethernet 10/100/1000 Base-T, High-speed USB 2.0 direct print, NFC, **Optional**: WiFi/WiFi Direct with Xerox® Dual Band Wireless Kit, Bluetooth
- 3,000 sheet stacker and 500 sheet top tray. 50 sheet multi-position stapling; front, rear, dual, four-position. 2/3 hole punch

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Xerox Managed Services

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- Printer Management
  - Managing Desktop A4 Devices Fleetwide
  - Toner Inclusive
  - Device Inclusive Programs
- Managed IT
  - Personal Computing & Desktop Devices
  - 24/7/365 Network Management & Help Desk Services
  - Preventative Services
  - Network Security Services

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Xerox Managed Print Information

Historical Overview of Managed Print Services

Xerox has always been in the business of finding new and better ways to help our customers with their document needs. We invented xerography, and our innovative products continue to lead the Document Technology industry.

Fifty years ago, we began providing reprographics services at a small print production center in Chicago. As our business grew and we built long-term relationships with our clients, we began to see opportunities to help them work smarter by streamlining and simplifying their print management processes.



We pioneered the Managed Print Services (MPS) marketplace over 25 years ago and continue as the industry leader today. As the first company to recognize our customers' need to outsource their document services, we established Xerox Business Services (XBS) in 1989 to focus on this growing business segment. Under the XBS model, Xerox placed people and equipment on-site at a customer's facility to manage the office print environment and provide print and mailroom services and supplies. One limitation of the service is that it was for Xerox devices only.

In 2000, we "reinvented" our services to create a benchmark global document outsourcing solution. Today, we leverage our proprietary technology to offer the most comprehensive managed print service available. With MPS, Xerox consolidates and manages all our customer's output devices, including competitive equipment and supplies. MPS extends the benefits of print management from the office to the centralized print center and the mobile and home office, once again expanding the scope of what managed print services can do for our customers.

In 2014, Xerox launched a new "Next Generation" MPS strategy, through which we brought to market new products and workflow solutions that increase productivity, mobility, security and sustainability—a strong reminder of our innovation power. This strategy consists of three phases—**Assess & Optimize**, **Secure & Integrate** and **Automate & Simplify**.

In 2015, we continued to innovate and expand the solutions within the three-phases of Assess & Optimize, Secure & Integrate and Automate & Simplify with an increased emphasis on Workflow Automation Services.

In 2017, Xerox split from our Business Process Outsourcing (BPO) segment to form an independent, publicly traded company continuing as an industry leader in the MPS marketplace with innovative technology.

In 2019, we continued to offer the most comprehensive portfolio of MPS services in the industry and are recognized as the industry leader by several major analyst firms, including Quocirca, and IDC.

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Xerox Managed Print



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In 2019, we were recognized as the industry leader by several major analyst firms, including Quocirca, and IDC and continued to offer the most comprehensive portfolio of MPS services in the industry.

In 2021 and continuing in 2022, we were recognized by Keypoint Intelligence-Buyers Laboratory (BLI) for several key PaceSetter awards:

- 2021-2022 PaceSetter recognizes Xerox as a Leader in the following:
  - MFP App Ecosystem.
  - Hybrid Workplace.
  - Managed Print Services.
  - Process Services.
  - Education Market.
- 2022 Software Line of the Year. Xerox Wins the BLI 2022 Document Imaging Software Line of the Year Award.
- 2022 Pick Award for Outstanding Workflow Productivity Platform, Xerox Workflow Central.
- 2022 Pick Award for Outstanding Content Collaboration Solution, Xerox DocuShare Flex.
- 2021 Outstanding Achievement in Innovation Award, Xerox Team Availability App.
- 2021 Pick Award, Xerox DocuShare Flex and Xerox Workplace Cloud.

In 2022, we continue to lead when it comes to delivering value and innovation to clients. For the eleventh consecutive year, Quocirca, a global research firm, named Xerox as an MPS leader in its latest report, Managed Print Services Landscape 2021. Download the report at Quocirca's Managed Print Services Landscape 2021.

In the recent **Quocirca Print Security 2022 Landscape Report** Xerox was named a leader in securing the remote and hybrid workforce. Download the report at Quocirca recognizes Xerox Print Security as a Leader.

In addition, we are also proud to be positioned as a **Leader** in the **IDC MarketScape: Worldwide Cloud MPS Hardcopy 2022 Vendor Assessment** and positioned in the Leaders category in the IDC MarketScape: Worldwide Print in the Distributed Workforce 2022 Vendor Assessment. telecommunications, and consumer technology markets.

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Thank You



agenda

Interoffice Memo

Date: March 10, 2022

To: Town Board

Cc: Department Heads

From: Gaylene Rhoden

RE: Administrator's Report

The following is my report for the regular Town Board meeting of Tuesday, March 15, 2022.

- Met with Chair Opall and Supervisor Klein to discuss the 2021 Administrator's Performance Review.
- Attended the Wisconsin City/County Management Association's Winter Conference in Appleton. I attended a coaching session where I had the opportunity to help students who plan on entering the city management field and newer Administrators. We also had sessions on innovations, work/life balance, understanding diversity, legislative updates, etc.
- Chair Opall, Building Inspector Kufahl and I attended the Visitor Bureau Building Committee meeting onsite at the old Shakey's Building. We reviewed the condition of the building. Visitor Bureau Executive Director White plans on reaching out to other contractors for cost estimates for demolition and rebuild.
- Chair Opall, Supervisor Schaefer, Sanitary District Heyroth and I met with Gregg Wavrunek from Senator Baldwin's Office. We discussed various items including rising fuel costs, PFAS, ARPA funding, and earmarks.
- Attended the transit meeting. The group discussed the survey that was released on Thursday, March 9. Here is the link to the survey: Metro Ride Transit Development Plan Public Survey (surveymonkey.com). We also reviewed potential routes including ones that would be in Rib Mountain. As noted in several meetings, the funding mechanism is still a problem. There are some innovated ideas being considered including the micro transit with on-demand service. This was mentioned in a previous Administrator's report.
- Worked on updating the Visitor Bureau's agreement. This is scheduled for further discussion at the March 29 meeting.
- Worked on the Request for Proposals for Attorney services. We received seven proposals.
- Worked on finalizing the Town Beat. The Town Beat is tentatively scheduled to be released the week of March 13.
- Attended the Visitor Bureau Personnel Committee meeting.

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The following is a detailed summary update:

- **Employee Engagement**: Staff has been diligently working on the Gallup 12 Results. On a weekly basis, the leadership team has been doing a SWOT (Strengths, Weaknesses, Opportunities & Threats) analysis of each of the questions. In addition, we have been drafting an action plan. Some of the actions are already taking place including updating job descriptions with staff during goal setting. Our upcoming Grill & Chill includes rolling out an employee recognition program. The program allows employees to recognize each other for things they do above and beyond their job duties. We also have our designated leaders meeting with each site location to review the findings through the SWOT analysis, review of the action plan, and provide more background information on the Gallup 12 questions. An employee engagement report will be forthcoming for the Finance & Personnel Committee.

The following is the Administrator's tentative meeting schedule:

Monday, March 14	Here	WCMA Professional Committee Development Meeting
Tuesday, March 15	Here	Ehlers Call – Introduction of New Advisor
Wednesday, March 16	Here	CWED Monthly Board Meeting
Thursday, March 17	Here	Grill & Chill Employee Engagement Luncheon
March 22-25	St. Louis	ICMA Midwest Conference
Tuesday, March 22	Here	SAFER Board Meeting – Joining Virtually
Tuesday, March 29	Rib Mountain	Coffee Meeting with MCDEVCO Executive
Thursday, March 31	TBD	Visitor Bureau Board Meeting
Saturday, April 2	Here	Election Setup Help
Tuesday, April 5	Here	Election

Final notes: I will be attending the International City/County Management Association Midwest Conference in St. Louis March 22-25. I will have access to my email during this time. As noted previously, some of the costs associated with this conference are reimbursed by the State Association.

