

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – March 1, 2016 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Special Exception (SE-07-16) requested by Blanco Development LLC, dba Natural Healthy Concepts, 310 N. Westhill Boulevard, for operation of an electronic message center sign. **Action:** Hear testimony/close public hearing.
8. **Special Exception (SE-07-16)** – Request by Blanco Development LLC, dba Natural Healthy Concepts, 310 N. Westhill Boulevard, for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-04-16. (TOWN BOARD ACTION 4/7/2016)
9. **Site Plan Amendment (SPA1-00-97)** – Request by Blanco Development LLC, dba Natural Healthy Concepts, 310 N. Westhill Boulevard, to modify an existing pylon sign, including a new electronic message center. **Action:** Approve/deny SPA1-00-97.
10. **Site Plan (SP-04-16)** – Request by Sanctuary Building and Design Corp, dba Fireline Shooting and Training Center, 4811 W. Michaels Drive, for construction of an indoor shooting range/retail training facility and associated site improvements. **Action:** Approve/deny SP-04-16.
11. **Rezoning (Z-03-16)** (*Deferred at March 1, 2016 Plan Commission meeting*) – Request by the WISCO Hotel Group, on behalf of Dennis W. Dietzen and Kelsey Dietzen, etal, to rezone property at 215 S. Maple Hill Drive from C-2 Office Commercial District to CP Planned Commercial District. **Action:** Recommend approval/denial of Z-03-16. (TOWN BOARD ACTION 4/7/2016)
12. **Public Hearing #2** (*Continued from March 1, 2016 Plan Commission meeting*) – Special Exception (SE-05-16) requested by The WISCO Hotel Group, 215 S. Maple Hill Drive, to allow hotel use of a property zoned CP Planned Commercial District. **Action:** Hear testimony/close public hearing.
13. **Special Exception (SE-05-16)** – Request by The WISCO Hotel Group, 215 S. Maple Hill Drive, to allow hotel use of a property zoned CP Planned Commercial District. **Action:** Recommend approval/denial of SE-05-16. (TOWN BOARD ACTION 4/7/2016)
14. Adjournment.

## GRAND CHUTE PLAN COMMISSION MINUTES

March 1, 2016

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Vivian Huth, Pam Crosby.

Members Absent: Commissioners Julie Hidde, Robert Stadel, Duane Boeckers, John Weber.

Also Present: James March, Town Administrator; Mary Baxter, Executive Secretary, Thomas Marquardt, Public Works Director; Bob Heimann, IT Director; Julie Wahlen, Finance Director/Town Treasurer; Timothy Bantes, Fire Chief; Michael Patza, Town Planner; Robert Buckingham, Community Development Director; other interested parties (audience attendance = approx. 40), Supervisors Nooyen and 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** – FEBRUARY 18, 2016 MEETING.

**Motion (Sherman/Crosby) to approve the minutes.** Motion carried, all voting aye.

5. **PUBLIC INPUT** - NONE

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – NO REPORT

7. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-04-16) REQUESTED BY EAST WISCONSIN SAVINGS BANK S.A., DBA EAST WISCONSIN SAVINGS BANK, 1501 N. CASALOMA DRIVE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Chairman Schowalter opened Public Hearing #1 at 6:02 p.m.

There was no public input.

**Motion (Crosby/Huth) to close Public Hearing #1 at 6:02 p.m.** Motion carried, all voting aye.

8. **SPECIAL EXCEPTION (SE-04-16)** – REQUEST BY EAST WISCONSIN SAVINGS BANK S.A., DBA EAST WISCONSIN SAVINGS BANK, 1501 N. CASALOMA DRIVE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

**Motion (Sherman/Crosby) to recommend approval of the Special Exception Permit (SE-04-16) requested by East Wisconsin Savings Bank, S.A., dba East Wisconsin Savings Bank, 1501 N. Casaloma Drive, to allow operation of an electronic message center sign, subject to Plan Commission approval of Site Plan Amendment SPA3-00-84.** Motion carried, all voting aye.

9. **SITE PLAN AMENDMENT (SPA3-00-84)** – REQUEST BY EAST WISCONSIN SAVINGS BANK S.A., DBA EAST WISCONSIN SAVINGS BANK, 1501 N. CASALOMA DRIVE, TO INSTALL A NEW PYLON SIGN, INCLUDING AN ELECTRONIC MESSAGE CENTER.

**Motion (Sherman/Crosby) to approve the Site Plan Amendment (SPA3-00-84) requested by East Wisconsin Savings Bank S.A., dba East Wisconsin Savings Bank, 1501 N. Casaloma Drive, for a new pylon sign, including an electronic message center.** Motion carried, all voting aye.

10. **PUBLIC HEARING #2** – REZONING (Z-03-16) REQUESTED BY THE WISCO HOTEL GROUP, ON BEHALF OF DENNIS W. DIETZEN AND KELSEY DIETZEN, ETAL, TO REZONE PROPERTY AT 215 S. MAPLE HILL DRIVE FROM C-2 OFFICE COMMERCIAL DISTRICT TO CP PLANNED COMMERCIAL DISTRICT.

Chairman Schowalter asked Director Buckingham to summarize the request.

Director Buckingham explained that the Commission will be conducting 2 hearings related to this property. The first is to consider rezoning. The second is to consider a special exception permit for hotel use at the property. He explained the purpose for a special exception permit is to provide a more thorough review of certain uses before being approved. The property has been zoned office commercial for 15-20 years. The current property owner has stated that since 2002 they have tried to market the property for office/medical use to no avail, due to an oversupply of existing office space in the Fox Cities. The current owner had even considered the option of reverting to multi-family zoning. The proposed rezoning to Planned Commercial District would regulate land use in a more effective manner than under the current zoning. It provides more opportunity for the Town, the developer and neighboring property owners to work together in addressing issues and concerns. Some of the standards of the proposed district are more restrictive than what the current zoning provides. Setbacks from property lines have to be greater, building density cannot be as great, and all uses but office would require a special exception permit. While there is not a maximum building height regulation, setbacks have to expand as building height increases. Architectural standards are the same in both districts. Landscaping requirements of the proposed district are equal to or greater than under the current zoning. Specific to the proposed hotel use of the property, the amount of landscaping and greenspace provided will be significantly greater than the standards for either zoning district. Director Buckingham then provided information on the requested special exception permit. The proposed site plan provides for two 4-story hotels. The difference in height of each building relates to the distance measured from ground level to the highest point of the structure. Both buildings would have flat roofs with parapet walls extending above the roofline. The terms of approval on the permit would provide larger setbacks, lower density, and opportunity to optimize the landscaping buffer from adjoining properties. If the special exception permit for hotel use of the property is approved, a detailed site plan approval would be required before any construction could begin. Director Buckingham noted the proposed building and parking setbacks shown on the conceptual site plan, and stated that all business traffic would be restricted to using Lawrence Street to College Avenue. A secondary, gated access on S. Maple Hill Drive would be restricted for emergency response vehicles.

Chairman Schowalter opened Public Hearing #2 at 6:12 p.m.

Todd Winkler, President of the WISCO Hotel Group, stated that his company has been in the hotel business for 42 years. They have never sold a property and own 12 hotels in Wisconsin. They own and operate the Comfort Suites Appleton, which was opened in 1990. Chuck Gifford is the General Manager and has been with the company 22 years. Mr. Winkler stated that he wants neighbors to know that his company is conscious of their concerns, will provide appropriate screening, and will work to minimize disruption to nearby residents. The company would plan to start construction of the Holiday Inn in 2017, followed by construction of the Holiday Inn Express. The new Holiday Inn Express in Fond du Lac is the exact structure planned for the Grand Chute site. He encouraged the public to visit the company website for more information.

