



PLAN COMMISSION AGENDA

Tuesday, November 15, 2016 6:00 p.m.
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – November 1, 2016 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Special Exception (SE-18-16) requested by Unison Credit Union, 750 W. Evergreen Drive, for operation of an electronic message center sign. **Action:** Hear testimony/close hearing.
8. **Special Exception (SE-18-16)** – Request by Unison Credit Union, 750 W. Evergreen Drive, for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-18-16. (TOWN BOARD ACTION 12/6/2016)
9. **Site Plan Amendment (SPA1-20-16)** – Request by Unison Credit Union, 750 W. Evergreen Drive, for installation of a new pylon sign, including an electronic message center. **Action:** Approve/deny SPA1-20-16.
10. **Public Hearing #2** – Special Exception (SE-19-16) requested by Leslie F. Stumpf and Corey C. Stumpf, dba Stumpf's Value Center, 3225 W. College Avenue and 130 S. Bluemound Drive, for operation of an automobile sales and service business. **Action:** Hear testimony/close hearing.
11. **Special Exception (SE-19-16)** – Request by Leslie F. Stumpf and Corey C. Stumpf, dba Stumpf's Value Center, 3225 W. College Avenue and 130 S. Bluemound Drive, for operation of an automobile sales and service business. **Action:** Recommend approval/denial of SE-19-16. (TOWN BOARD ACTION 11/15/2016)
12. Adjournment.

A quorum of the Town Board, Park Commission, Police and Fire Commission, Board of Appeals, and Licensing Committee may be present at this meeting. No official action of these bodies will be taken. **Accommodation Notice**-Any person requiring special accommodation who wishes to attend this meeting should contact (**Administration at 832-1573**) at least 48 hours in advance.

GRAND CHUTE PLAN COMMISSION MINUTES

November 1, 2016

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Vivian Huth, Duane Boeckers, Julie Hidde, John Weber.

Members Absent: Pam Crosby

Also Present: James March, Town Administrator; Julie Wahlen, Finance Director/Treasurer; Mary Baxter, Executive Secretary/HR; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Bob Heimann, IT Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; other interested parties (audience attendance = 11) Supervisor Pleuss

1. **ROLL CALL**

Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

Motion (Huth/Sherman) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – OCTOBER 18, 2016 MEETING.

Motion (Hidde/Weber) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT** – No public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – AVAILABLE UPON REQUEST.

7. **PUBLIC HEARING #1** – REZONING (Z-08-16) REQUESTED BY HUNG-LIANG CHOU, ACTING ON BEHALF OF G&R HOLDING, LLC, 600 N. MAYFLOWER DRIVE TO REZONE THE PROPERTY FROM CL LOCAL COMMERCIAL DISTRICT TO R-4 MULTIFAMILY RESIDENCE DISTRICT.

Chairman Schowalter opened Public Hearing #1 at 6:04 p.m.

There was no public input.

Motion (Hidde/Huth) to close public hearing for Z-08-16 at 6:04 p.m. Motion carried, all voting aye.

8. **REZONING (Z-08-16)** – REQUEST BY HUNG-LIANG CHOU, ACTING ON BEHALF OF G&R HOLDING, LLC, 600 N. MAYFLOWER DRIVE TO REZONE THE PROPERTY FROM CL LOCAL COMMERCIAL DISTRICT TO R-4 MULTIFAMILY RESIDENCE DISTRICT.

Director Buckingham stated this site is surrounded by a mixed-use neighborhood and its development for multifamily residences is a good outcome.

Motion (Sherman/Hidde) to amend the Comprehensive Plan to reflect Urban-Commercial Use for the property at 600 W. Mayflower Drive. Motion carried, all voting aye.

Motion (Stadel/Huth) to rezone the property at 600 W. Mayflower Drive from CL Local Commercial District to R-4 Multifamily Residence District (Ordinance O-14-2016). Motion carried, all voting aye.

9. **CONDO PLAT (CP-05-16)** – REQUEST BY APPLE VALLEY HOMES, LLC, 5400 PENNSYLVANIA AVENUE, FOR APPROVAL OF ADDENDUM NO. 2 TO THE GEORGETOWN SQUARE CONDOMINIUM, EXPANDING THE CONDOMINIUM BY ADDING 22 UNITS TO THE DECLARED AREA.

Director Buckingham noted that there are 10 existing units in the condominium. This addendum adds 22 units, and a future addendum will declare the final 11 units of the condominium. The new units will be 2 bedroom/2 bath with attached garages and basements.

Motion (Hidde/Huth) to recommend approval of Addendum No. 2 to the Georgetown Square Condominium (CP-05-16). Motion carried, all voting aye.