Starting the week of March 27, I will be volunteering with Junior Achievement for Grade 2 at Trinity Lutheran School. I have been a volunteer for more than five years. They held the program virtually last year due to COVID. The program runs for approximately five weeks for one hour a week.

Attached is the monthly project list and quarterly strategic plan updates.

Please let me know if you have any questions. Thank you. This concludes my report.

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Director's Report March 2022

Task Name	Bucket Name	Assigned To	Created By	Due Date	Description	Checklist Items
ATV/UTV Draft Ordinance	Public Works	Jared Wehner Scott Turner	Gaylene Rhoden	05/06/2022	Requesting Model ATV/UTV Ordinance from Marathon County 2/10/22 SRT	
Copier Purchase/Lease	Administration	Jared Wehner Nicole Dunbar Scott Turner Gaylene Rhoden	Gaylene Rhoden	04/01/2022	Request for Proposals was released 2/10. Proposals due 3/10. Town Board approval would be 3/15.	
Attorney RFP	Administration	Gaylene Rhoden	Gaylene Rhoden	04/05/2022	Obtained samples from other communities. RFP released 2/3 and due 3/4. Received Proposal - Ready to Distribute to Review Team 3/10	Review of RFP. Recommendation forwarded onto Town Board.;Draft RFP - 1/28/22
Accounting Software	Finance		Nicole Dunbar		4/27/2021 - Phone calls have happened with BS&A, Civic Systems, and Tyler Tech. Demos will be arranged in 4 hour blocks during late May and early June. 6/10/2021 - Demos were completed on June 1st. Reference calls will be made in the near future. 7/15/21 - After reference calls and demos, a staff recommendation is being brought to F&P on July 20th. 7/30/21 - Contract with Civic Systems being brought to 8/3/21 Town Board for approval. 8/3/21 - Contract approved contingent on ARPA final ruling. 12/16/21 - Working on scheduling implementation. 1/13/22 - Once the new firewalls are in place and the Office 365 conversion complete, we will be able to finalize implementation dates.	
State Park Master Plan	Administration	Gaylene Rhoden	Gaylene Rhoden	04/08/2022		Administrator Continues on Guiding Task Force Committee 3/5;Draft will be submitted for further comment - Done;Submitted Comments per Town Board Direction 7/9;No updates. Waiting for DNR;Attended Presentation on Recreational Assessment;Presentation Given to Task Force Committee by SE 4/1;Letter will be sent from DNR - waiting for draft 10/1
Baldwin's Lake Wausau ROW Vacation Request	Community Development	Jared Wehner	Jared Wehner		This has been submitted to the DNR for review.	CSM Submitted creating outlot;Application Completed to DNR;Plan Commission review and recommendation;Submit to DNR for review;Town Board approval of CSM and Resolution;On 5/18 Town Board Agenda
Hummingbird Trail Intersection Lighting	Public Works	Scott Turner	Scott Turner		8/10/21 SRT Lights are scheduled to be installed by October 31, 2021 9/16/21 SRT Lights have been installed Doepke Park entrance, Woodthrush, and Snowflake. 2022 budget incudes lighting at Kingfisher and Jonquil. Scott Turner to contact residents near Jonquil to notify them of the install. 12/16/21 SRT No Update 1/13/22 SRT Met with one of the residents on the north side of the intersection of Jonquil. They were in favor of the street light. Contact with with resident on the south side is pending. Requested contracts for the street lights from WPS 2/10/22 SRT	
Dog Park Fundraising for Phase 2	Administration	Scott Turner Gaylene Rhoden	Gaylene Rhoden	05/20/2022	Brochure completed and printed 3/31/21, placed at Dog Park Kiosk -4/30/21 SRT Community Foundation Application Submitted 2/26/21 $12,500 Awarded 3/25/21 Dog Thermometer showing fundraising signs in May - 4/30/21 SRT Greenheck Foundation- Turned down for preliminary grant submittal 5/5/21 Received a Walmart Grant for $1000 6/28 Submitted PetSafe Grant. Was not selected 8/10/21 SRT Planning for Dog Walk/Fund raiser discussed at 9/14/21 Park Commission Meeting. Considering Spring 2022. 9/15/21 SRT Considering a Spring 2022 Brick Paver Fundraiser similar to Doepke Park 12/16/21 SRT Staff will be working with area businesses requesting their support. Review of Grant Opportunities is ongoing 1/13/22 SRT Staff Met with the Rib Mountain Community Foundation. A sub committee will be formed for fund raising efforts 2/10/22 SRT/GR QR Code Created for Quick donations 3/1 Contribution towards shelter at dog park - need to have Rib Mountain Community Foundation to meet to accept 3/9	PetSafe Grant;Set up a Rib Mountain Community Improvement Foundation Meeting for February;Brochure;Walmart Grant;Community Foundation Grant