James Treiber, 134 S. Maple Hill Drive, stated his opinion that the houses being affected by this project extend from Casaloma Drive to Mayflower Drive, north from Spencer Street. He stated that when most of the homes were built, College Avenue was not yet extended this far west. He said the property in question was rezoned from single-family to commercial office in 2001, and he provided the Commission with copies of the September 4, 2001 Town Board minutes.

Bob Ritchie, 5300 Long Court, expressed his doubts whether this project provide will provide greenspace and whether the owner will work with the neighbors. He said he has significant concern over the impact a 4-story building will have on his property value. He also mentioned that the parking on the periphery means people coming and going all hours of the night with car lights, and also building lighting casting in his direction. He stated that this use would impede on their privacy and he is not in favor of the rezoning.

Michelle Wroblewski, 5222 Long Court, stated that she opposes the rezoning and that in her opinion, the current C-2 zoning is more appropriate. She quoted portions of Town Municipal Code regarding C-2 regulations and the intent of providing a buffer or visual barrier between residential and commercial/industrial, particularly by regulating maximum building height at 2 stories or 36 feet. She noted that the property in question has many tall, mature trees that would shield a 2-story building. She quoted portions of Town Municipal Code regarding CP regulations and the purpose of providing for large-scale commercial projects with no maximum height standards. She said that she did not understand how the plans for the hotel buildings show 2 different heights for buildings that are each to be 4 stories. She noted that the property in question is surrounded by homes on 3 sides and the public interest of residents has to be considered, not just the financial benefit from this hotel project. Ms Wroblewski stated her opinion that a hotel, which would bring transient clientele 24 hours per day, would mean a loss of privacy to her and her neighbors. She stated her opinion that there is plenty of land available north of College Avenue that is more suitable for large hotels, and that the only difference is that these areas have higher values and asking prices. She provided background on the history of buying their wooded lot in 1995, and subsequent rezoning requests by the owner of the property in question. In 1998, the property owner requested to rezone for residential multi-family with a purposed multi-story apartment complex. Residents attended Town meetings to give their input. In 2001, the property was rezoned to C-2, which seemed like a reasonable request in that offices would only be open weekdays and could only be 2 story buildings. She stated her opinion that the current property owner purchased the site knowing it was zoned C-2, and whatever return on investment they were attempting to accomplish may or may not be met. Ms. Wroblewski went on to say that for most of the residents in the area, they enjoy the wooded feel of the neighborhood, and any benefit from replacing a mature stand of trees with new landscaping would not be realized in their lifetimes. She stated her opinion that this project would have a negative effect on her property value and she knows of no one who would like to live in the shadow of a major hotel complex. She is not in favor of the rezoning.

Tom Spalding, 5301 Long Court, stated that he just learned about this project yesterday. He has lived at this property since 2004. He recalled that when he constructed a garage addition, there was a height limitation he had to follow. He stated that he does not mind seeing the Town water tower to the east. He commented on the natural pitch of the neighborhood and how surface water discharges, and he stated his opinion that the hotel project would cause water to run into the residential properties, especially if fill is needed. He stated his opinion that Grand Chute does not need another hotel, and certainly not one located in his neighborhood. He is not in favor of the rezoning.

Marlene Cops, 5321 Long Court, presented a petition signed by residents opposed to the rezoning and a letter from one resident in opposition who was unable to attend the meeting.

Peter McVey, 200 S. Maple Hill Drive, stated that residents should not suffer just because the owner of the property in question made a bad investment. He stated his opinion that any promises made by the developer will not come to pass. He expressed concern about light pollution from the buildings, parking lot and vehicles. He questioned how many existing trees could be saved. He is opposed to the rezoning.

James Treiber spoke again and stated that C-2 zoning was intended to be a buffer between residential and commercial. The site plan presented for the 2001 rezoning request indicated 3 low density offices. He stated his opinion that if the Town was serious about protecting the residents, this project would need to provide more than a 10' setback of the whole project, building and parking lot. He noted the buffer that

was provided for residents near the Werner Electric project. He stated his opinion that this plan lacks detail and he is concerned about runoff from the property after the site is developed.

Brad Steffen, 310 S. Maple Hill Drive, stated that he purchased his property prior to the last time the property was rezoned in 2001. He was opposed to the rezoning then and is opposed to the current rezoning request. He recounted comments made by Town officials at that time. He expressed concern about the number of trucks and semis that the current Holiday Inn has in its parking lot. He said he loves living where he does but is disappointed that another commercial rezoning attempt is underway.

David Wright, 304 S. Maple Hill Drive, stated his opinion that the emergency access from his street means ambulances, fire trucks and police vehicles would be in and out at all hours of the day and night.

Dave Mischler, 5130 W. Spencer Street, stated that his home was built 1.5 years ago. They had to blast to build and because of high water table they have had to pump ever since. He is opposed to the rezoning, does not want a hotel next to him, and said he will sell his house if it happens.

Al Crawford, 5116 W. Spencer Street, stated that his sump pump has run nonstop since the Mischler's blasted for their house. He stated his opinion that hotels attract drugs and crime and he is opposed to the rezoning.

Jason Steinbach, 5228 Long Court, also expressed water concerns. His lawn is already saturated in the springtime. He stated that he plans to sell his house in the next couple of years. He expressed his opinion that he would lose thousands of dollars on the sale with a hotel in his back yard. He is not in favor of the rezoning.

William Wroblewski, 5222 Long Court, quoted from the 2<sup>nd</sup> Addition of the Wisconsin Plan Commission Handbook – 2012, regarding factors to consider in the review process for zoning changes. He stated that from his travel experience over 25 years as a professional pilot, he does not recall seeing homes on 1 side of a hotel, let alone 3 sides as is proposed with the property in question. He recounted his own experiences of crimes committed at hotels he was staying at. He stated his opinion that approving a transient use opens up his neighborhood to these possibilities and he finds that unacceptable. He stated his opinion that if the owner of the property in question has difficulty selling it, perhaps the price has to be adjusted to match market. He is not in favor of the rezoning.

Denise Knott, 5621 W. Long Court, stated that she just bought this home and has yet to move in. She stated her opinion that the commercial zoning is more about the owner of the property in question making money than it is about the neighborhood.

Terry Bomier, Bomier Properties spoke on behalf of the owners of the property in question. He recalled that when the property was zoned C-2, a consensus was reached that commercial office use would be better than multi-family use. He reviewed some of the benefits for rezoning and approving the hotel use and noted that the approvals being sought are at the very beginning stage of what the developer needs to do in order to determine if this site will work for their project. He stated his opinion that there are ways to work with the neighbors to make this acceptable all parties. He stated that this is not a profit-driven site.

Brad Steffen spoke again and provided his estimate of the difference in people at the site if it is office use versus hotel use.

Michelle Wroblewski spoke again in response to Mr. Bomier's testimony. She stated her opinion that based on property information she found online, the sale of the property in question would be at a profit.

Tom Spalding spoke again and expressed his anger over the proposal. He stated his opinion that a hotel can bring a lot of bad things and he asked the Town to protect the neighborhood.

Sarah Much, 5040 W. Spencer Street, stated that she is opposed to the rezoning. She said they have 2 sump pumps that run constantly.

Sarah Bryner, 5204 W. Spencer Street, stated that she is opposed to the rezoning. She said they love their wooded lot and the wildlife in the area. She stated her opinion that if the hotels are built, it would not be that way anymore.

**Motion (Sherman/Huth) to close Public Hearing #2 at 6:59 p.m.** Motion carried, all voting aye.

11. **REZONING (Z-03-16)** - REQUEST BY THE WISCO HOTEL GROUP, ON BEHALF OF DENNIS W. DIETZEN AND KELSEY DIETZEN, ETAL, TO REZONE PROPERTY AT 215 S. MAPLE HILL DRIVE FROM C-2 OFFICE COMMERCIAL DISTRICT TO CP PLANNED COMMERCIAL DISTRICT.