10. **SITE PLAN (SP-23-16)** – REQUEST BY APPLE VALLEY HOMES, LLC, 5400 PENNSYLVANIA AVENUE, FOR CONSTRUCTION OF 22 CONDOMINIUM UNITS AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Sherman/Hidde) to approve the Site Plan (SP-23-16) requested by Apple Valley Homes, LLC, 5400 W. Pennsylvania Avenue, for the Georgetown Square Addendum No. 2, subject to: 1) Town Board approval of Condo Plat CP-05-16; and, 2) Staff approval of a Landscape Plan. Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA1-46-98)** – REQUEST BY ABC SUPPLY CO., INC., 5501 W. CLAIREMONT DRIVE, FOR CONSTRUCTION OF AN OUTDOOR MATERIAL STORAGE YARD AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Sherman/Huth) to approve the Site Plan Amendment (SPA1-46-98) requested by ABC Supply Co., Inc., 5501 W. Clairemont Drive, for the construction of an outdoor materials storage yard and associated site improvements. Motion carried, all voting aye.

12. **SITE PLAN AMENDMENT (SPA1-09-06)** – REQUEST BY LAXMIJKRUPA, LLC, DBA BAYMONT INN & SUITES AND RED ROOF INN, 3920-3924 W. COLLEGE AVENUE, FOR INSTALLATION OF A MULTI-TENANT PYLON SIGN.

Motion (Huth/Hidde) to approve the Site Plan Amendment (SPA1-09-06) requested by Laxmijkrukpa, LLC, dba Baymont Inn & Suites and Red Roof Inn, 3920-3924 W. College Avenue, for the installation of a multi-tenant pylon sign. Motion carried, all voting aye.

13. **CERTIFIED SURVEY MAP (CSM-15-16)** – REQUEST BY NATIONAL ASSOCIATION OF TAX PROFESSIONALS, INC., 3517 N. MCCARTHY ROAD, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION.

Motion (Stadel/Huth) to recommend approval of the Certified Survey Map (CSM-15-16) for National Association of Tax Professionals, Inc., 3517 N. McCarthy Road. Motion carried, all voting aye.

14. **GRAND CHUTE 2017-2021 CAPITAL IMPROVEMENT PLAN.**

Motion (Hidde/Huth) to recommend approval of the 2017-2021 CIP. Motion carried, all voting aye.

15. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn at 6:20 p.m. Motion carried, all voting aye.

Respectfully Submitted,
Tracy Olejniczak/BB
Community Development Secretary

7/8.

**Town of Grand Chute
Special Exception Request
Unison Credit Union**

To: Plan Commission
From: Michael Patza, Town Planner
Date: November 10, 2016
Address: 750 W. Evergreen Drive

App. #: SE-18-16

REQUEST

- 1. Proposed Use:** Financial institution/credit union
- 2. Project Description:** Operation of an electronic message center
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant seeks approval to operate an electronic message center that will be a part of a new pylon sign for its credit union location. The new sign will be 15' 1" in height with a total size of 44 sq. ft., including a 22 sq. ft. electronic message center. The electronic message center will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center.

FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-18-16) requested by Unison Credit Union, 750 W. Evergreen Drive, to allow operation of an electronic message center.

CLIENT: UNISON CREDIT UNION
LOCATION: W. EVERGREEN DRIVE, APPLETON
DRAWN BY: NICOLE P
SALESPERSON: KELLI L
DATE: 09/16/2016
DESIGN #: D10638
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	--	00/00/0000	DESCRIPTION

PYLON SIGN

QUANTITY: 1 D/F PYLON SIGN
LIGHTING: WHITE LED ILLUMINATED
TOP CABINET: FABRICATED ALUM
RETAINER: 2"
FACES: WHITE LEXAN
GRAPHICS: DIGITAL PRINT
VINYL: TRANS
REVEALS: 6", 2", & 3"

MESS CENTER: 19MM WATCHFIRE (AMBER)

ATM CAB: FABRICATED ALUM
RETAINER: 1"
FACES: WHITE LEXAN
GRAPHICS: CUT VINYL, 1ST SURFACE
MOUNTING: INTEGRATED WITHIN STONE

