

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
MAY 9, 2012

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7: p.m. Members present included Tom Steele, Jim Hampton, and Lee Benes. Kevin Mataczynski, Laura McGucken and Christine Nykiel were excused. Also present Zoning Administrator Dan Dziadosz and Deputy Clerk Michelle Peter.

**MINUTES: Motion by Mr. Steele and seconded by Mr. Hampton to approve the March 28, 2012 minutes Motion carried.**

**PUBLIC HEARINGS:** Trillium CNG (ITF) proposed tenant to the Rib Mountain Travel Center, requesting a Conditional Use Approval for modification of the group development to allow for an “in vehicle service” facility addition, adding a compressed natural gas fueling station, per Rib Mountain Municipal Code, Section 17.056 (4)(g); 4600 Rib Mountain Drive; Pcl# 34.152807.01.14; PC Dkt# 2012-06. Krista Hoffmann of Trillium stated they would like to install a compressed natural gas fueling station at the Rib Mountain Travel Center.

Ms. Hoffmann noted the fueling station would be located on the northeast corner. The current landscaping will be relocated or new landscaping will be added, dumpster will be moved and screened and the company at this time is not proposing any additional signage or canopy.

**Motion by Mr. Steele, seconded Mr. Hampton to recommend approval for a conditional use modification of a group development to allow for an “in vehicle service” facility for the addition of natural gas fueling station. Motion carried.**

WE Energies requesting a Conditional Use Approval to locate a 180’ tall communications tower on the Northway Communications parcel, known as 7700 Mosinee Tower Road; Pcl# 34.222807.16.01; Dkt# 2012-14. Robert Bokowski of WE Energies appeared seeking approval to erect a 180’ date communications tower to allow for communication to the Weston Power plant. WE Energies provided a certification of insurance should the tower collapse on private property and cause damage. They also would install another emergency siren on their tower for the Town.

Jim Lemke, 6905 Goldenrod Cr, what is the Town’s benefit with the tower and questioned the integrity of the current towers on site.

Cynthia Bartel, 8002 Wintergreen Rd, will the proposed tower cause any interference with existing communication frequencies.

Paul Szmanda, 6903 Clover Rd, could WE lease space on any of the towers on Rib Mountain.

Janna Hamann, 6213 Lakeshore Dr, when the plant was designed why a study wasn’t conducted on communication needs.

Mike Kelly, of WE Energies IT department spoke on the design and purpose of the tower. This tower is only for communications within the WE electrical grid. It can detect problems and monitor the electrical fields. WE Energies is not in the practice of leasing their towers to other communication companies or agencies.

Commission members discussed the proposal and issues facing this request; doesn’t meet fall and site requirements; ordinance does not properly address tower sites and lack of alternative sites that could be available within the community.

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Dan Dziadosz stated that there were several solutions available; revise the ratio requirement, ordinance change, purchase additional land to meet site requirements, rezone the site and/or seek a variance.

**Motion by Mr. Steele, seconded by Mr. Benes to table the request pending additional study information by WE Energies. Motion carried.**

**CERTIFIED SURVEY MAP APPROVALS:** None

**NEW BUSINESS:** Architectural standards discussion – tabled.

**OLD BUSINESS:**

- a. State Park Speedway site plan modifications; PC Docket #2011-13: Ron Wimmer appeared to address the last outstanding issues at State Park Speedway. Ron is proposing to install concrete barricade blocks along the east end of the property, with the installation of a 6' wooden screening fence. **Motion by Mr. Hampton, seconded by Mr. Steele to accept the fence proposal. Motion carried.**

**CORRESPONDENCE/QUESTIONS:** None

**ADJOURN:** Motion by Mr. Hampton and seconded by Mr. Steele to adjourn. Motion carried 4-0.

Meeting Adjourned 8:58 pm.

*Respectfully Submitted,  
Michelle Peter, Deputy Clerk*