Director Buckingham suggested that given the extent of testimony provided, it would be advisable for the Commission to defer this item to its next meeting.

**Motion (Schowalter/Sherman) to defer action on Z-03-16 to the March 15, 2016 Plan Commission meeting.** Motion carried, all voting aye.

12. **PUBLIC HEARING #3** – SPECIAL EXCEPTION (SE-05-16) REQUESTED BY THE WISCO HOTEL GROUP, 215 S. MAPLE HILL DRIVE, TO ALLOW HOTEL USE OF A PROPERTY ZONED CP PLANNED COMMERCIAL DISTRICT.

Chairman Schowalter opened Public Hearing #3 at 7:01 p.m. He informed those in attendance that testimony already provided during Public Hearing #2 will be taken into consideration; therefore, there is no need for anyone to restate their positions a second time. He asked if there was anyone wishing to provide new comments or questions.

Director Buckingham suggested that the hearing be left open for continuance at the March 15 Plan Commission meeting.

**Motion (Sherman/Crosby) to hold open and continue the Public Hearing for SE-05-16 at the March 15, 2016 Plan Commission meeting.** Motion carried, all voting aye.

13. **SPECIAL EXCEPTION (SE-05-16)** – REQUEST BY THE WISCO HOTEL GROUP, 215 S. MAPLE HILL DRIVE, TO ALLOW HOTEL USE OF A PROPERTY ZONED CP PLANNED COMMERCIAL DISTRICT.

**Motion (Sherman/Huth) to defer action on SE-05-16 to the March 15, 2016 Plan Commission meeting.** Motion carried, all voting aye.

14. **PUBLIC HEARING #4** – SPECIAL EXCEPTION (SE-06-16) REQUESTED BY M. BLANK PROPERTIES, LLC, 1120 S. BLUEMOUND DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVLEOPMENT FOR SINGLE-FAMILY CONDOMINIUM HOMES.

Chairman Schowalter opened Public Hearing #4 at 7:04 p.m.

Gloria Sevilla, 35 Meadowbrook Court, stated that this is the first time she has seen a plan for the property. She has concerns for traffic and the deer and other wildlife at this property. She also said she was concerned for her property value if this will be low-income housing.

Dave Pamperin, 1144 S. Bluemound Drive, stated that this is the first he's heard of development plans for the property in question. He stated that the property has environmentally sensitive areas that will limit where homes can be built. He questioned if development would impact his property value and is concerned about added traffic from the new homes.

Ron Green, 39 Meadowbrook Court, said that they enjoy the view of this wooded property from the back of their home. He noted the abundance of wildlife in the area. He stated his opinion that the proposed development will have a negative effect on the value of homes along Meadowbrook Court. He stated his opinion that for the sake of neighbors and wildlife, there may be a location more appropriate for this development.

**Motion (Crosby/Huth) to close Public Hearing #4 at 7:11 p.m.** Motion carried, all voting aye.

15. **SPECIAL EXCEPTION (SE-06-16)** – REQUEST BY M. BLANK PROPERTIES, LLC, 1120 S. BLUEMOUND DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT FOR SINGLE-FAMILY CONDOMINIUM HOMES.

Director Buckingham stated that this property has remained vacant for many years and that in his opinion, there may not be a more compatible development plan than the one being presented. It is planned for 12 single story detached condominiums on a 10 acre site. All of the environmentally sensitive areas will be preserved. He noted that the property is zoned for multi-family housing and could be developed at a much greater density than 12 homes. He noted that 6 homes will be at the west end of the site, with access to Bluemound Drive, and 6 homes will be at the east end of the site, with access to Lilas Drive and Everett Street. Future approvals are required from the Town, County and WDNR before construction can begin.

Commissioner Sherman agreed with Director Buckingham's assessment that the proposed development is the least intrusive residential project for the neighborhood.

**Motion (Sherman/Huth) to recommend approval of the Special Exception Permit (SE-06-16) requested by M. Blank Properties, LLC, 1120 S. Bluemound Drive, for a Planned Unit Development designation of the Forestbrook Condominiums, subject to the following conditions: (1) Approval of a Condominium Plat and Declaration of Condominium; (2) Approval of a Site Plan for the development; (3) County approval of a Conditional Use Permit; and, (4) Execution of a PUD Agreement for the development.** Motion carried, all voting aye.

16. **SITE PLAN (SP-03-16)** – REQUESTED BY THE CITY OF APPLETON, 1850 W. NORTHLAND AVENUE, FOR CONSTRUCTION OF A STORMWATER DETENTION POND, LOW FLOW OUTLET LIFT STATION AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Huth/Crosby) to approve the Site Plan (SP-03-16) requested by the City of Appleton, 1850 W. Northland Avenue, for the construction of a stormwater detention pond, low-flow outlet lift station, and associated site improvements, subject to Town Board approval of Conditional Use Permit CUP-01-16.** Motion carried, all voting aye.

17. **CERTIFIED SURVEY MAP (CSM-05-16)** – REQUEST BY THE D&D ENTERPRISES FAMILY LIMITED PARTNERSHIP, 2585 & 2601 N. MCCARTHY ROAD FOR A LOT CONSOLIDATION CSM WITH ROADWAY DEDICATION.

**Motion (Crosby/Huth) to recommend approval of the Certified Survey Map (CSM-05-16) requested by The D & D Enterprises Family Limited Partnership, 2595 & 2601 N. McCarthy Road.** Motion carried, all voting aye.

18. **AFFIDAVIT OF CORRECTION – GRAND CHUTE WEST BUSINESS PARK** – CORRECTION TO THE PLAT OF GRAND CHUTE WEST BUSINESS PARK, REDUCING THE LENGTH OF AN ACCESS RESTRICTION ALONG N. MAYFLOWER DRIVE.

Director Buckingham noted that the Mayflower Drive access restriction recorded with the plat exceeds the actual length of access restriction purchased and reserved by the WisDOT. The affidavit of correction will adjust the access restriction on the plat to equal what the WisDOT has reserved.

**Motion (Sherman/Crosby) to recommend approval of the Affidavit of Correction to the Plat of Grand Chute West Business Park, reducing the length of an access restriction along N. Mayflower Drive to 323.39 feet north from the STH 15/Mayflower Drive intersection.** Motion carried, all voting aye.

19. ADJOURNMENT.

**Motion (Sherman/Crosby) to adjourn at 7:22 p.m.** Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak  
Community Development Secretary

**Town of Grand Chute  
Special Exception Request  
Blanco Development LLC, dba Natural Healthy Concepts**

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**To:** Plan Commission

**From:** Michael Patza, Town Planner

**Date:** March 10, 2016

**Address:** 310 N. Westhill Blvd.

**App. #: SE-07-16**

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**REQUEST**

- 1. Proposed Use:** Continued commercial retail use
- 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 modified pylon sign for its commercial retail location. At its March 10, 2016 meeting, the Zoning Board of Appeals granted a variance to allow the existing non-conforming pylon sign to be modified to a height of 30' – 0" and a total sign size of 171 sq. ft., including a 28 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**