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Task Name	Bucket Name	Assigned To	Created By	Due Date	Description	Checklist Items
Baltimore Lane ROW	Public Works	Scott Turner	Gaylene Rhoden	04/30/2021	Property owner contacted Chairman Opall and would like to meet with him and Street and Park Superintendent. Meeting will occur in near future. 7/15/21 SRT. Met with Owner, Chairman Opall on site on 8/3/21. Owner is not interested in selling property. Choice is to fill the ditch in with culvert pipe or start the condemnation process. 8/10/21 SRT. No Update 9/16/21 Received direction from Public Works to acquire the land required to square up the right of way on Baltimore and Woodthrush. Owner has not returned calls. 12/16/21 SRT No update 1/13/22 SRT No update 2/10/22 SRT	Request Proposals from additional consultants
Tanglewood Property	Administration	Jared Wehner Gaylene Rhoden	Gaylene Rhoden	06/17/2022	Phone Conversation 1/22/21 - aware of requirements Phone Converation 5/3/21 - Owner called with preliminary ideas for a project, working with REI, will come in to discuss with staff soon. Invoice will be sent in the next week 7/16 Letter was sent to Adi indicating he wasn't in compliance. Cannot collect anything yet based on agreement 8/5	Request For Sale Sign Be Taken Down 3/5
Business Contact List	Community Development	Jared Wehner	Jared Wehner			Lynnae is entering data in the list;Get Address List to Lynnae
Website Redesign	Administration	Jared Wehner Gaylene Rhoden	Gaylene Rhoden	07/01/2022	First Design Posted 2/25/21 - Feedback Needed Revisions Ongoing 4/1/21 Firm is transfer date from our old site to our new site 7/14 No updates yet. 8/5/21 Completed Staff Training on 9/2/21 - 9/16/21 SRT Working on obtaining pictures from local photographer - Done 12/21/21 Completed Park and Public Works updates. Additional photos, information to be added in future 2/10/22 SRT Updates still continue, quirks with site being managed - 3/1	Updating the site - 10/1;Site is live. Still more clean-up is needed. Ongoing process. ;Revisions are started 2/25;Go Live December 22;Work with Contractor
Bridle Path Resolution	Administration	Scott Turner Gaylene Rhoden	Gaylene Rhoden	09/04/2021	Email Exchange with Attorney - 1/4/21, would get back to me Email Exchange with Attorney - 4/20/21 Attorney draft costs for resolution. Will need closed session with Board on how to proceed. No Update 9/16/21 SRT	
Subdivision Discussion	Administration	Jared Wehner Scott Turner Gaylene Rhoden	Gaylene Rhoden	08/05/2022	Had phone converation on 1/25 with Relator TJ Morice. 40 acres on the Hall Farm immediately to the west of current development is under negotiations. No updates 7/14	Review County Owned Property;Contact Real Estate Broker (Hall Farm);Sale of property at Orchid 10/19/21;Present Information to Board;Review Available Vacant Property in Town
Tourist Rooming Housing/Lodging	Community Development	Jared Wehner	Jared Wehner			Attorny review for licensing;Public Hearing before the Plan Commission;Draft performance standards;Add to 2/10 Plan Commission agenda;Look up neighboring municipalities ordinances;Look up PAS on tourist rooming house
Incorporation	Administration	Gaylene Rhoden	Gaylene Rhoden	12/30/2022	Town Board discussion scheduled March 2. Town Board discussion on April 19. Supervisor Klein requested this item be on the agenda for the May 4 Town Board meeting. Need to follow up with the Village of Richfield and their incorporation - 4/29/21 Made contact Documents difficult to find - Richfield Administrator looking for requested information Town Board discussed 5/4 meeting, FAQs, Pros/Cons draft to be submitted to Town Board 5/18 Contacted DOA 5/5 Consultant Bill Forrest completes Report. Submitted to Town Board 6/15 Hired Riverside for legal description of Town - needed for notice 7/14 Public Notice sent to newspaper. Published date 8/6/21	FAQs and Pros & Cons List draft submitted to Town Board 5/18;Incorporation Informational Meeting set for Tuesday, June 29;Contact Bill Forrest for Q & A with Town Board 3/3;Application submittal with report needs to be submitted. ;Petition has been filed with Circuit Court 10/11/21;Meeting with Bill Forrest - kick off meeting 10/20/21;Create Pros & Cons List;Bill Forrest completed report to determine whether entire town can incorporate
Olson Carpet Site	Community Development	Jared Wehner	Jared Wehner		Paul found the conditions of approval from July 6, 2005 which states the "Town reserves the right to prohibit left turn on Rib Mountain Drive if there are any future traffic concerns." There was no formal developers agreement with Texas Roadhouse. Phone call from Consultant inquiring about access control for drive up coffee shop south of Kwik Trip and utilizing the existing building for a church. 9/16/21 SRT	
223929 Orchid Lane	Community Development	Jared Wehner	Jared Wehner		Waiting to hear back from the County with a copy of the appraisal and the tax deed (1/22) Public Works Crew removed trees and debris from the property on 9/10/21. Burn has been rescheduled to Monday 9/20/21 SRT 9/15/21	Contact County to set up walk-through with Paul and SAFER;Environmental Transactional Screening with REI (Should be completed by 2/26);Check Deed for environmental contamination;Walk through is scheduled

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Task Name	Bucket Name	Assigned To	Created By	Due Date	Description	Checklist Items
Sell Town Furniture	Public Works	Scott Turner	Gaylene Rhoden	02/25/2021	2/18/21 SRT- Photos and measurements have been taken. 2/25/21 SRT -Will post on Facebook and/or Craigslist. 3/31/21-SRT - Will complete in April. 4/30/21 SRT- on the list after other spring priorities completed. Utilized one desk for the Public Works Intern. Others posted on Craiglist, no interest to date. 6/10/21 SRT. No interest to date. Considering disposing of. 7/15/21 SRT. Still no interest, plan to dispose of. 8/10/21 SRT. Plan to dispose of 9/16/21 SRT	

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STRATEGIC PLAN SESSION - JUNE 30, 2020 – UPDATE AS MARCH 2022

	Summary	Timeframe	Key Project Steps	Responsible Party	Status Update
Subdivision Strategies – Low/no-maintenance living and single-family homes	• There is a demand for low/no-maintenance living lifestyle within the Town. Town would like to take an active role in finding suitable locations for this type of development. • Subdivisions are full and there is a high demand for new homes. Town would like to assist in establishing new subdivision locations.	2020 – 2030	• Property west of the highway and south of S. Mountain Road identified as potential site for low-maintenance living. Other areas identified for this type of living would be Municipal Center area. Town should consider purchasing the property near the highway when it is available. • Similar to the Magnolia project done ten years ago, the Town would like to assist by putting in the infrastructure (i.e. roads) and allow the developer to pay back the Town as the lots are sold. Areas to consider for single-family development would be the Hall Farm area.	• Administrator & Director of Community Development work on seeking property opportunities. • Street/Park Superintendent assist in cost estimates. • Finance Director assist with financing options.	• An additional 40 acres is in the initial design phase for residential development.
Incorporation	• Discussion of incorporation has occurred over the years. • Town needs to prepare if it decides to incorporate. • Incorporation would require "police protection" and the Sanitary District would not exist. • What does the new village or city look like? Would the entire town become part of the new incorporated area?	2020 - 2040	• Need to define what "police protection" means. • Staff needs to prepare issues and questions facing the Town that would warrant incorporation. This would be scheduled for further discussion at the 2021 Annual Meeting. No vote would be taken.	• Town Attorney needs to review what "police protection" means. • Administrator with assistance from Department Heads will put together the question sheet.	• Staff is drafting application

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	• What would make the Town consider incorporation? Annexation, extra territorial zoning, CSM oversight, etc. are just a few items that could trigger the incorporation.				
Future of the Commercial Corridor	• Major retailers have been closing their doors. • Smaller footprint stores and reliance of online delivery is becoming the preferred method. • Consider a corridor study using TIF funding.	2020-2025	• Update the zoning code • Parking study • Seek out a developer to assist with Study Area 2 in the plan • Develop plan for the Rib Mtn Dr access road.	• Director of Community Development will work on the corridor study. • Administrator and Director will work with developers/property owners on vacancies.	• Plan was adopted by Town Plan Commission and Board. • A new zoning code is being worked on and will be adopted 2/2023
High-Speed Internet	• With the recent pandemic, the reliance on high-speed internet has become increasingly important. • Marathon County has started to look at taking more of role in helping expand high speed internet.	2020-2025	• Continue to work with the County. • Explore funding to assist in expansion.	• Administrator	• Provided letter of support for County Grant • Staff with Board Supervisor contacted TDS for additional support
Updates to Zoning Code	• The Town's zoning code has not been updated since the 1990s.	2020-2025	• Meet with Steering Committee 5 times over the next year. • Draft document ready by November/December of 2022	• Director of Community Development	• Ayres & Associates hired to assist with update.

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					• Citizen Committee established. • Roll out scheduled for Feb/March 2023
Outdoor Recreation Plan & Master Park Plan	• Outdoor Recreation Plan is being updated. • Town could consider individual plans for each park.	2021-2022	• The Town selected the NCWRPC • Most successful Rec Survey completed for the public participation portion of the plan.	• Street/Park Superintendent and Director of Community Development. • Park Commission.	• Scheduled to be approved in March.
Official Map	• Official Map includes existing and future transportation, bike routes, parkland and multiuse trails. • Our last update was more than five years ago.	2020-2022	• Work jointly with Town Board, Plan Commission, Bike/Ped Committee and Park Commission on updating the plan.	• Street/Park Superintendent and Director of Community Development	• In process.
Future of SAFER	• Weston publicly announced to withdraw from SAFER.	2020-2030	• Staff will continue to provide advisory assistance. • Jointly work with Weston on fiscal agent services.	• Administrator and Finance Director	• Second amendment approved at 7/20/21 TB Meeting.

