

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING

April 8th, 2015

Vice Chairman Tom Steele called the meeting of the Planning Commission to order at 7:00 PM. Commission members present included Jim Hampton, Laura McGucken, Harlan Hebbe, and Ryan Burnett, and Christine Nykiel. Chairman Kevin Mataczynski was absent. Also present was Zoning Administrator Dan Dziadosz, Community Development Director Steve Kunst, and Planning and Zoning Assistant Spencer Houk.

MINUTES:

**Motion by Tom Steele to approve the March 25<sup>th</sup>, 2015 regular planning commission meeting minutes, seconded by Harlan Hebbe. Motion carried 5-0.**

PUBLIC HEARING(S): None

CERTIFIED SURVEY MAP (CSM) APPROVALS:

- a) *Kwik Trip, Inc. requesting Certified Survey Map approval to combine the parcels addressed 2805 and 2807 Rib Mountain Drive, 1506 and 1602 Robin Lane, and 1501 Bluebird Lane. Parcel #'s #34.032807.015.016.00.00, #34.032807.015.020.00.00, #34.032807.015.021.00.00, #34.032807.016.003.00.00, and #34.412.003.001.00.00. PC Docket #2015-02.*

Dan Dziadosz introduced the item. Kwik Trip, Inc. is interested in the former Dollar Mountain site currently consisting of five parcels. This preliminary CSM is to combine the five lots into one. Staff is not looking for approval at this meeting, but potentially the next meeting to approve the CSM. Staff indicated that they are proactively bringing this before the Commission. The Commission will see the complete CSM along with any staff recommended conditions at their next scheduled meeting. The Commission commented and questioned on various concerns that they could foresee if it were to gain approval.

NEW BUSINESS:

- a) *Kwik Trip, Inc. Pre-application discussion for a new convenience store, fueling station, and outdoor display at the property(s) addressed 2805 and 2807 Rib Mountain Drive, 1506 and 1602 Robin Lane, and 1501 Bluebird Lane. Parcel #'s #34.032807.015.016.00.00, #34.032807.015.020.00.00, #34.032807.015.021.00.00, #34.032807.016.003.00.00, and #34.412.003.001.00.00. PC Docket #2105-02.*

Staff presented the application. Troy Mleziva (Real Estate Development Manager, Kwik Trip, Inc.) presented the intentions and plans for this store before the Plan Commission. The Plan Commission then commented and question on the various questions and concerns that they have for the project. Laura McGucken stated she had two concerns 1) the current intersection and 2) the current zoning of the site. Christine Nykiel inquired if there were any environmental concerns the Commission should be cognizant of; Staff they are not aware of any concerns at this point. Staff also addressed the considerable amount of landscaping associated with the site plan. Christine Nykiel asked Troy Mleziva if he saw a problem if the Commission recommended the store were not open 24/7; Troy stated that it

would be a challenge for them. Harlan Hebbe questioned the rationale for needing another Kwik Trip so close in the vicinity located to the south on Rib Mountain Drive, and the potential job losses associated with another Kwik Trip store..

OLD BUSINESS:

- a) Discussion and possible action regarding the potential rezoning of Wisconsin Department of Transportation owned property tentatively addressed 409 Rainbow Lane.*

Staff stated they are continuing to receive calls about the parcel. There is no interest from the Sanitary District to do anything with this property. The Board discussed the options that it could take.

**Motion by Jim Hampton to rezone the parcel tentatively addressed 409 Rainbow Lane to MR-4, seconded by Christine Nykiel. Motion carries 5-0.**

CORRESPONDENCE / QUESTIONS:

- a) Staff stated that ServiceMaster is looking to expand, that will be placed on the next agenda.*
- b) Update on the Friends of Rib Mountain shelter located in the State park. The Town was asked by the State for a local building permit for the project. The State's rationale centered around the fact the building was being constructed by a private organization to be used as a public space.*

**ADJOURN: Motion by Jim Hampton to adjourn, seconded by Ryan Burnett. Motion carried 5-0.  
Meeting adjourned at 7:47 p.m.**

Respectfully submitted,

Spencer Houk, Planning and Zoning Assistant.