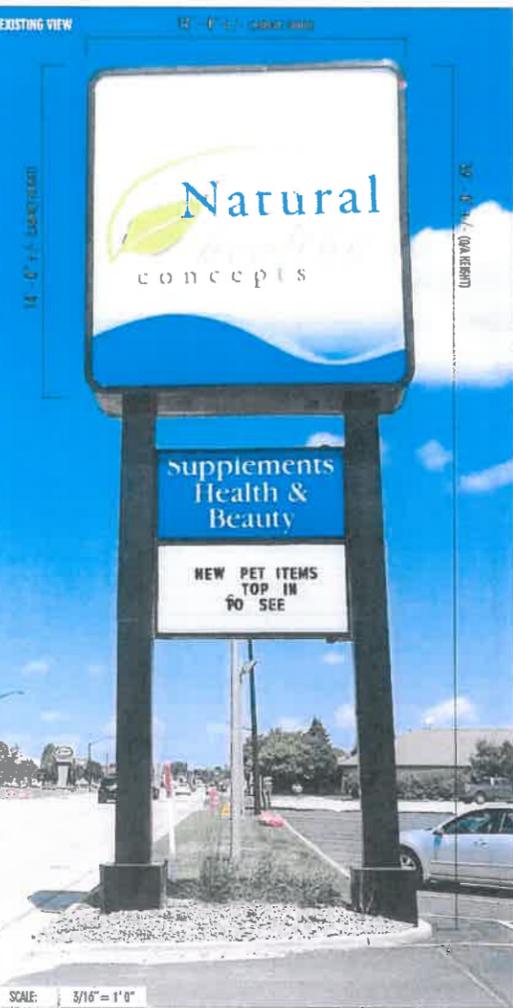
- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance 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**

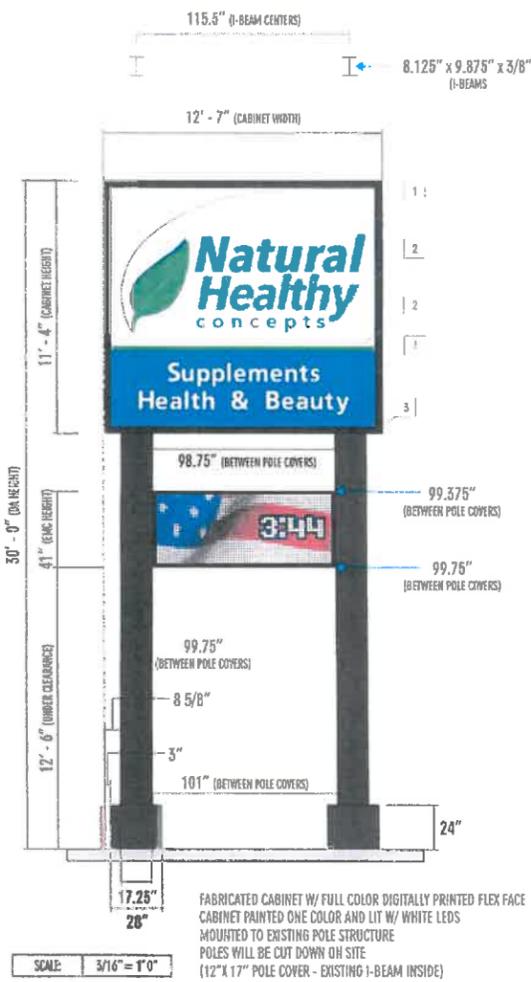
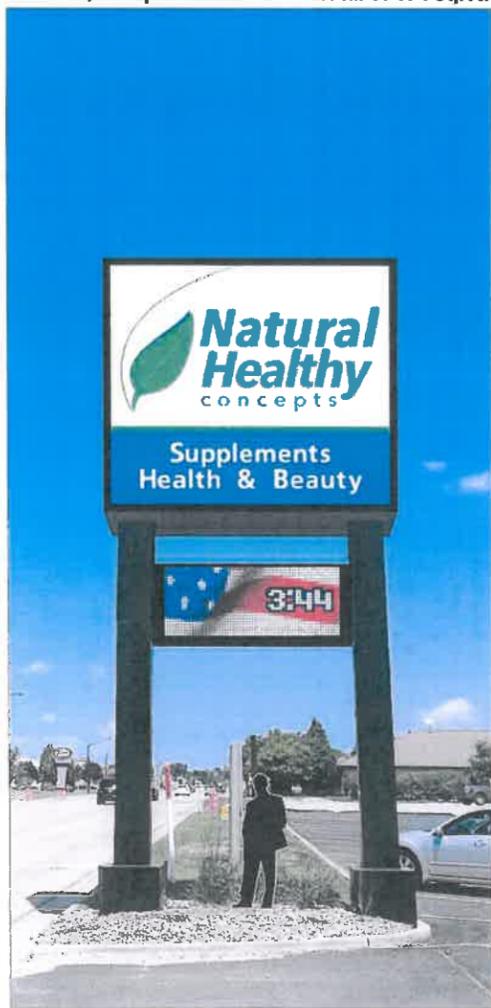
Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-07-16) requested by Blanco Development LLC, dba Natural Healthy Concepts, 310 N. Westhill Boulevard, to allow operation of an electronic message center sign.



Existing sign 39' in height and 275 sq. ft. in size



New sign 30' in height, 143 sq. ft. sign in upper cabinet, 28 sq. ft. EMU below – total of 171 sq. ft.



FABRICATED CABINET W/ FULL COLOR DIGITALLY PRINTED FLEX FACE CABINET PAINTED ONE COLOR AND LIT W/ WHITE LEDS MOUNTED TO EXISTING POLE STRUCTURE POLES WILL BE CUT DOWN ON SITE (12" X 17" POLE COVER - EXISTING I-BEAM INSIDE)

FULL COLOR 19MM WATCHFIRE EMC SIZE - 41" X 99" MOUNTED BETWEEN EXISTING POLES SHEETED BETWEEN POLE AND EMC (12" X 17" POLE COVER - EXISTING I-BEAM INSIDE)

**AppletonSIGN**  
COMPANY

2400 Holly Road • Neenah, WI 54956  
Tel: 920.734.1601 • Fax: 920.734.1622  
[www.AppletonSIGN.com](http://www.AppletonSIGN.com)

CLIENT:	NATURAL HEALTHY CONCEPTS
STREET ADDRESS:	810 WESTHILL BLVD
CITY / STATE:	APPLETON, WI
SCOPE:	2015 - Pylon Retro
DATE:	7/31/15
SALES:	ROD FREDRICKSON
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER GRAB:	
SQUARE FOOTAGE:	41' x 10' EMU   28' EMC   128.5 TOTAL

COLOR SCHEDULE	
1	PRINT TO MATCH CUSTOMER LOGO BLUE - TBD
2	PRINT TO MATCH CUSTOMER LOGO GREEN - TBD
6	PRINT SATIN BLACK

REQUIRED ITEMS	
CLEAN ART?	
FIELD SURVEY?	

X	COLORS?	PLEASE PRINT THIS DOCUMENT WITH COLOR. IF PRINTING IN BLACK AND WHITE, THE COLORS WILL NOT BE ACCURATE. RESPONSE BY EMAIL PLEASE TO PRESERVE.
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REVISION SCHEDULE	
03/02/16	SURVEY MEASUREMENTS

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL THE AGREEMENTS OF WORK ORDER OF THIS DESIGN & THE PROPOSAL. ANY CHANGES TO THE DESIGN OR PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

**OPT. #1**      **8970**      **1**

**CONCEPTUAL DESIGN ONLY!**  
NOT TO BE USED FOR PRODUCTION

RETRO EXISTING PYLON TO CONFORM TO CODE AND ADD EMC (3-LINE EMC 41")

DISCLAIMERS: THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. 43

COLORS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

**Town of Grand Chute  
Site Plan Amendment Review  
Blanco Development LLC, dba Natural Healthy Concepts**

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**To:** Plan Commission

**From:** Michael Patza, Town Planner

**Date:** March 10, 2016

**Address:** 310 N. Westhill Blvd.

**App. #: SPA1-00-97**

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**A. REQUEST**

- 1. Proposed Use(s):** Continued commercial retail use
- 2. Project Description:** Modify existing pylon sign and add an electronic message center
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