PILLARS/CAPS: CSC TO COORDINATE

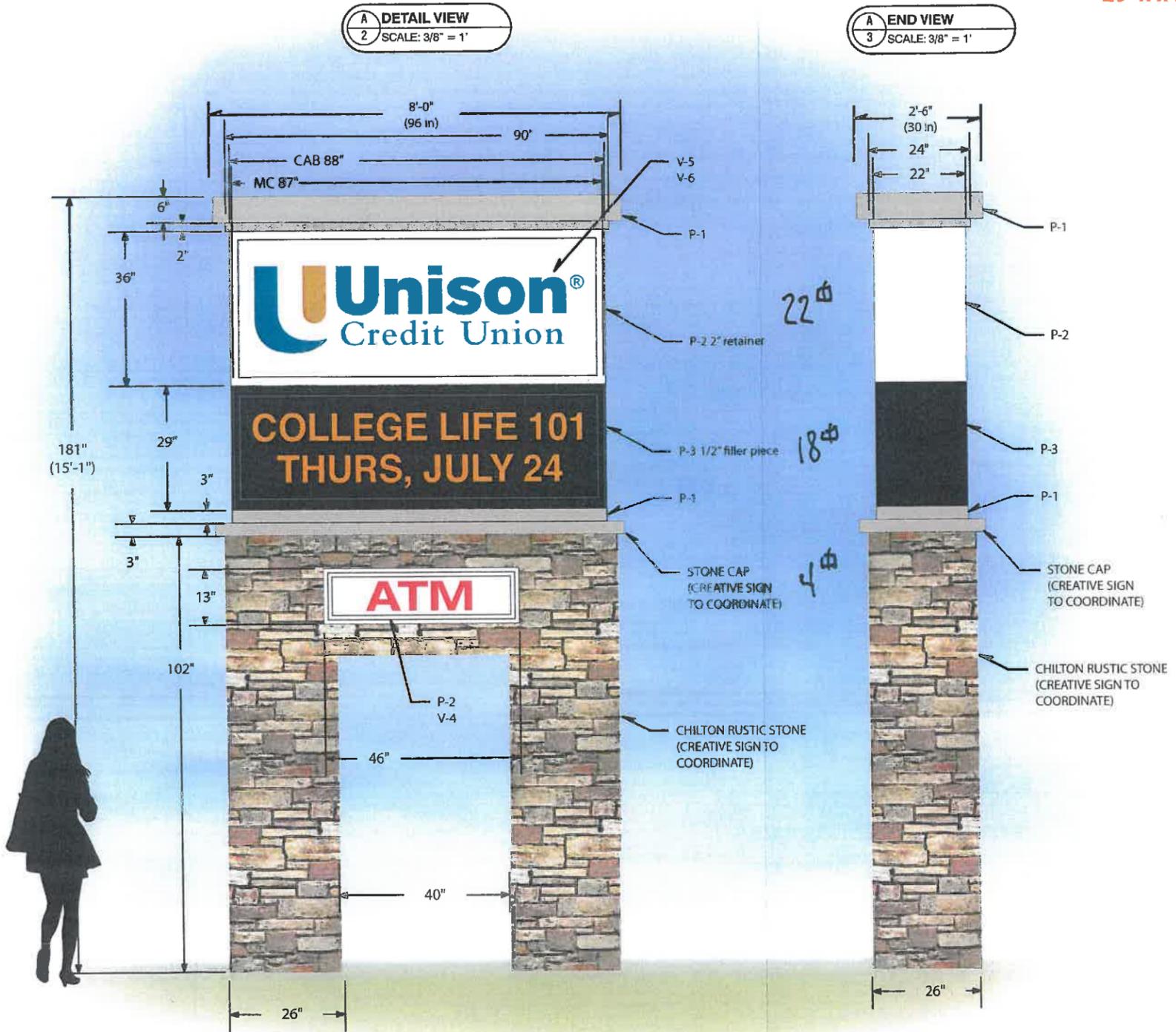
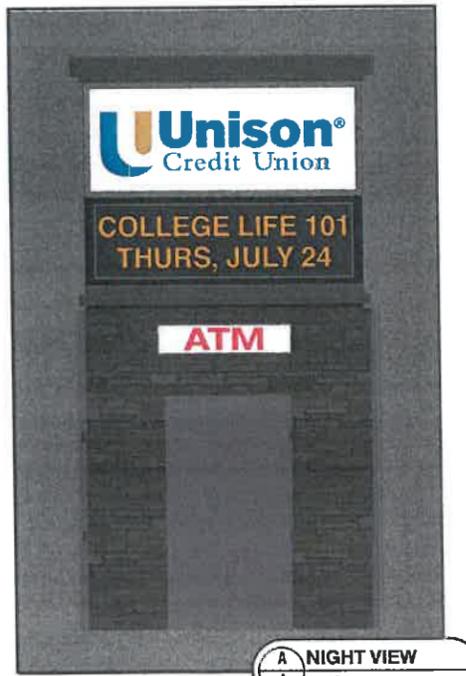
INSTRUCTION: PRODUCE & INSTALL PYLON SIGN.
 PILLARS/CAPS CSC TO COORDINATE.

COLORS:

- P-1 PMS TBD (TO MATCH EXISTING)
- P-2 WHITE
- P-3 BLACK
- V-4 TBD 230 RED TRANS VINYL (TO MATCH EXISTING)
- V-5 PMS 534C
- V-6 PMS 153C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