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STAFF REPORT

Date Modified: **March 11, 2022**
To: Board of Supervisors
CC: Building Inspector
From: Jared Wehner, Director of Community Development/Zoning Administrator
Subject: **Director and Department Projects and Meetings Report**
Attachment: **None**

MEETINGS AND CONVERSATIONS:

Date:	Contact:	Description:
3/8/2022	MPO	Technical Advisory Committee meeting
3/8/2022	MPO	Monthly Planning Commission meeting

PROJECTS:

Date:	Project:	Description:
3/9/2022	Short-Term Rentals	Staff has requested the use of the Granicus Software to track and manage short-term licensing in the Town. The Town needs to determine if it will allow less 7-night stays.
3/11/2022	Solar Grant	The review for the submitted solar grant has not yet occurred. We are still waiting to hear back from the PSC.
3/11/2022	Zoning Code Rewrite	April 7, 2022, the Ad-hoc committee will meet at 5 and the open house will follow that meeting. That will be held here at the municipal center.

NOTES:

The Plan Commission held a public listening session regarding the short-term rentals and future town policy. The Plan Commission is split on allowing rentals for less than 7 nights. The PC is also in favor of limiting the number of nights per year a property may be rented out. This will need to be discussed on a future agenda to give staff further direction. The public comments were concerned about trespassing (particularly on properties that are adjacent to the ski hill) and investors buying up the housing stock to specifically use the home for only short-term rentals, raising housing prices further. Jay Whitman is concerned about 7 or less nights but believe we should regulate it rather than prohibit it and catching those who are not in compliance.

Thank you,

Jared Wehner
Director of Community Development

Back to agenda

Staff Report

Date: March 10, 2022
To: Town Board
cc: Department Heads
From: Scott Turner
RE: Street & Park Superintendent Report

The following is my report for the Town Board meeting on March 15, 2022

- Doepke Recreation Area
    - The ice rinks closed for the season on March 4, 2022. It was a successful winter recreation season
- Lilac Avenue Planning
    - Updated design concepts and cost estimates will be presented at the March 29, 2022 Public Works Committee Meeting.
    - A Public Information Meeting is scheduled for May 25, 2022 and was included in the Spring Town Beat.
- Sandy's Bark Park Expansion
    - In April 2022 bids will be requested for fencing. Construction will begin in summer.
    - Consideration of no parking on Thrush Ave will be discussed at a future Public Safety meeting.
- CTH NN/Harrier Pedestrian Crossing
    - Began planning for the flashing beacons that will be mounted on overhead traffic signal arms. Utility coordination is required as overhead lines are in conflict with the poles.
- Gulliver's Landing Kayak Launch
    - Met with the EZ Dock supplier to finalize the location and layout of the ADA accessible launch.
    - Site work and installation will be completed in May
- Road Maintenance
    - The street sweeper is being serviced and will be in operation the week of March 14, 2022. To be in compliance with our Stormwater Management MS4 Permit, curb areas will be completed first followed by bike routes and main streets.
    - Began cold patching with spring break up.
    - It is anticipated that road limits will go in effect the week of March 14, 2022
- 2022 Pavement Maintenance
    - Completed bidding documents for over $500,000 in pavement maintenance projects
    - Bids will be received on March 23, 2022
    - An update will be provided at the March 15, 2022 Public Works meeting
- Public Works Department – Major Projects
    - Opened numerous frozen culverts and ditches
    - Opened roadsides and storm sewer inlets to help with spring thaw and isolated flooding issues

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Interoffice Memo

Date: March 11, 2022

To: Town Board

Cc: Department Heads

From: Nicole Dunbar

RE: Finance Director's Report

The following is my report for the regular Town Board meeting on Tuesday, March 15, 2022.

- Reviewed the 2/28/2022 accounts receivable invoices and support.
- Reviewed the 3/3/2022 and 3/10/2022 accounts payable checks and support.
- Reviewed the 3/42022 payroll.
- Reviewed journal entries.
- Completed the February bank reconciliation.
- Participated in the organization-wide training with Alonzo Kelly on February 28th.
- Met with investments advisors from Ehlers to start the process for the Town to invest funds on March 1st.
- Met with SAFER management and Village of Weston Finance Director Trautman on March 3rd to go over the draft audit.
- Participated in the 2022 Midwest Government Training Academy webinar through CLA on March 4th.
    - Topics covered included Navigating the "Great Resignation," GASB 87 – Lease Standard, ARPA and Single Audit Update, and GASB Update.
- Completed paperwork for the Town's new investment account.
- Submitted the February WRS remittances for both the Town and SAFER.
- Participated in a webinar through CLA on March 8th on the topic of APRA Subrecipients: Risk Assessments, Monitoring, and Reporting.
- Completed the February financials (a copy is in the packet).
- Submitted required documents to the Treasury regarding the ARPA funds received.

Thank you,
Nicole Dunbar

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TOWN OF RIB MOUNTAIN

February 28, 2022 Budget Status Report

A few highlights to point out for February. (16.67% of the year complete)

General Fund Revenue to Date: 45.76% has been collected for 2022 compared to 45.15% collected in 2021, at this time.

2022 revenues = $ 1,686,291

2021 revenues = $ 1,566,111

- During the budget process the Board applied $227,000 of fund balance for 2022. $33,000 of this is considered collected at this time.
- 25% of the transportation aid and 0% of the shared revenue has been collected.
- Interest revenue is roughly 6% of the budgeted amount. This is due to the low interest rates.
- 51.77% of property taxes were collected through the January Settlement. This amount was proportionately assigned to the General Fund, Debt Service Fund, and TID #1.

General Fund Expenditures to Date: 13.23% has been expended for 2022 compared to 14.16% spent in 2021, at this time.

2022 expenditures = $ 487,413

2021 expenditures = $ 491,300

- 25% of our SAFER obligation has been paid.
- 100% of our 2021 Village of Weston obligation has been paid.
- 25% of our Deputy contract obligation has been paid.

The Unassigned Fund Balance as of 2/28/2022 was $2,848,178.

The Town's General Fund Policy requires a minimum unassigned fund balance of 20-25% of current year expenditures.
At 2/28/2022 the fund balance was at 584.35%*.

**This percentage is high due to roughly 52% of taxes being collected through January Settlement… leading to ~46% of revenues being recognized and only ~13% of funds being expended.*

If we were to assume no change to the fund balance and expenditures equaled the budgeted amount, the unassigned fund balance at 2/28/2022 would have been roughly 43.86%.