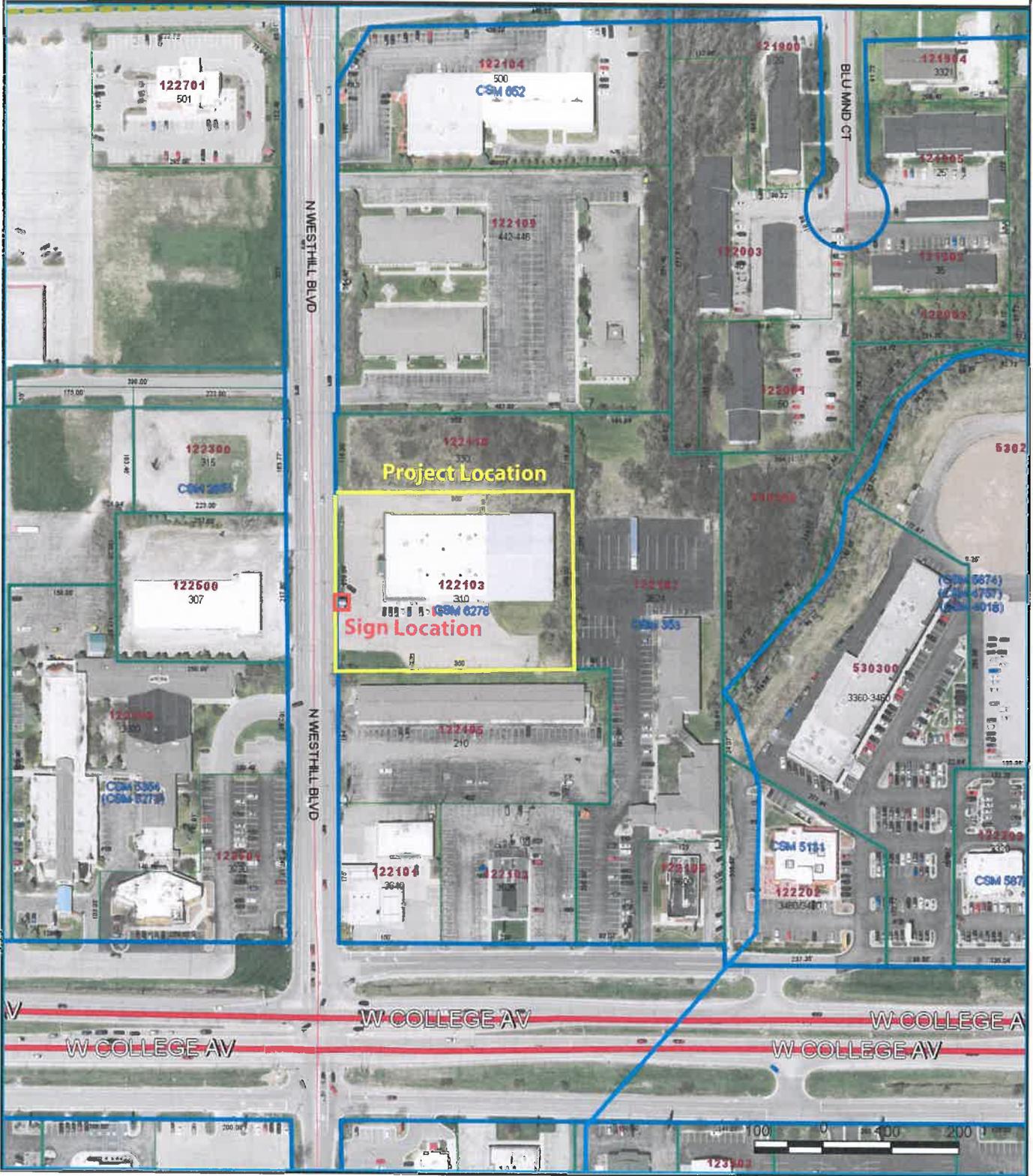
**B. ANALYSIS**

Applicant seeks approval to modify the existing pylon sign and add an electronic message center for its commercial retail location. At its March 10, 2016 meeting, the Zoning Board of Appeals granted a variance to allow the existing non-conforming pylon sign to be modified to a height of 30' – 0" and a total sign size of 171 sq. ft., including a 28 sq. ft. electronic message center. The consideration of the Site Plan Amendment is subject to Town Board approval of a Special Exception (SE-07-16) for the operation of an electronic message center.

**C. RECOMMENDATION**

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-97) requested by Blanco Development LLC, dba Natural Healthy Concepts, 310 N. Westhill Boulevard, for the modification of the existing pylon sign and addition of an electronic message center, subject to Town Board approval of a Special Exception (SE-07-16) for the property.

# SPA1-00-97 - 310 N. Westhill Blvd



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-



# Town of Grand Chute

## Site Plan Review

### Sanctuary Building & Design Group, dba Fireline Shooting and Training Center

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**To:** Plan Commission

**From:** Robert Buckingham, Community Development Director

**Date:** March 10, 2016

**Address:** 4811 W. Michaels Drive

**App. #: SP-04-16**

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#### REQUEST

- Proposed Use(s):** Indoor shooting range and retail training facility
- Project Description:** Construct a 15,107 s.f. building and associated site improvements
- Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending new lot split CSM.

#### ANALYSIS

The location for this project is on vacant land remaining at the Home Interiors property (4803 W. Michaels Dr.). When the Home Interiors project was approved in 2003, the site plan included the addition of a 20,000 sq. ft. building in the future. In keeping with that plan, the proposed building and site improvements will be constructed on the west half of the property. A new CSM will divide the property into 2 lots. Cross-access, shared parking, utility and stormwater easements are provided between the new lots. The applicant will own and operate an indoor shooting range and retail training facility. The company owns and operates a similar facility in Rice Lake, WI. Given the specialized nature of the use, the building requires specialized features such as ballistic rated walls, air quality controlled filtration systems, reinforced ammunitions storage room, and lead collection systems. The applicant had a productive and positive discussion with Police Chief Peterson, from which it was determined that the company's operating procedures are aligned with our public safety concerns. This type of facility is licensed and regulated by federal agencies such as the FBI and the Bureau of ATF. It will feature two 7-bay shooting ranges, classroom and training space, and retail sales display. Building exterior will be a combination of EFIS material, stone and glass.

When Home Interiors was built, the approved drainage plan called for one stormwater management facility sized properly for runoff from Home Interiors and the future building. However that facility, located at the east end of the property, was never constructed in compliance with the approved drainage plan. The Home Interiors site has not received a sign-off from the Town for its stormwater management facilities. Now that the new building at the property has been submitted for approval, it was determined that Fireline and Home Interiors could best provide required stormwater management with separate facilities for each business. The existing facility serving Home Interiors has deficiencies that must be corrected before it can be approved by the Town. Completion of these deficiencies is a condition on site plan approval for Fireline. The stormwater management plan for Fireline consists of using storm sewer to direct runoff to a new retention pond at the north side of the property. This pond will outlet to the existing Michaels Drive storm sewer. The Town Engineer is reviewing this stormwater management plan and its approval is a condition of site plan approval. The erosion control plan for the Fireline project has been approved.