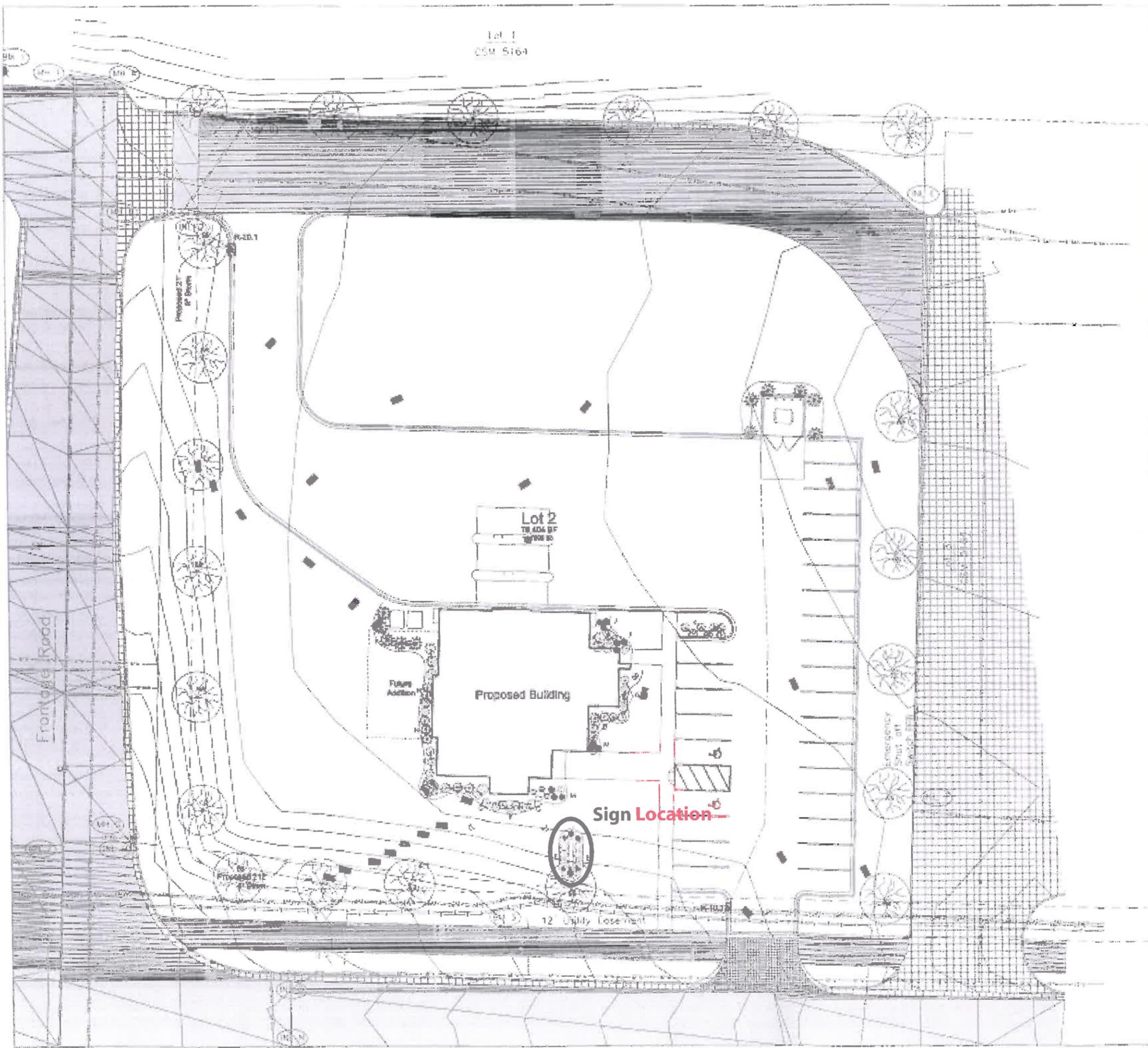
DATE



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.





Qty	Size	Scientific Name	Common Name	
A	2	1 gal	Neulages lobocoma Anemone	Angelica Nystroga
B	1	1 gal	Swamp Milkweed (Common)	Wolf Swallow Bush
C	5	1 gal	Barberry (Yellow)	Salisbury Currant
D	2	1 gal	Barberry (Red)	Common Fleury Kalmia
E	5	1 gal	Wiggle Wagon (Dark Red)	Dark Red Wagon
F	5	4	Thorn (Red)	Prunella Canadensis
G	1	1 gal	Shrub (Red)	Prunella Canadensis
H	1	1 gal	Asplenium (Red)	Goldcrest Swallow
I	1	1 gal	Spiraea (Red)	Goldcrest Swallow
J	12	1 gal	Salix (Red)	Red Willow
K	6	1 gal	Salix (Red)	Red Willow
L	6	1 gal	Spiraea (Red)	Goldcrest Swallow
M	6	1 gal	Spiraea (Red)	Goldcrest Swallow
N	1	1 gal	Salix (Red)	Red Willow
O	1	1 gal	Salix (Red)	Red Willow
P	1	1 gal	Salix (Red)	Red Willow
Q	1	1 gal	Salix (Red)	Red Willow
R	1	1 gal	Salix (Red)	Red Willow
S	1	1 gal	Salix (Red)	Red Willow
T	1	1 gal	Salix (Red)	Red Willow

SHADE TODAY
Landscape & Nursery Inc.