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TOWN OF RIB MOUNTAIN

Banking and Investment Summary

2/28/2022

Fund	Account/Type	Location	Yield	Balance
General	Checking	Peoples	.07%/.07%	$ 3,801,760.23
Room Tax	Checking	Peoples	.07%/.07%	$ 144,585.75
Parkland	Checking	Peoples	.07%/.07%	$ 58,316.59
Tourism	Checking	Peoples	.07%/.07%	$ 519,356.18
ARPA	Checking	Peoples	.07%/.07%	$ 320,327.35
Debt	Investment	LGIP	0.09%	$ 39.16
Debt	Checking	Peoples	.07%/.07%	$ 601,467.76
TID #1	Checking	Peoples	.07%/.07%	$ 436,563.86
Cap Imp	Checking	Peoples	.07%/.07%	$ 580,956.62
Doepke	Checking	Peoples	.07%/.07%	$ 22,963.58
				6,486,337.08

Summary by Bank

Peoples	$ 6,486,297.92
LGIP	$ 39.16
	$ 6,486,337.08

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Town of Rib Mountain
Governmental and Foundation Fund Balances Summary
As of February 28, 2022

	General Fund 100	Motel Tax 201	Parkland Fund 210	Tourism Commission 230	ARPA Funds 280	Debt Service 300	TID #1 401	Capital Project 415 & 416	Doepke Fund 450	Community Foundation 501
PRELIM Beginning Fund Balance	2,038,088	146,753	57,010	518,976	323,236	193,222	382,405	580,893	15,726	54,489
2022 Year-to-Date Revenues	1,686,291	16	1,307	61	39	659,324	47,459	63	4,470	59,953
2022 Year-to-Date Expenditures	(487,413)	-	-	(500)	(2,948)	(251,039)	-	-	-	(529)
Ending Fund Balance - PRELIMINARY	3,236,966	146,769	58,317	518,537	320,327	601,507	429,864	580,956	20,196	113,913
Fund Balance as of 12/31/2013	1,160,066	173,898	11,500	-	-	9,214	-	-	6,333	3,028
Fund Balance as of 12/31/2014	1,130,466	211,023	17,500	-	-	9,714	-	-	11,163	1,674
Fund Balance as of 12/31/2015	1,337,221	209,961	28,900	-	-	9,615	-	1,231,883	4,606	1,317
Fund Balance as of 12/31/2016	1,361,850	215,849	34,552	-	-	186,003	-	2,003,410	8,007	2,213
Fund Balance as of 12/31/2017	1,482,282	238,458	40,756	27,663	-	88,766	-	612,381	13,162	48,625
Fund Balance as of 12/31/2018	1,981,734	222,828	47,736	127,951	-	383,438	-	1,833,612	18,129	2,364
Fund Balance as of 12/31/2019	2,057,899	225,895	63,679	286,247	-	256,112	-	679,896	19,442	2,638
Fund Balance as of 12/31/2020	1,911,060	146,598	47,706	382,022	-	243,771	443,618	1,071,269	22,243	21,807
PRELIM Fund Balance as of 12/31/2021	2,038,088	146,753	57,010	518,976	323,236	193,222	382,405	580,893	15,726	54,489

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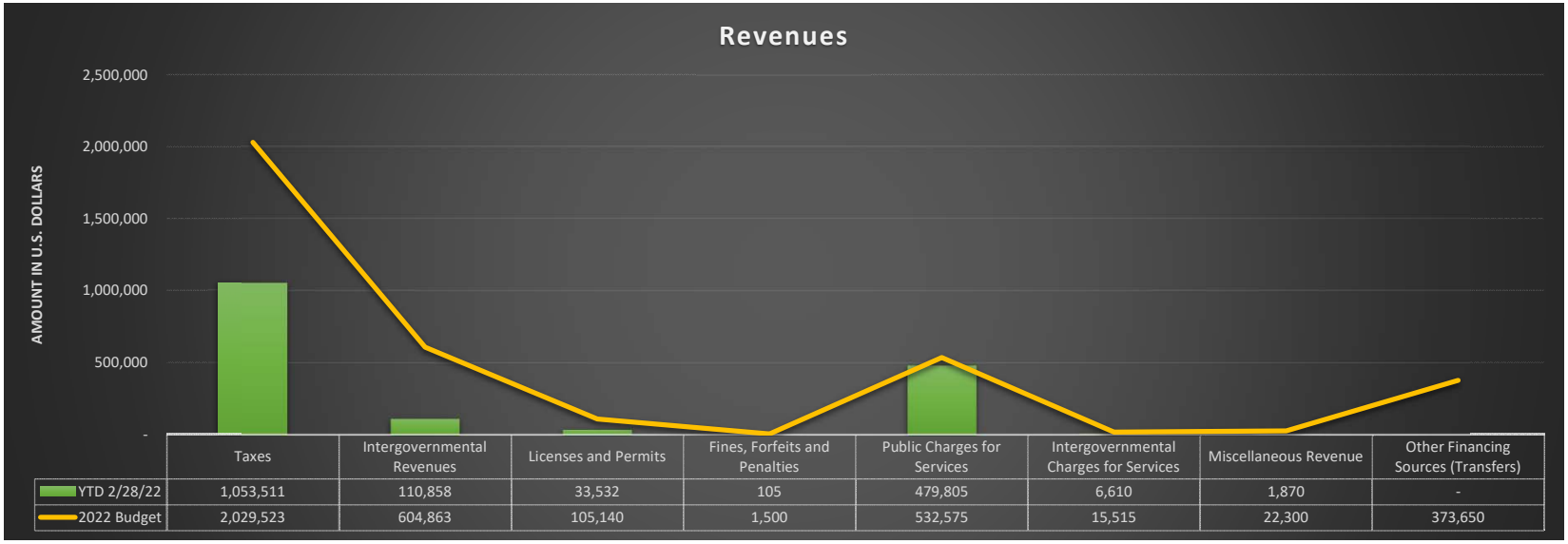
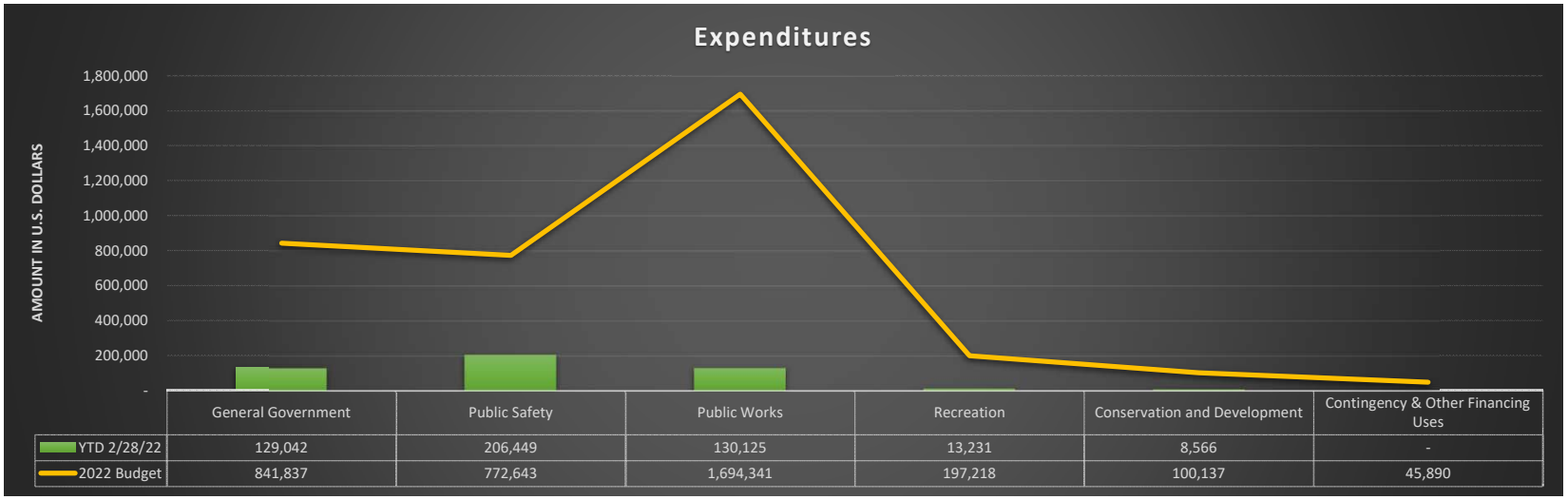
Town of Rib Mountain - General Fund

Revenue and Expenditure Summary

As of February 28, 2022



	Taxes	Intergovernmental Revenues	Licenses and Permits	Fines, Forfeits and Penalties	Public Charges for Services	Intergovernmental Charges for Services	Miscellaneous Revenue	Other Financing Sources (Transfers)
YTD 2/28/22	1,053,511	110,858	33,532	105	479,805	6,610	1,870	-
2022 Budget	2,029,523	604,863	105,140	1,500	532,575	15,515	22,300	373,650



	General Government	Public Safety	Public Works	Recreation	Conservation and Development	Contingency & Other Financing Uses
YTD 2/28/22	129,042	206,449	130,125	13,231	8,566	-
2022 Budget	841,837	772,643	1,694,341	197,218	100,137	45,890

Net Change in Fund Balance as of 2/28/2022 was $1,198,878.