There are wetlands indicators at the west edge of the Fireline property. Completion of a wetlands delineation study and the determination of any development restrictions is a condition of site plan approval. If actual wetlands boundaries would create a need to revise the site plan, the Plan Commission would need to approve an amendment. The existing driveways at the property will remain in use for both

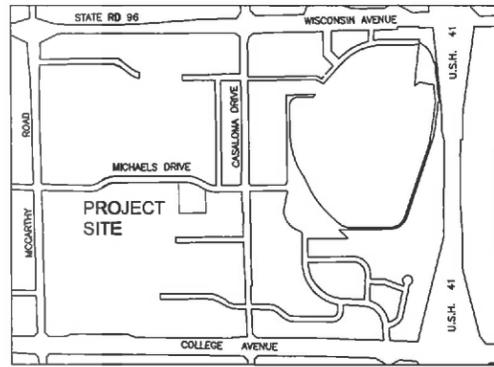
businesses. No new driveways are requested. The required level of parking for Fireline will be provided through a combination of 49 onsite stalls and use of up to 42 surplus stalls at the Home Interiors property that were intended for joint use with the future building. Staff has approved the Site Lighting Plan and the Landscape Plan for the project. Signage for the project will consist of building signage only. If in the future a freestanding sign is requested, Town approval of a separate site plan amendment would be required.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-04-16) requested by Sanctuary Building and Design Corp, dba Fireline Shooting and Training Center, 4811 W. Michaels Drive, for construction of an indoor shooting range/retail training center and associated site improvements, subject to: (1) Completion of deficiencies and Town approval of the existing stormwater management facility at Home Interiors, 4803 W. Michaels Drive; (2) Town Engineer approval of the stormwater management plan for the new Fireline retention pond; (3) Completion of a wetlands delineation/determination study at the Fireline site; and, (4) Staff approval of a lot-split CSM with no roadway dedication.**

# SITE PLAN

## LOCATION MAP



INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C101	SITE PLAN
C102	TOPOGRAPHIC SURVEY
C201	UTILITY LAYOUT PLAN
C301	DRAINAGE PLAN
C401	EROSION CONTROL PLAN
C402	EROSION CONTROL DETAILS
C403	EROSION CONTROL DETAILS
C501	STANDARD DETAIL DRAWINGS
C502	STANDARD DETAIL DRAWINGS
C601	LANDSCAPING PLAN

SITE PLAN NOTES	
1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF GRAND CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

### BUILDING SIZE

PROPOSED BUILDING 15,107 SF

### APPLICABLE BUILDING CODE

2009 IBC

### CONSTRUCTION CLASSIFICATION

TYPE VB COMBUSTIBLE UNPROTECTED.

### SITE DATA

LOT 1: AREA = 91,791 SF (2.107 AC)

### LOT 1 PROJECT AREA

EXISTING OPEN SPACE = 53,291 SF (1.223 AC)  
EXISTING IMPERVIOUS PAVEMENT = 38,500 SF (0.884 AC)

PROPOSED IMPERVIOUS PAVEMENT = 36,198 SF (0.831 AC)  
PROPOSED ROOFTOP = 15,107 SF (0.347 AC)  
PROPOSED OPEN SPACE = 40,486 SF (0.929 AC)

### ZONING DATA

CURRENT ZONING DISTRICT:  
REGIONAL COMMERCIAL DISTRICT (CR)

### PARKING CALCULATIONS

REQUIREMENTS OF CODE 535-49

### LANDSCAPING REQUIREMENTS

REQUIREMENTS OF CODE 535-37

### SITE/PROJECT INFORMATION

PROPERTY ADDRESS:  
4805 WEST MICHAELS DRIVE  
APPLETON, WI 54913  
PARCEL NUMBER: 101124400

### APPLICANT:

SANCTUARY BUILDING AND DESIGN CORP  
ATTN: John LaBonte  
2300 Pioneer Drive  
RICE LAKE WI, 54868  
(715) 234-3336  
john@firelinestc.com

### OWNER:

HOFFMAN PROPERTIES, LLC  
2719 SOUTH ONIEDA STREET  
GREEN BAY, WI 54304

### PROJECT ARCHITECT:

LIEN & PETERSON ARCHITECTS, INC.  
ATTN: BRUCE MOHNS  
619 MENOMONIE STREET  
EAU CLAIRE, WI 54703  
brucem@2dip.com  
PHONE: (715) 835-7500

### ENGINEER:

MARTENSON & EISELE, INC.  
ATTN: MIKE SIEWERT, P.E.  
1377 MIDWAY ROAD  
MENASHA, WI 54952  
mikes@martenson-eisele.com  
PHONE: 920-731-0381

### NRCS SOILS

McA-MANAWA SILTY CLAY LOAM  
HYDROLOGIC SOIL TYPE D.

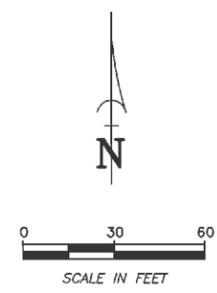
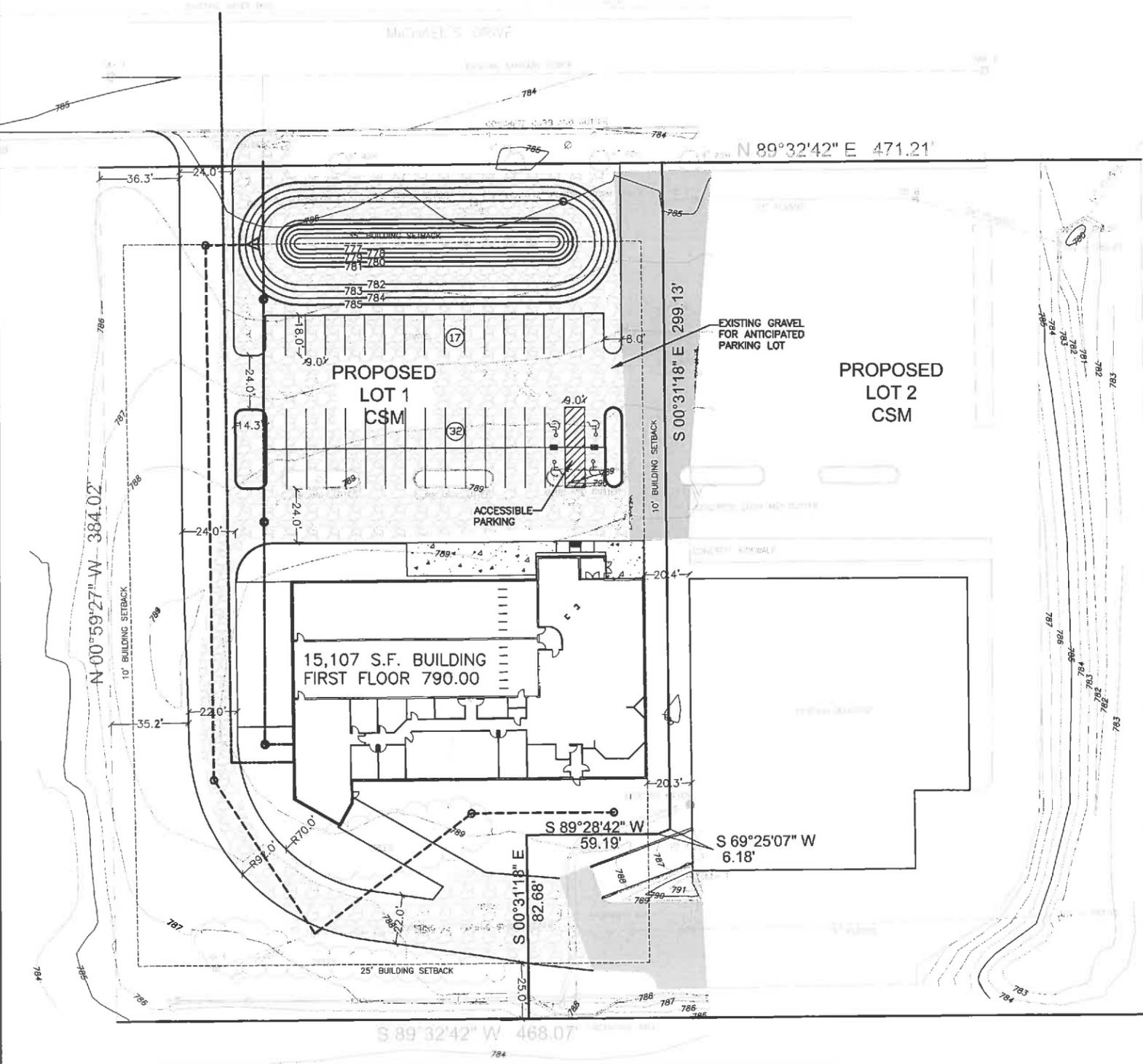
MtA-MOSEL SILT LOAM  
HYDROLOGIC SOIL TYPE C/D.