Expect the Extraordinary!
www.shadetoday.com 1041 W. Congress Ave. Appleton, WI 54913 Office (920) 687-3103 Fax (920) 687-2130

Project: Union Credit Union
Address:
County:
City/Town:
Project:

Scale: 1" = 10'

Date:
Revised By:
Drawn By:

**Town of Grand Chute
Site Plan Amendment Review
Unison Credit Union**

To: Plan Commission
From: Michael Patza, Town Planner
Date: November 10, 2016
Address: 750 W. Evergreen Drive

App. #: SPA1-20-16

REQUEST

- 1. Proposed Use(s):** Financial institution/credit union
- 2. Project Description:** Installation of a new pylon sign, including an electronic message center
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant seeks approval to install a new pylon sign, including an electronic message center, for its credit union location. The new sign will be 15' 1" in height with a total size of 44 sq. ft., including a 22 sq. ft. electronic message center. The sign will be located on the frontage of W. Evergreen Drive. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-20-16) requested by Unison Credit Union, 750 W. Evergreen Drive, for installation of a pylon sign, including an electronic message center, subject to Town Board approval of a Special Exception (SE-18-16) for the property.

505 Lawrence Dr. De Pere, WI 54115
920-336-8900 greenbaysigns.com

CLIENT: UNISON CREDIT UNION
LOCATION: W. EVERGREEN DRIVE, APPLETON
DRAWN BY: NICOLE P
SALESPERSON: KELLI L
DATE: 09/16/2016
DESIGN #: D10638
PAGE: 1

REVISION LOG:

INTL	DATE	DESCRIPTION
--	00/00/0000	DESCRIPTION

PYLON SIGN

QUANTITY: 1 D/F PYLON SIGN
LIGHTING: WHITE LED ILLUMINATED
TOP CABINET: FABRICATED ALUM
RETAINER: 2"
FACES: WHITE LEXAN
GRAPHICS: DIGITAL PRINT
VINYL: TRANS

REVEALS: 6", 2", & 3"

MESS CENTER: 19MM WATCHFIRE (AMBER)

ATM CAB: FABRICATED ALUM
RETAINER: 1"
FACES: WHITE LEXAN
GRAPHICS: CUT VINYL, 1ST SURFACE
MOUNTING: INTIGRATED WITHIN STONE

PILLARS/CAPS: CSC TO COORDINATE

INSTRUCTION: PRODUCE & INSTALL PYLON SIGN.
PILLARS/CAPS CSC TO COORDINATE.

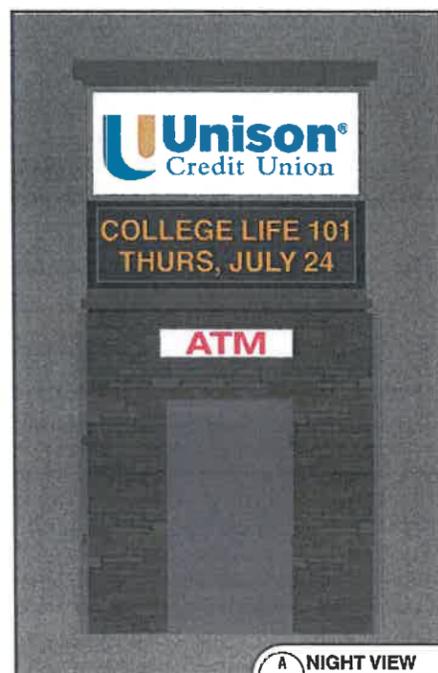
COLORS:

P-1 PMS TBD (TO MATCH EXISTING)	V-5 PMS 534C
P-2 WHITE	V-6 PMS 153C
P-3 BLACK	
V-4 TBD 230 RED TRANS VINYL (TO MATCH EXISTING)	

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

A DIFFERENT LOCATION
1 N.T.S.



A NIGHT VIEW
4 N.T.S.