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Town of Rib Mountain - Special Revenue Funds

Revenue and Expenditure Summary

As of February 28, 2022

MOTEL TAX FUND	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
REVENUES				
Motel Taxes	-	482,500	482,500	100.00%
Interest on Balances	16	750	734	97.87%
Total Revenues	**16**	**483,250**	**483,234**	**100.00%**
EXPENDITURES				
Tourism Activities	-	13,500	13,500	100.00%
Transfers Out	-	482,500	482,500	100.00%
Total Expenditures	**-**	**496,000**	**496,000**	**100.00%**
Net Change in Fund Balance	**16**			
Beginning Fund Balance	146,753			
Change in Fund balance	**16**			
Ending Fund Balance	146,769			

TOURISM FUND	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
REVENUES				
Transfers In	-	337,750	337,750	100.00%
Interest on Balances	61	500	439	87.80%
Total Revenues	**61**	**338,250**	**338,189**	
EXPENDITURES				
Legal Expenses	-	2,000	2,000	100.00%
Tourism Activities	500	30,000	29,500	98.33%
CVB/SA Quarterly Payments	-	180,938	180,938	100.00%
Total Expenditures	**500**	**212,938**	**212,438**	99.77%
Net Change in Fund Balance	**(439)**			
Beginning Fund Balance	518,976			
Change in Fund balance	**(439)**			
Ending Fund Balance	518,537			

PARKLAND FUND	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
REVENUES				
Parkland Fees	1,300	8,000	6,700	83.75%
Interest Income	7	250	243	97.20%
Total Revenues	**1,307**	**8,250**	**6,943**	**15.84%**
EXPENDITURES				
Parks Expense	-	1,000	1,000	100.00%
Transfers Out	-	-	-	N/A
Total Expenditures	**-**	**1,000**	**1,000**	**0.00%**
Net Change in Fund Balance	**1,307**			
Beginning Fund Balance	57,010			
Net Change in Fund Balance	**1,307**			
Ending Fund Balance	58,317			

DOEPKE PARK FUND	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
REVENUES				
Shelter Rental Fee	4,457	5,000	543	10.86%
Interest Income	3	100	97	97.00%
Miscellaneous Revenue	10	10	-	0.00%
Total Revenues	**4,470**	**5,110**	**640**	**87.48%**
EXPENDITURES				
Parks Expense	-	10,500	10,500	100.00%
Transfers Out	-	1,900	1,900	100.00%
Total Expenditures	**-**	**12,400**	**12,400**	**0.00%**
Net Change in Fund Balance	**4,470**			
Beginning Fund Balance	15,726			
Net Change in Fund Balance	**4,470**			
Ending Fund Balance	20,196			

ARPA FUNDS	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
REVENUES				
Federal Grants	-	360,636	360,636	N/A
Interest Income	39	250	211	N/A
Total Revenues	**39**	**360,886**	**360,847**	**0.01%**
EXPENDITURES				
Approved Expenses	2,948	24,000	21,052	N/A
Total Expenditures	**2,948**	**24,000**	**21,052**	**12.28%**
Net Change in Fund Balance	**(2,909)**			
Beginning Fund Balance	-			
Net Change in Fund Balance	**(2,909)**			
Ending Fund Balance	(2,909)			

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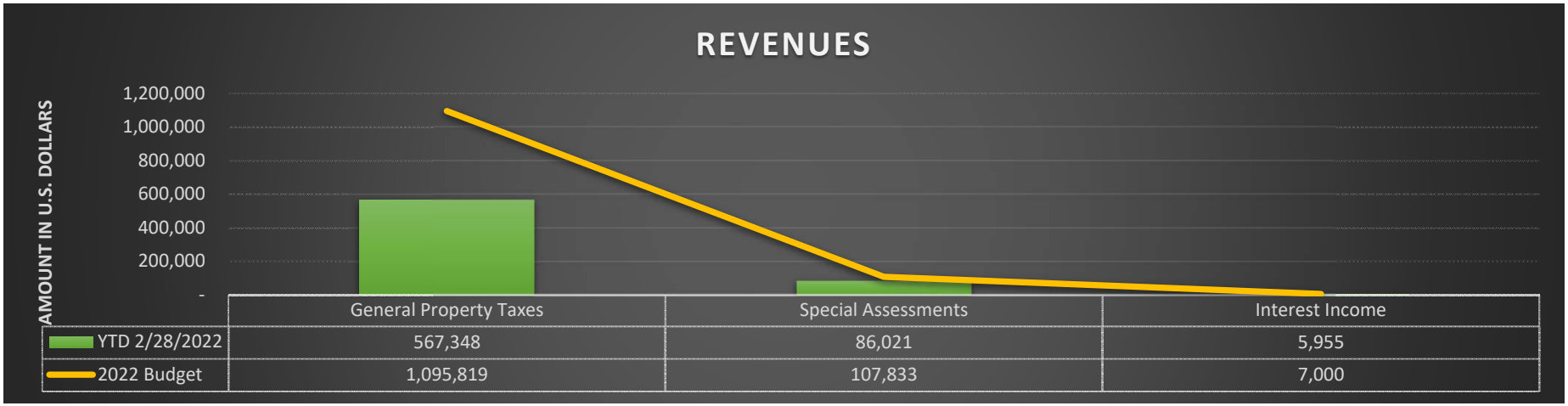
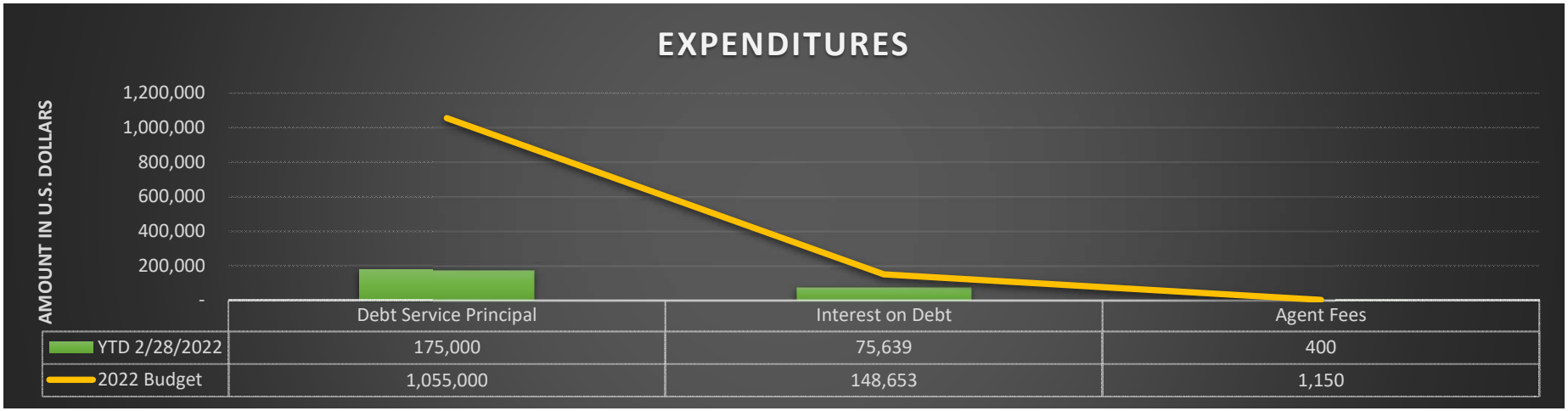
Town of Rib Mountain - Debt Service Fund

Revenue and Expenditure Summary

As of February 28, 2022



	General Property Taxes	Special Assessments	Interest Income
YTD 2/28/2022	567,348	86,021	5,955
2022 Budget	1,095,819	107,833	7,000



	Debt Service Principal	Interest on Debt	Agent Fees
YTD 2/28/2022	175,000	75,639	400
2022 Budget	1,055,000	148,653	1,150

Net change in fund balance as of 2/28/2022 was $408,285.