Po-POYGAN SILTY CLAY LOAM  
HYDROLOGIC SOIL TYPE C/D.

### LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY  
MAP NO. 2544, FILED IN VOLUME 14 OF  
CERTIFIED SURVEY MAPS ON PAGE 2544,  
AS DOCUMENT NO. 1190471;  
LOCATED IN THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 30,  
TOWNSHIP 21 NORTH, RANGE 17 EAST,  
TOWN OF GRAND CHUTE, OUTAGAMIE  
COUNTY, WISCONSIN.

PERTINENT CONTACTS	CONTACT PERSON	PHONE
LIEN & PETERSON ARCHITECTS	BRUCE MOHNS	715-835-7500
SURVEYOR	GARY ZHRINGER	920-731-0381
ENGINEER	MIKE SIEWERT	920-731-0381



TOPOGRAPHIC LEGEND		
1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST. STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST. SANITARY MANHOLE
1-1/4" REBAR FOUND	CATV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	EXIST. FLOW LINE ELEV.
WETLANDS	CABLE PEDESTAL	FT = 000.00
SOIL BORING	EXIST. HYDRANT	FIRST FLOOR = 000.00
	WATER VALVE	TOPSOIL DEPTH
	WATER STOP BOX	INFILTRATION SOIL BORING

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920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

APPROVED  
DATE

REVISION

DRAWN BY  
DATE

FIELDWORK

SITE PLAN

SANCTUARY BUILDING & DESIGN CORP

TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE

DATE

BAR SCALE

2/8/2016

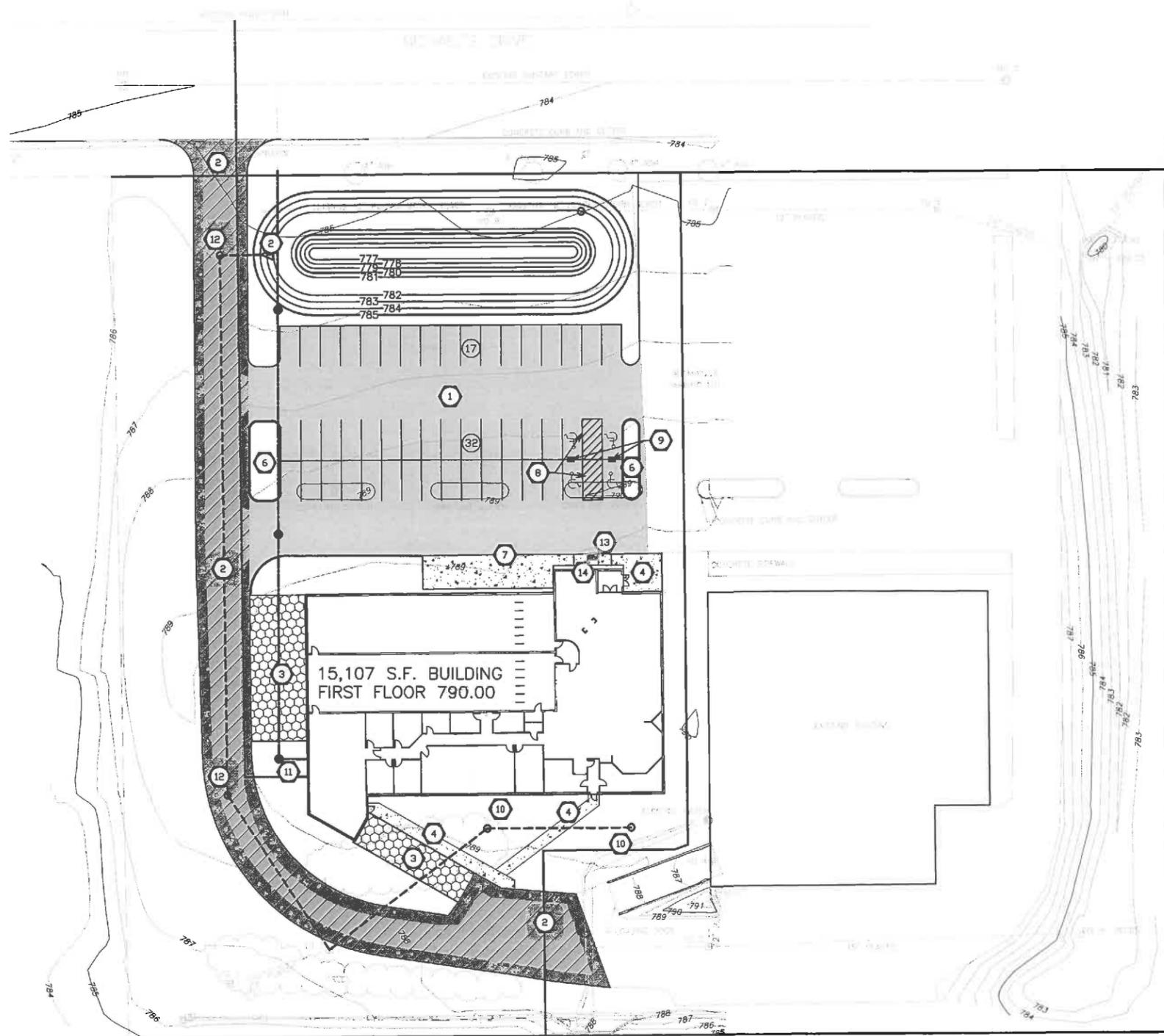
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C101

# SITE PLAN KEY NOTES

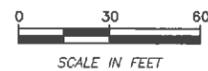


## PAVEMENT KEY

-  BITUMINOUS CONCRETE PAVING (LIGHT-DUTY) — (1) C501
-  BITUMINOUS CONCRETE PAVING (HEAVY-DUTY) — (2) C501
-  HEAVY DUTY CONCRETE — (3) C501
-  LIGHT DUTY CONCRETE — (4) C501

## PLAN KEY LEGEND

- (1) PARKING AREAS (LIGHT DUTY) — (1) C501
- (2) CIRCULATION AREAS & DRIVES (HEAVY DUTY) — (2) C501
- (3) HEAVY DUTY AREA (CONCRETE PAVEMENT) — (3) C501
- (4) TYPICAL SIDEWALK SECTION — (4) C501
- (5) 18" CONCRETE CURB AND GUTTER — (5) C501
- (6) 18" REJECT CONCRETE CURB AND GUTTER — (6) C501
- (7) SIDEWALK CURB DETAIL — (7) C501
- (8) PARKING LOT STRIPING — (1) C502
- (9) ACCESSIBLE PARKING SIGN — (2) C502
- (10) YARD DRAIN DETAIL — (3) C502
- (11) SANITARY LATERAL CLEANOUT — (4) C502
- (12) STORM SEWER PRE-CAST MANHOLE — (5) C502
- (13) DETECTABLE WARNING SURFACE — (6) C502
- (14) CONCRETE WALKWAY RAMP — (7) C502
- (15) LIGHT FIXTURES
- (25) PARKING STALL COUNT



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 920.731.0381 1.800.236.0381

Planning  
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**SITE PLAN KEY NOTES**  
**SANCTUARY BUILDING & DESIGN CORP**