PYLON: OPT 1

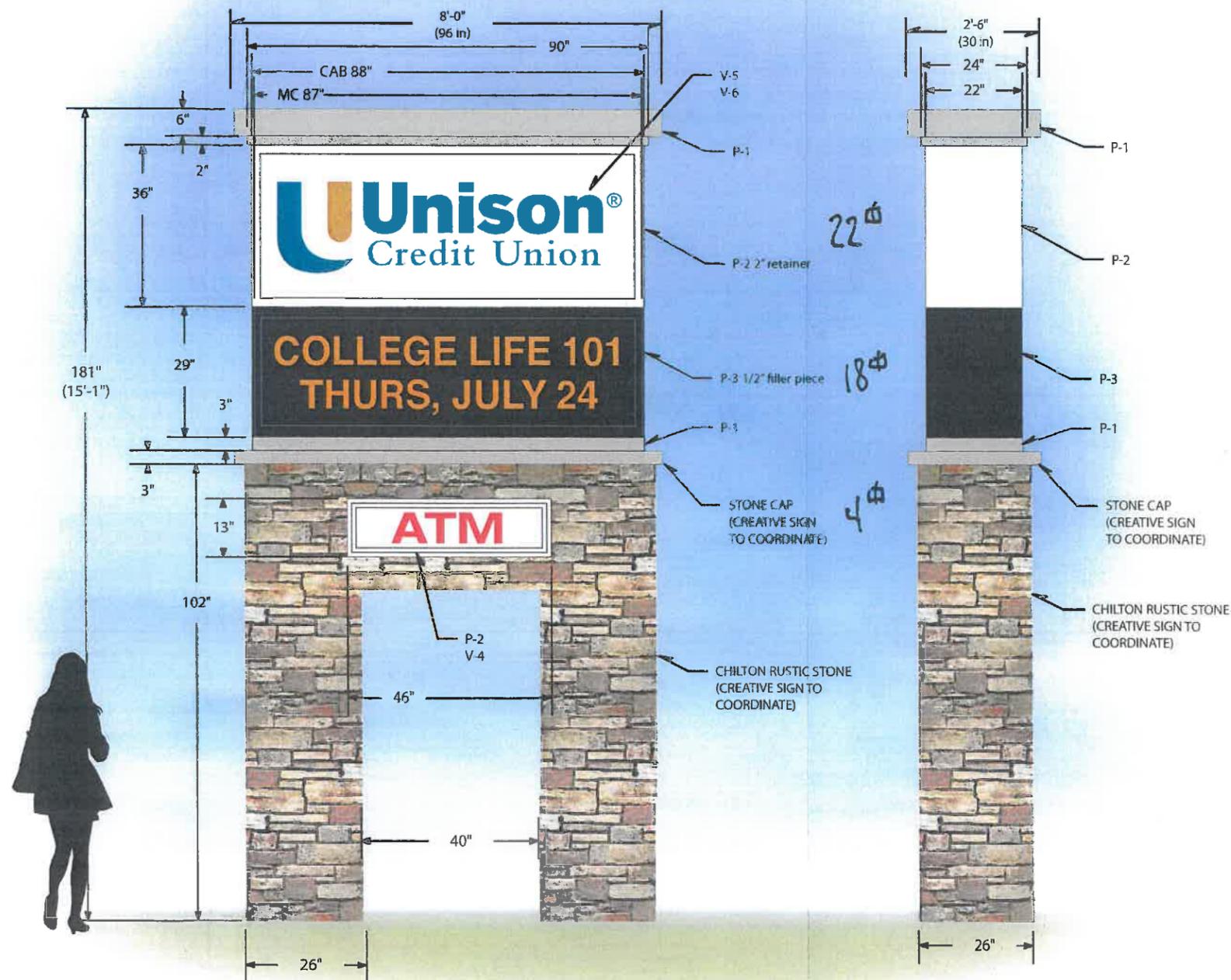
CAPS & REVEALS SHOULD MATCH THE COLOR OF THE TOPPERS OF THE EXISTING DIRECTIONALS

29"h x 7' 3"w MC

44# TOTAL

A DETAIL VIEW
2 SCALE: 3/8" = 1'

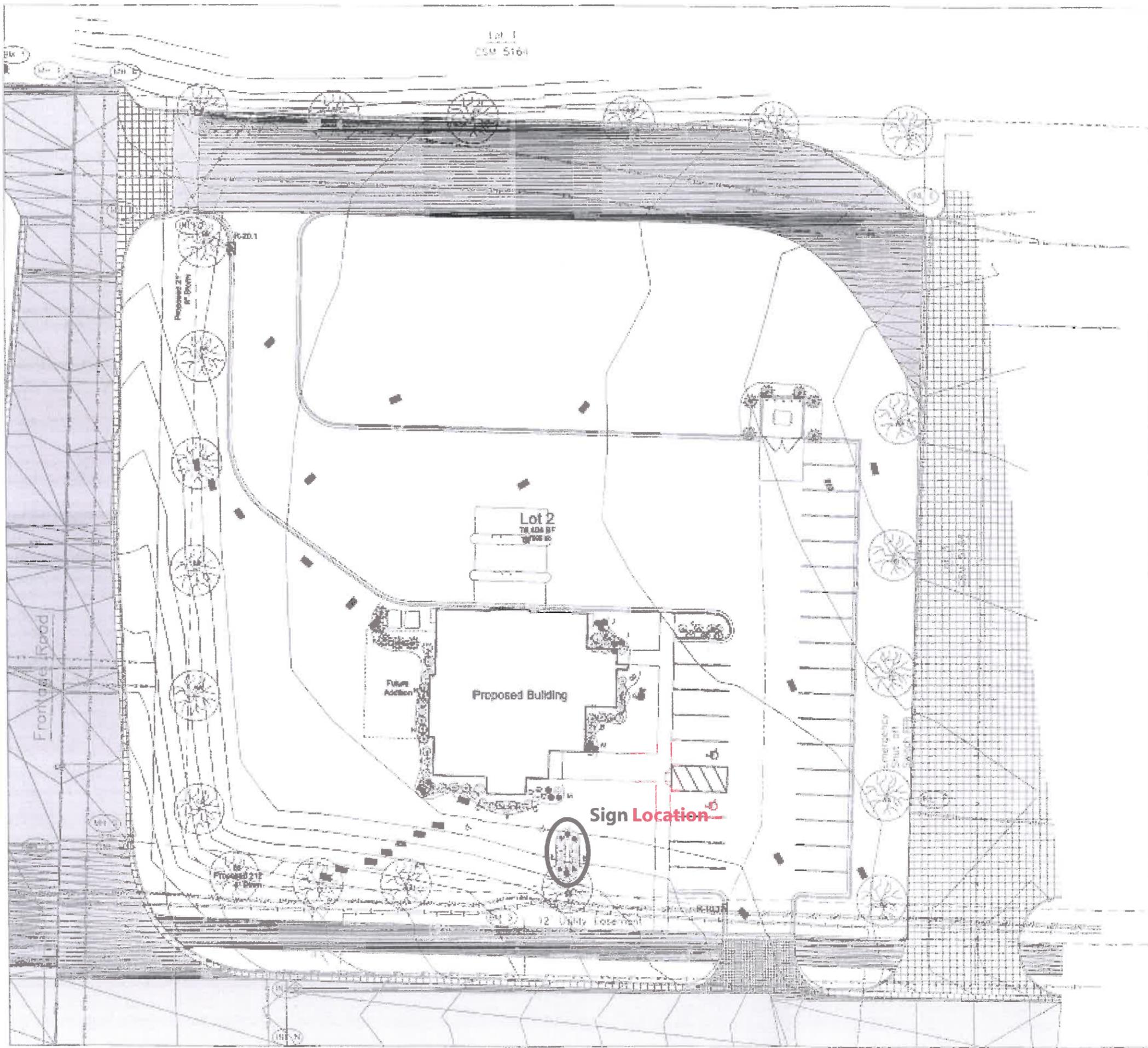
A END VIEW
3 SCALE: 3/8" = 1'



