

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
July 10th, 2013

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:02 p.m. Members present included Lee Benes, Jim Hampton, Laura McGucken and Tom Steele. Kevin Mataczynski and Christine Nykiel were excused. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow. In addition, Streets and Parks Superintendent Scott Turner and Code Enforcement Officer Paul Hursh were present.

MINUTES:

Motion by Tom Steele to approve the June 26, 2013 regular planning commission meeting minutes. Seconded by Lee Benes. Motion carried.

Chairman Muellner said we would take items out of order to address the certified survey map creating the new parcel for the following public hearing.

CERTIFIED SURVEY MAP APPROVALS:

- a) *Kwik-Trip/Koletsky/Olson CSM; 4703-4711 Rib Mountain Drive & 4800 Lilac Avenue. Parcel #'s 34.142807.006.020; 34.142807.006.021; 34.142807.006.016; 34.142807.006.001; & 34.142807.006.014. PC Docket #2013-12.*

Dan Dziadosz explained that this survey will be a recombination of several parcels of land into three new lots. There is an identified 50 foot access for ingress and egress between lots one and two, which is opposite the McDonald's entrance on the other side of the street. Lot number one will be north of the new access road, and lot number two will be south of the new access road, and serve the proposed Kwik-Trip development, which is next on the agenda. Lot number three will include the existing Olson Carpet One business. Laura McGucken questioned the driveway closures and access.

Motion by Laura McGucken to recommend approval of the certified survey map. Motion was seconded by Jim Hampton. Motion carried.

PUBLIC HEARINGS:

- a. *Kwik-Trip Inc. requesting, a Zoning Map Amendment of parts of the properties addressed 4705 Rib Mountain Drive, 4709 Rib Mountain Drive & 4800 Lilac Avenue from Urban Commercial (UC) to Unified Development District (UDD) for the purpose of constructing a convenience store as a function of "Indoor Sales or Service" per RMMC Section 17.056(4)(g), and a vehicular fueling station and car wash as functions of "In Vehicle Sales or Service" per RMMC Section 17.056(4)(c); Premises legally described as being part of Certified Survey Map #2822, part of Parcel 2 of Certified Survey Map #4779 and part of Lots 1 and 2 of Certified Survey Map #14894, all located in the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin, described as follows: Commencing at the Northwest corner of Section 14, Township 28 North, Range 7 East; thence S 00°40'54"E along the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, 379.71 feet; thence N 89°59'40"E, 466.88 feet to the West line of Lilac Avenue; thence S 00°46'50"E along the said West line of Lilac Avenue, 263.79 feet and being the point of beginning of the parcel to be described; thence S 00°46'50"E along the said*

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*West line of Lilac Avenue, 330.82 feet; thence S 89°32'06" W, 418.17 feet to the East line of Rib Mountain Drive; thence N 02°23'50" W along the said East line of Rib Mountain Drive, 334.44 feet; thence N 89°59'40" E, 427.64 feet to the point of beginning. The described parcel containing 140,620 square feet (3.228 Acres) to be recorded in a new Certified Survey Map; Parcel #'s 34.142807.006.021, 34.142807.006.016, 34.142807.006.014; **PC Docket # 2013-20***

Chairman Muellner requested Dan Dziadosz explain the proposal. Dziadosz went through the plan commission packet explaining the submittal. The commission questioned trash enclosures, outdoor storage, the similar zoning uses in the area, as well as the signage allowances. Jeff Kussow explained that the requested signage was actually less than code allowed maximums.

Chairman Muellner asked the applicant to describe the project, and Mr. Bill Schofield started the discussion explaining that he was representing the property owner in the process of making the certified survey map creating the parcels for sale and development of the Kwik-Trip project. Mr. Hans Zietlow of Kwik-Trip then presented a colored rendering of the site plan and went over the proposed plan, describing the project as a LEED certified building.

