

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
November 10, 2010

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:02 p.m. Members present included Lee Benes, Tom Steele, Kevin Mataczynski, Christine Nykiel, Jim Hampton and Laura McGucken. Zoning Administrator Dan Dziadosz was also present.

**MINUTES: Motion by Mr. Steele, seconded by Mr. Mataczynski to approve the October 13, 2010 minutes, as corrected, showing Mr. Steele as abstaining from voting on the IBC motion. Motion carried.**

**CERTIFIED SURVEY MAPS: Goodwill Industries of North Central Wis, c/o George Burns, requesting certified survey map approval for a parcel of land immediately behind and east of Aldi's Foods, 4401 Rib Mountain Drive.** Parcel # 34.112807.011.010; PC Docket # 2010-25. Chairman Muellner asked staff to present the staff report and analysis on the requested certified survey map for Goodwill Industries. Staff outlined the report questioning cross access easements and agreements, the lack of a through street easement from Morning glory to Cloverland, and identification of the storm water facilities and easements on the certified survey map.

John Davel of Davel Engineering answered questions and concurred with showing access and storm water easements on the certified survey map. Mr. Davel concurred that they could show all of the suggested items on the CSM. The managing member of the property, Tim Besaw, concurred that they would arrange for the road upon further development but could not specify a time. Due to the number of questions from the plan commission, it was decided to move on to the actual discussion of the project proposed in lieu of finalizing the CSM discussion.

Motion by Mrs. McGucken to table the CSM request until later in the agenda; seconded by Mr. Steele, and carried.

Chairman Muellner requested to take items out of order on the agenda as item 5 b was potentially a quick item.

**PUBLIC HEARINGS:** Keith Christian & Tom Strandberg, d.b.a. Four Front Mechanical, appeared requesting a conditional use approval for an indoor sales and service facility with light industrial production in accordance with RMMC Section 17.056(8)(m) in an urban commercial district. This parcel is located at 4703 Lilac Avenue; parcel #: 34.142807.006.007; plan commission docket # 2010-24. Dan Dziadosz presented the staff report followed by a few questions from the commission. No one else spoke for or against the proposed use.

**Motion by Mr. Steele, seconded by Mr. Hampton to recommend approval of the Conditional Use request for Four Front Mechanical. Motion carried with Mrs. McGucken abstaining.**

**Goodwill Industries of North Central Wis, c/o George Burns, requesting conditional use approval for an indoor sales facility, with a drive-up facility in accordance with RMMC Section 17.056(4)(g) in a suburban commercial district. This is a parcel of land immediately behind and east of Aldi's Foods, 4401 Rib Mountain Drive. Parcel # 34.112807.011.010; PC Docket # 2010-26.**

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Architect Rick Fisher presented the project drawings explaining their new prototype structure with brick like façade, windows, and canopies. The parking lot was specifically designed to accommodate any future development to the north. They will re-engineer the existing off site storm water pond. They have heavily landscaped the truck loading and unloading areas. Mr. Scott Copeland addressed the good retail market and their desire to locate in Rib Mountain. They will be adding employment, and training people, as well as bringing the downtown “Talent Shop” out to the store. The commission members asked several questions related to the site plan. Tom Fisk, the Goodwill real estate broker, spoke about the project and area, having worked with area developers Bo Fain and Larry Langhor (Wal-Mart through Kohl’s).

Clay Weber appeared to comment on the access road issues which apparently support traffic analysis.

Staff introduced our consulting engineer, Peter Hansen, who presented his two page report and analysis. Mr. Hansen discussed storm water; pond analysis confirmation is needed; there are area drainage issues; and they should have further documentation to review. A traffic impact analysis would address the traffic situation, signal improvements, safety issues, and driveway versus access road accesses. Also, pedestrian access needs to be addressed.

Mr. Besaw protested further traffic impact analysis stating that they had completed a traffic impact analysis (TIA) for the Wausau Motorsports project in 2003, which had preceded the mall building on the parcel. Staff suggested that perhaps the TIA could be updated.

The commission discussed a conditional approval versus tabling for more information, due to public safety and proper planning concerns.

**Motion by Mr. Mataczynski, seconded by Mr. Steele to table both the certified survey request and the conditional use review until staff has reviewed the storm water and traffic impact analysis information to be provided by the developer. Motion carried.**

**NEW / OLD BUSINESS:** None

**CORRESPONDENCE and QUESTIONS:** None

**AJOURNMENT: Motion to adjourn by Mr. Steele, seconded by Mr. Mataczynski. Motion carried.**

Meeting concluded at 8:37 p.m.

Respectfully Submitted,  
Dan Dziadosz – Acting Secretary  
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