P-1 PMS MATCH & V-4 MATCH

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use. In conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.



Qty	Size	Species Name	Common Name
A	2'	Hydrangea coccinea 'Autumn'...	Autumn Hydrangea
B	1'	Salix (Prunella) 'Compacta'...	Soft Spining Bush
C	5'	Juniperus horizontalis 'Mowbray'...	Creeping Juniper
D	2'	Asplenium nidus 'Green Spade'...	Common Figwort
E	6'	Wrightia Florida 'Dark Heart'...	Dark Heart Wrightia
F	6'	Thalictrum aquilegifolium 'White'...	Common Meadow Poppy
G	2'	Hydrangea paniculata 'Limelight'...	Limelight Hydrangea
H	2'	Juniperus horizontalis 'Blue Star'...	Blue Star Juniper
I	2'	Spirea x (various) 'White Bells'...	White Bells Spirea
J	12'	Asplenium nidus 'Green Spade'...	Common Figwort
K	6'	Hydrangea paniculata 'Limelight'...	Limelight Hydrangea
L	6'	Spirea japonica 'White Bells'...	White Bells Spirea
M	6'	Spirea japonica 'White Bells'...	White Bells Spirea
N	6'	Hydrangea paniculata 'Limelight'...	Limelight Hydrangea
O	1'	Hydrangea paniculata 'Limelight'...	Limelight Hydrangea
P	1'	Wrightia Florida 'Dark Heart'...	Dark Heart Wrightia
Q	6'	Thalictrum aquilegifolium 'White'...	Common Meadow Poppy
R	12'	Spirea japonica 'White Bells'...	White Bells Spirea

Code	Size	Species Name	Common Name
AR	2 1/2"	Asplenium nidus 'Green Spade'...	Common Figwort
BR	2 1/2"	Juniperus horizontalis 'Mowbray'...	Creeping Juniper
CR	2 1/2"	Thalictrum aquilegifolium 'White'...	Common Meadow Poppy

SHADE TODAY
 LANDSCAPE ARCHITECTURE & CONSULTING

Project: Indian Creek Urban
 Address: [Redacted]
 County: [Redacted]
 City/Town: [Redacted]
 Project: [Redacted]

Innovators of Natural Landscape®
 1041 W. Evergreen Drive, Appleton, WI 54913 Office (920) 803-3100 Fax (920) 881-2130
 www.shadetoday.com

Exact the Extraordinary®

Scale: 1" = 10'

Date: [Redacted]

Project: [Redacted]

Drawn by: [Redacted]

10/11

**Town of Grand Chute
Special Exception Request
Leslie F. Stumpf and Corey C. Stumpf, dba Stumpf's Value Center**

To: Plan Commission

From: Michael Patza, Town Planner

Date: November 10, 2016

Address: 3225 W. College Avenue & 130 S. Bluemound Drive

App. #: SE-19-16

REQUEST

- 1. Proposed Use:** Sale and service of automobiles
- 2. Project Description:** Operation of an automobile sales and service business
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant seeks approval to use this property as part of their existing automobile sales business, which is currently operating at 3225 W. College Avenue. The property at 130 S. Bluemound Drive would be used to display additional vehicles and operate as a part of the existing business.

At this time no changes or site improvements are proposed for the building located at 3225 W. College Avenue or the property located at 130 S. Bluemound Drive. Future plans include a lot consolidation CSM to combine the three existing parcels into one. A Site Plan will also be submitted to redevelop the entire site to function as one automobile sales/service business. This process will include the demolition of the existing building, located at 3225 W. College Avenue, and the construction of a new building and associated site improvements.