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Town of Rib Mountain - Capital Projects Funds

Revenue and Expenditure Summary

As of February 28, 2022

	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
Revenues				
Interest Income	63	1,500	1,437	96%
Transfer From Other Funds	-	19,000	19,000	100%
Proceeds from Issue	-	1,810,000	1,810,000	100%
Total Revenues	63	1,830,500	1,830,437	100%
Expenditures				
Kingbird Storm Sewer Replacement	-	25,000	25,000	100%
Tennis Court Repairs	-	15,000	15,000	100%
Ped Crossing CTH N/Eagle	-	50,000	50,000	100%
Heron Area Stormwater Study	-	15,000	15,000	100%
Hollibush Stormwater Study	-	30,000	30,000	100%
Kingbird Ave Repairs/Overlay	-	120,000	120,000	100%
Swallow Pulverize/Repave	-	85,000	85,000	100%
Rookery Park Trails	-	10,000	10,000	100%
SAFER - Fire	-	175,606	175,606	100%
SAFER - EMS	-	60,795	60,795	100%
Pickup 1/2 Ton '05 Replace #17	-	35,000	35,000	100%
One Ton 03' Replace #3	-	225,000	225,000	100%
Skidsteer w/Blower - Trails	-	51,000	51,000	100%
Bobcat Toolcat 13' w/Trade	-	38,000	38,000	100%
Ventrac Mower 13' Replace #22	-	40,000	40,000	100%
Roadside Mowing Attachments	-	15,000	15,000	100%
Tractor Backhoe 10'	-	125,000	125,000	100%
Transfer to General Fund	-	125,000	125,000	100%
Total Use of Funds	-	1,240,401	1,240,401	100%
Beginning Fund Balance	580,893			
Change in Fund balance	**63**			
Ending Fund Balance	580,956			

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Town of Rib Mountain - Tax Incremental District #1 Fund

Revenue and Expenditure Summary

As of February 28, 2022

	YTD 2/28/2022	2022 Budget	Remaining Balance	Budget % Left
Revenues				
Taxes	47,407	72,995	25,588	35%
Interest on Balances	52	1,000	948	95%
Proceeds of Long-term Debt	-	2,300,000	2,300,000	100%
Total Revenues	47,459	2,373,995	2,326,536	98%
Expenditures				
Economic Development	-	-	-	N/A
General Administration	-	19,843	19,843	100%
Financial Administration	-	1,497	1,497	100%
Valley Inn Way Improvements	-	492,000	492,000	100%
Lilac Ave Planning, Real Estate, Street Lighting	-	437,000	437,000	100%
Debt Service - Principal	-	-	-	N/A
Interest and Fiscal Charges	-	-	-	N/A
Transfer to General Fund	-	-	-	N/A
Transfer to Debt Service Fund	-	-	-	N/A
Total Use of Funds	-	950,340	950,340	100%
Beginning Fund Balance	382,405			
Change in Fund balance	**47,459**			
Ending Fund Balance	429,864			

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RIB MOUNTAIN COMMUNITY IMPROVEMENT FOUNDATION - 02/28/2022

		FUND 501 - PSB SHARE OF GENERAL CHECKING		BICYCLE &	GENERAL	PARKS		RMCIF,INC
DATE	**AMOUNT**	**SOURCE**	**DOG PARK**	**PEDESTRIAN**	**DONATIONS**		**INTEREST**	**MISC FEES**
2021	54,489.16	Balance Forward	51,599.37	1,010.84	245.99	1,632.96	-	-
1/11/22	139.86	Dog Park Donation	139.86					
1/14/22	50.00	Sandy's Bark Park Donations	50.00					
1/31/22	3.19	Interest					3.19	
2/10/22	58,551.19	Austin Parks Donation				58,551.19		
2/14/22	48.60	PayPal Giving Fund	48.60					
2/17/22	1,000.00	Memorial Bench Donation			1,000.00			
2/18/22	100.00	Dog Park Donation	100.00					
2/22/22	55.00	Dog Park Donation	55.00					
2/22/22	(1.15)	PayPal Fee - Dog Park Donation	(1.15)					
2/24/22	(528.20)	Memorial Bench			(528.20)			
2/28/22	5.31	Interest					5.31	
	113,912.96		51,991.68	1,010.84	717.79	60,184.15	8.50	-
		Distribute Interest & Misc. Fees	3.88	0.08	0.05	4.49	(8.50)	-
		Ending Balance	51,995.56	1,010.92	717.84	60,188.64	-	-

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Clerk's Report

Date: March 11th, 2022

To: Town Board

From: Lynnae Kolden

The following report is for the Town Board meeting: Mar. 15th, 2022.

- Clerked for meetings on Mar 1st, 2022
- Processed the accounts receivable billing for March.
- Ran background checks for the Alcohol License requested.
- Attended Training with the County and Chief Inspector were invited
- Attended the District 7 & 8 meeting on Thursday March 10th – All day
- Election Prep including scheduling, training, and supplies.
- Election Officials will be notified of their Spring Election schedules at their chosen training session. Which is either Tuesday March 22nd from 10:00 – 11:00 am, Thursday March 24th from 2:00 – 3:00pm or Saturday April 2nd from 10:00 – 11:00am.
- Election Reminders:
    - Absentee Ballots mailed on March 15th
    - In-person Early absentee voting runs March 22nd – April 1st.

Thank you,

Lynnae Kolden - Town Clerk

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Rib Mountain Park Commission
March 8, 2022
5:00 P.M.
Meeting Minutes

PRESENT: Chairman Brad Conklin, Vice Chairman Chad Grundemann, Jerry Muehlbauer, Doug Adams, Pete McCarthy, and Andrea Larson.

GUEST(S): Richard (Dick) Austin, Laurie Plisch, Mary F. Cole, and Sara Busby.

Also present, Town Board Supervisor Gerry Klein (via Videoconference), Superintendent Scott Turner, Deputy Clerk Dana de Oliveira.

Chairman Brad Conklin called the meeting to order at 5:04 p.m.

APPROVAL OF MINUTES**: Motion by Larson / Adams to approve the meeting minutes from the meeting held on February 8, 2022. Questioned and carried 6:0.**

Introduction of New Park Commission Member
The nominated Park Commission member shared introductions with the current Park Commission members and meeting attendees. The nominated member will likely be formally appointed at the March 15, 2022, Town Board Meeting.