Commissioners' questioned the compressed natural gas (CNG) fueling, as well as the traffic impacts that this project would have. Mr. Zietlow introduced their traffic impact analysis engineer, Michael May, of TADI, who explained the traffic analysis process and answered a number of questions. The traffic impact to Lilac Avenue was questioned, and indicated that he did not see a significant increase occurring. Long range, a new set of traffic signals will create a "metering effect" for traffic. He also explained how they accounted for other potential development to the north. Chairman Muellner asked for our engineer's opinion, and Scott Turner explained that the consultant (TADI) had been very responsive to our questions and needs and that the study was well documented.

With the Commission having no further questions, Chairman Muellner opened the public hearing.

Mr. Jim Kemerling, President of Riiser Energy (BP service stations), appeared and stated that they have not had adequate time to have their consultant review the traffic impact analysis, and questioned their traffic projections. He stated that they had just opened a comparable CNG fueling station; had issues with the traffic; and questioned the number of trucks that they (Kwik-Trip) expected on site. Lastly he questioned the lack of truck parking and facilities to service truck drivers.

Mr. Zietlow responded that they did not want this to be a truck stop, just a truck fueling facility. Bill Schofield pointed out that there were previously 65 to 100 truck movements per day on this site prior to the Kwik-Trip proposal.

Mr. John Beatty appeared, and stated that he would prefer to see the site as green grass. Rib Mountain does not need any more business or houses. That more traffic would conflict with bicyclists, especially in the turning movements on Lilac Avenue.

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TADI Consultant Mike May explained answers to the traffic questions raised. This was followed by Engineer Scott Turner reflecting on where we are going with our long range traffic planning. Commissioner McGucken stated that the staff (Jeff Kussow) appeared to have done a staff report that was “extremely thorough”.

The developer advised us of other potential development in the area and that this is just the beginning of the re-development.

Laura McGucken motioned to recommend approval of the rezoning from Urban Commercial to UDD (for the Kwik-Trip proposal), as well as general development plan and precise implementation plan approvals, subject to the staff recommendations (packet page 4-A-3) as well as the engineers recommendations (packet page 4-A-16). Motion was seconded by Tom Steele. Motion carried.

NEW / OLD BUSINESS: None

CORRESPONDENCE / QUESTIONS: *Direct Sellers Discussion:* Code Enforcement Officer Paul Hursh was present to present the discussion on an upcoming issue. Paul was directed to handle direct seller permits by the Town Chairman. This is one of those code sections that are not very explicit about purpose, timing, length of stay, etc. In addition, we have now received multiple applications for a single site. Generally speaking this discussion includes temporary use permits, like block parties; charitable organizations, holding limited term sales (3 – 4 days) in front of stores; fruit and vegetable producers having a farm stand; and most recently, for profit trailer vendors seeking to locate on sites. All of these types of requests frequently have signage in conflict with the sign code, locate in traffic visibility problem spots, and essentially compete with the local brick and mortar businesses without the compliance or expenses of permanently locating. The commission held a lengthy discussion going back and forth about the pros and cons of transient merchants, noting that the code should be revised for next season. The commission seemed to agree on:

- Recommending setback requirements from the public right of way;
- Saying NO to temporary food vendors;
- Saying NO to farmers market type vendors – feeling that there are enough in the adjacent areas for people to go to;
- Saying YES, to non-profit / charitable , limited term sales.

This would be a recommendation for the next public safety meeting to continue the discussion.

Chairman Muellner then commented on the criticisms received about the Service Master Sign, after driving by the sign a couple of times from the highway, stating that he is satisfied that the commission did the right thing in approving the sign. Chairman Muellner also stated that it very nice having the engineer attend and participate in the meeting this evening.

ADJOURN:

Motion by Tom Steele and seconded by Lee Benes to adjourn. Motion Carried.
Meeting Adjourned 9:00 p.m.

Respectfully Submitted,
Dan Dziadosz, Zoning Administrator