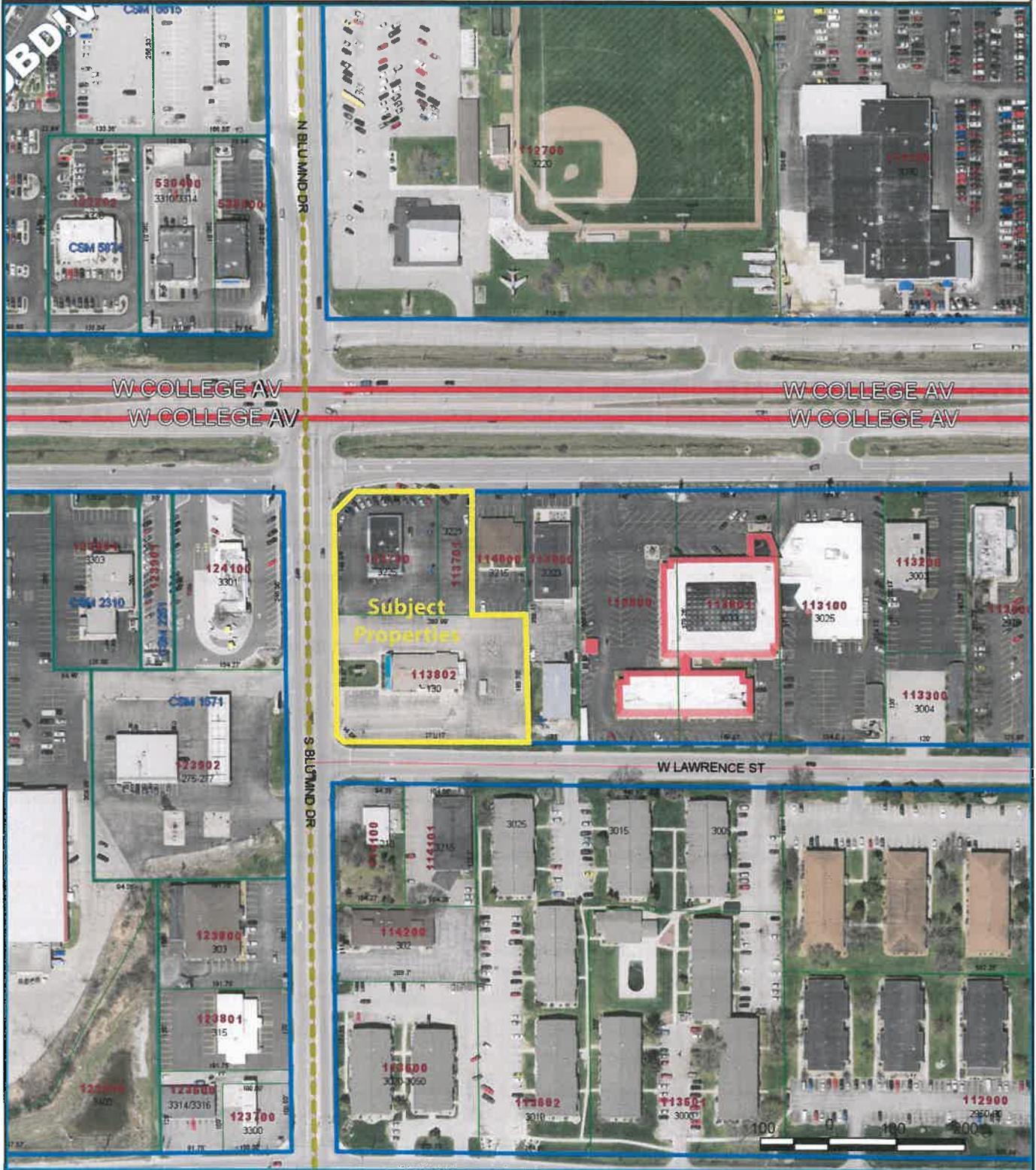
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-19-16) requested by Leslie F. Stumpf and Corey C. Stumpf, dba Stumpf's Value Center, 3225 W. College Avenue & 130 S. Bluemound Drive, to allow operation of an automobile sales and service business.

SE-19-16 -- 3225 W. College Avenue & 130 S. Bluemound Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-

I  my
Les STUMPF Ford

"Home Of The 7 Year 100,000 Mile Warranty"
Sales, Parts, Service, Body Repair, Rentals

10-21-16

Subject property is the former Ponderosa property located at 130 S. Bluemound Rd. I am looking to change the "use" of this property to "Automotive Sales and Service". My plan is to record a new CSM (see attachment) to combine the front two parcels with this parcel to make one lot. The front two parcels owned by my father Leslie F Stumpf are currently operating as a "Sales and Service" use, and the "Ponderosa" property is owned by myself. We would like to use this "Ponderosa" property sooner for "automotive" display use. When construction project and CSM is complete we will be operating 1 business on one parcel.



Corey C Stumpf
President