Comments from the Public Related to Agenda Items
Richard (Dick) Austin introduces himself and another meeting guest, Lori Plisch with Wausau Homes, and states Wausau Homes has a proposal for Sandy's Bark Park. Ms. Plisch explains that Wausau Homes would like to select Sandy's Bark Park as one of the recipients for their annual community outreach event, entitled "Serv-A-Thon," which gives a helping hand to the chosen area recipients. More specifically, Ms. Plisch shares that Wausau Homes would like to design, build and donate a 20'x20' open shelter within Sandy's Bark Park for their "Serv-A-Thon," with the date slated to build and install the shelter being April 12, 2022. Wausau Homes will allocate the necessary design time, manpower and resources needed that to build the shelter. Discussion took place surrounding the short timeline and Ms. Plisch offers alternatives as a compromise to extend the installation timeline. Discussion continued and Park Commission members elect to recommend this proposal to the Town Board, pending site design.
Motion to amend the agenda order by moving item 11 – "Discussion and Action on Gulliver's Landing Kayak Launch" to the next item discussed on the agenda, followed by item six, – "Streets & Park Report."

Discussion and Action on Gulliver's Landing Kayak Launch
Superintendent Scott Turner shared that on March 1, 2022, the Tourism Commission approved full funding for site amenities at Gulliver's boat Landing, which is utilized both by small fishing boats and kayaks to access Lake Wausau. Superintendent Turner explained it is desired to have a kayak launch adjacent to the boat landing and that there are several options to choose from that also include full handicap accessibility. Additionally, Superintendent Turner state
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Town of Rib Mountain (TORM) consulted with area rehabilitation facilities and it is recommended that we i
ADA kayak launch as it would be utilized by both persons with disabilities, as well as general users. Discussion took place surrounding the logistics of placement and the anticipated project timeline.
Motion by Grundemann / McCarthy to recommend the approval of the installation of an ADA Kayak Launch at Gulliver's Landing utilizing Tourism funding. Questioned and carried 6:0.

Streets and Park Report:
Superintendent Scott Turner gave an overview of the Parks: General Parks Report and shared that they are continuing to prepare for spring weather and that new memorial benches will be installed at Doepke and picnic tables at Rookery Park and Sandy's Dog Park. Doepke Park - Shelter rentals are starting to pick up. Superintendent Turner shared that the "Little Free Sledding Library" was installed at Doepke Park and shared on Facebook, which caught the attention of the local

Channel 7 News Team who featured the sledding library on their station. Rookery Park/Gulliver's Landing – No Update. Liberty Park – Disc Golf Fundraising event will be held on April 9, 2022. Flax Tot Lot – No update. Chellis Park – No update. Sandy's Bark Park – Continues to be highly used and will be closed for a 2–4-week period to allow for the area to dry out in preparation for spring clean-up. 51/29 Trail – No update. Hummingbird Trail – No update. Trillium Trail – A steam process was applied to a frozen culvert that was causing water to back up and ice over the trail, however, a more permanent solution will be reviewed this summer.

Discussion and Update on Park Project List

Superintendent Scott Turner shared that the Park Project List needs to be reviewed and updated. Chairman Brad Conklin, suggested directing commission members to submit their recommendations and updates to him via email – now and going forward – as it's proven easier to track and maintain. The commission members agreed and will now follow this protocol.
Motion by Grundemann / Conklin that moving forward, members will email any project updates or removals to Brad Conklin via email. Questioned and carried 6:0.

Discussion and Action on Liberty Park Master Plan Amenities

Superintendent Scott Turner presented the survey results for the priority rankings of amenities showcased in the Master Plan for Liberty Park and Vice Chairman, Chad Grundemann, explained how to read and interpret the survey results. Discussion took place regarding ranking order and the group worked to understand and clarify how the survey results will be used.
Motion by Grundemann / Larson Approve the Liberty Park Master Plan as shown. Questioned and carried 6:0.

Discussion and Action on Rookery Park Master Plan Amenities

Superintendent Scott Turner presented the survey results for the priority rankings of amenities showcased in the Master Plan for Rookery Park. Discussion took place surrounding the priority rankings, timeline, and rendered drawings concepts for the Rookery Park Master Plan amenities.
Motion by Grundemann / Larson to approve as is, with the change of removing sidewalks from Option #1, and leaving the viewing decks in as Option#1. Questioned and carried 6:0.

Discussion and Action on Alternate Meeting Dates for June, August, and November 2022Superintendent

Superintendent Scott Turner shared that staff is requesting that three regular scheduled Park Commission meeting dates be changed to accommodate an anticipated high voter/attendance turnout for the Partisan Primary, General Elections, and possible Steak Fry event. Alternate meeting dates were presented by Superintendent Turner and discussion took place.
Motion by Grundemman / McCarthy to change the date of the regularly scheduled meetings on:
June 14, 2022, to June 9, 2022 - pending the Lions Club situation, on August 9, 2022, to August 11, 2022, and on November 8, 2022, to November 10, 2022. Questioned and carried 6:0.

Update on Summer Recreation Program

Superintendent Scott Turner explained that planning for the 2022 Summer Recreation remains ongoing and while there has been very little interest in the Program Director position, the three Co-Activity Directors from 2021 do plan to return for the summer of 2022. Superintendent Turner also shares that the position has been posted on Facebook, Indeed, and the TORM website and that they have interviewed one candidate thus far. The Town Beat will have an article about the program and possible tentative status for 2022.

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Discussion on Ghidorzi Green & Clean Event

Superintendent Scott Turner shared that the Ghidorzi "Green & Clean Event" is scheduled for Saturday, April 23, 2022. The TORM has been an event partner in the past and we are encouraged to participate/volunteer. Additionally, Superintendent Turner presented detailed maps of the cleanup areas, which will be posted on the website and Facebook later this month.

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OLD BUSINESS:

Update on Winter Recreation Program:
Superintendent Scott Turner provided an update that ice rinks opened for the season on Friday, January 7, 2022, and are now closed for the season as of Friday, March 4, 2022. Additionally, Superintendent Turner reports that the ice rinks were only closed a few days due to sub-zero temperatures and wind chills.

Discussion on 2022 Outdoor Recreation Events:
Superintendent Scott Turner shared that the Humane Society of Marathon County (HSMC) Disc Golf Fund Raiser will be held at Liberty Park on April 9, 2022. The possibility of the TORM participating in a summer and/or fall event to be held in conjunction with the Rib Mountain Lions Club and that Park Commission volunteers will be needed to support these events.

Sandy's Bark Park Expansion:
Superintendent Scott Turner shared that tourism funding was approved for the remaining costs of Phase II of Sandy's Bark Park, which will focus on fencing, trails, and amenities. The anticipated bidding and construction timelines were outlined.

PARK EXPENSE REPORT:
Superintendent Turner reports that there are no unforeseen expenses at present.

REPORTS FROM COMMISSION MEMBERS:
Commission Member, Jerry Muehlbauer, shared feedback received from Valentine's Day event, how to receive feedback going forward, and invited feedback on moving the date for next year to fall closer to St. Patrick's Day. Commission Member, Andrea Larson, shared that Ironbull received funding and also that the Bicycle and Pedestrian Safety Subcommittee recently met and explored concerns over dogs not being controlled or on leashes, particularly on trails and in parks. Chairman, Brad Conklin, shared that he will be out of town next week, offered a reminder about the upcoming Rib Mountain Lions Club event, and noted the rising popularity of the sport, Pickle Ball. Nothing further to report from commission members.

Next Meeting Date: Tuesday, April 12, 2022

ADJOURNMENT: Motion by Muehlbauer / Larson to adjourn. Questioned and carried 6:0. Meeting adjourned at 6:58 p.m.

Respectively submitted by
Dana de Oliveira, Deputy Clerk
Note: These minutes are not to be considered official until acted upon at an upcoming regular meeting, therefore, they are subject to revision.

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