

PLAN COMMISSION
MARCH 13, 2019

The Village of Combined Locks Planning Commission meeting was called to order by Commission Chairman Al Leicht. Other commission members in attendance included: Tim Mulry, Jim Hamilton, Michael Korn, Tracy Melzl, John Weyenberg, Dave Casper, Cathy Vander Zanden, and Karen Menting. Jeff Maynard was absent.

Also in attendance was Village Administrator Racquel Shampo-Giese, Troy Mleziva of Kwik Trip, Roland Coonen via telephone, Attorney Kevin Martin via telephone, Chad Shea, Brian Ambrosius, Keith Weyenberg, and Roger Van Handel.

The first item on the agenda was to review and consider approval of the February meeting minutes. J. Weyenberg made a motion to approve the minutes as presented. M. Korn seconded the motion, and it passed unanimously.

The next item on the agenda was to review and consider a recommendation to approve a certified survey map for 345 and 349 Prospect Street (mill farm and landfill properties). Attorney Martin explained the CSM request and reported that sale of the lots are currently under contract to two different buyers. The two parcels would be divided into four separate parcels. Two of the resulting parcels are landfill properties. The remaining two resulting parcels include 14 acres of vacant land and the current guest house and outbuildings being used for Appvion and Appleton Coated executives. Although there has not been any formal presentation, it is possible that a subsidiary of Appvion will continue to operate the guest house and outbuildings as they have been operated for many years, and the potential buyer for the vacant 14 acres may develop the area with a 10-lot residential single family subdivision. The matter was discussed. D. Casper made a motion to accept the CSM as presented and recommended approval. C. Vander Zanden seconded the motion, and it passed unanimously.

The next item on the agenda was a public hearing for a Special Exception to locate a convenience store (Kwik Trip) in the Locks Business Park. It was noted that the notice of public hearing was published as a class 2 notice in the 02/27 and 03/06 editions of the Times Villager and a notice was mailed to all property owners within 100' feet of the proposed location. The property owners included residents in the Town of Buchanan and the developer, Roland Coonen. Mr. Mleziva presented the proposed construction of a Kwik Trip store on the corner of DeBruin Road and CTH CE in the Locks Business Park. The proposed structure would be a 10,289 square feet store with an attached 2-bay carwash and separate fueling canopies. Mr. Mleziva further explained that the proposed method of operation would be consistent with that of their existing convenience stores in this area, which is 24 hours per day for all uses. The proposed architectural plan will consist of a brick façade with metal roof in Kwik Trip franchise colors. The types of products sold will include: gasoline, diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, ice, and propane. The proposed store is projected to have between 28-35 full and part-time employees, with 2-8 on staff at any given time. The estimated value of the store will be \$2,000,000, and the estimated annual payroll is \$600,000 - \$700,000. The Plan Commission members and public discussed and asked questions regarding carwash noise, lighting, canopy height, roadway construction, close proximity of this Kwik Trip with others in the area, and aesthetics of the Business Park Zoning. A. Leicht made a motion to close the public hearing. T. Melzl seconded the motion, and it passed unanimously. J. Weyenberg made a motion to recommend approval of the Special Exception for Kwik Trip to locate in the Locks Business

Park. C. Vander Zanden seconded the motion, and it passed with eight (8) ayes and one (1) nay from D. Casper.

The next item on the agenda was a public hearing for a variance from Kwik Trip to erect an identification sign in the Locks Business Park that exceeds the height and size restrictions and allows for animated advertisements. It was noted that the notice of public hearing was published as required and neighboring property owners within 100' of the proposed location were notified of the public hearing via mailed correspondence. Mr. Mleziva was invited to present his request. The request is for a pylon style sign with a height of 25' and an overall size of 117.15 square feet. The Business Park Zoning limits property owners to two signs with a maximum height of 10' and overall size of 40 square feet. Mr. Mleziva believes the height of the sign is needed as the speed on CTH CE is 55 mph, and potential customers need to see the sign well in advance in order to make a decision to turn toward the business safely. He also noted the deeper setback that is required from CTH CE versus the setback on Martineau Road and DeBruin Road. The Plan Commission members and public discussed and asked questions regarding the need for a 25' high sign, the pylon style sign versus monument sign, other versions of Kwik Trip signs installed in other communities, local users versus passing by users of this Kwik Trip location, and the possibility of a speed reduction on CTH CE. As there seemed to be a consensus that a 25' high pylon-style sign would not be accepted by the Plan Commission, Chair Leicht chose to table the discussion and asked Mr. Mleziva to attend another meeting on 04/03/19 and present other sign options. Mr. Mleziva agreed to bring back another sign option.

In other general business, the Administrator provided an update to the Centennial Celebration plans, and T. Mulry suggested an idea to create a Paper Mill Park near Midwest Paper Group.

C. Vander Zanden made a motion to adjourn the meeting. T. Melzl seconded the motion, and it passed unanimously.