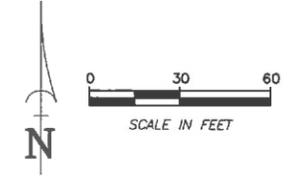
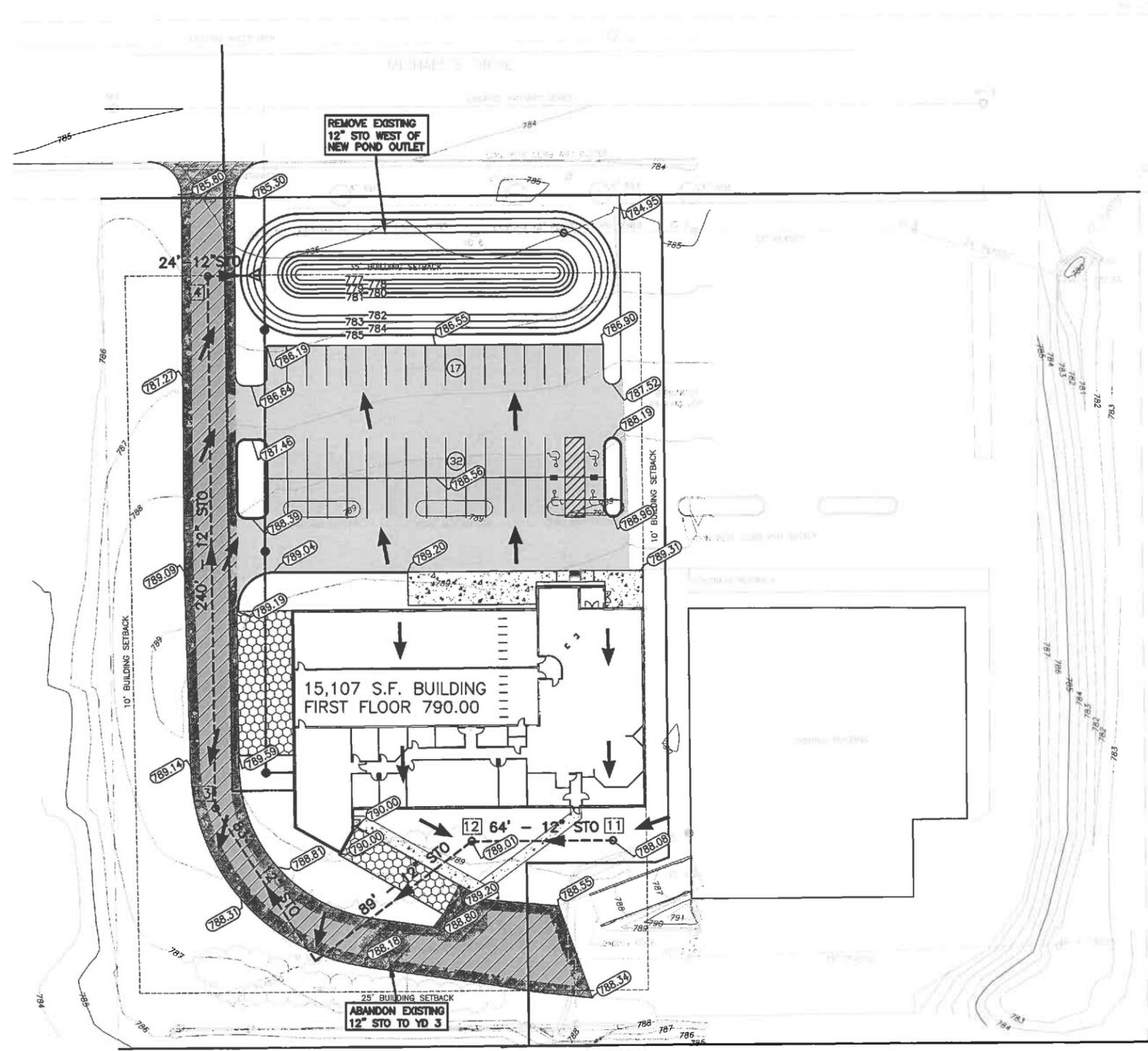
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/8/2016
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DRAWING NO.  
C101



# DRAINAGE PLAN



- ### DRAINAGE PLAN NOTES
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
  - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF GRAND CHUTE STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
  - THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
  - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
  - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
  - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
  - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
  - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

### DRAINAGE PLAN LEGEND

	EXISTING CONTOUR	X 000.00	PROPOSED ELEVATION
	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN	+ 98.75	EXISTING ELEVATION
	STORM MANHOLE	000.0	PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET	←	DIRECTION OF DRAINAGE

### TOPOGRAPHIC LEGEND

	1" x 18" IRON PIPE SET		OVERHEAD POWER LINES		GAS VALVE
	1-1/4" x 30" REBAR SET		UNDERGROUND ELECTRIC		EXIST STORM MANHOLE
	CHESELED "X" SET		UNDERGROUND TELEPHONE		STORM INLET
	3/4" REBAR FOUND		UNDERGROUND FIBEROPTIC		YARD DRAIN
	1" IRON PIPE FOUND		UNDERGROUND GAS		EXIST SANITARY MANHOLE
	1-1/4" REBAR FOUND		UNDERGROUND CABLE TV		EXIST. SNA. SEWER
	2" IRON PIPE FOUND		EXIST. FENCE LINE		EXIST. STO. SEWER
	CHESELED "X" FOUND		EXIST. WATER MAIN		EXIST. WATER MAIN
	GOVERNMENT CORNER		EXIST. WATER MAIN		EXIST. SPOT ELEVATION
	RECORDED AS		SIGN		GUY
	CONIFEROUS TREE		POWER POLE		CONTOUR W/ ELEVATION
	DECIDUOUS TREE		TELEPHONE PEDestal		EXIST. TOP OF CURB ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDestal		EXIST. FLOW LINE ELEV.
	WETLANDS		CABLE PEDestal		FF - 000.00 FIRST FLOOR = 000.00
	SOIL BORING		EXIST. HYDRANT		TOPSOIL DEPTH
			WATER VALVE		INFILTRATION SOIL BORING
			WATER STOP BOX		

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NO.	DATE	FIELDWORK	APPROVED	REVISION

**DRAINAGE PLAN**  
**SANCTUARY BUILDING & DESIGN CORP**  
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE: DATE  
 BAR SCALE: 2/8/2016

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DRAWING NO.  
 C301



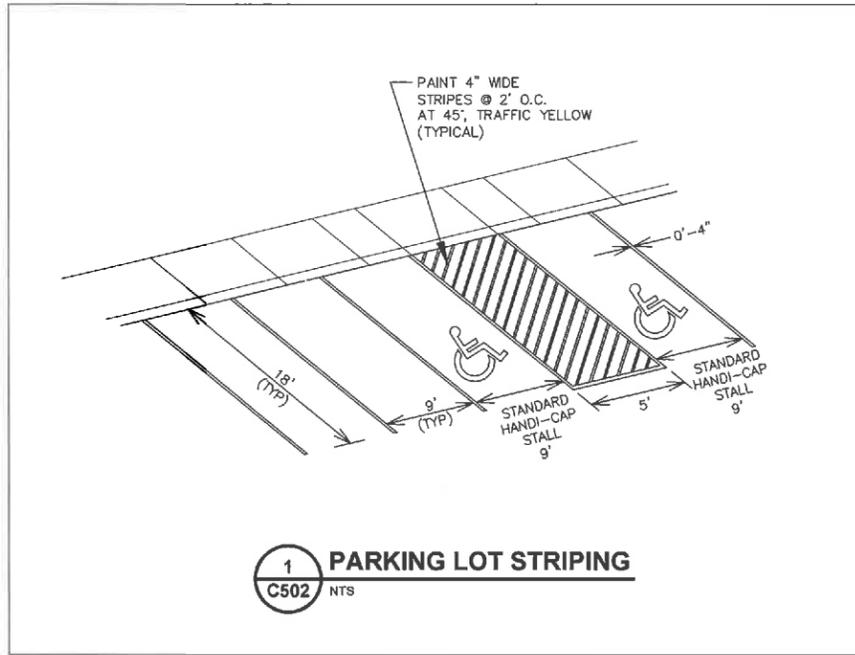




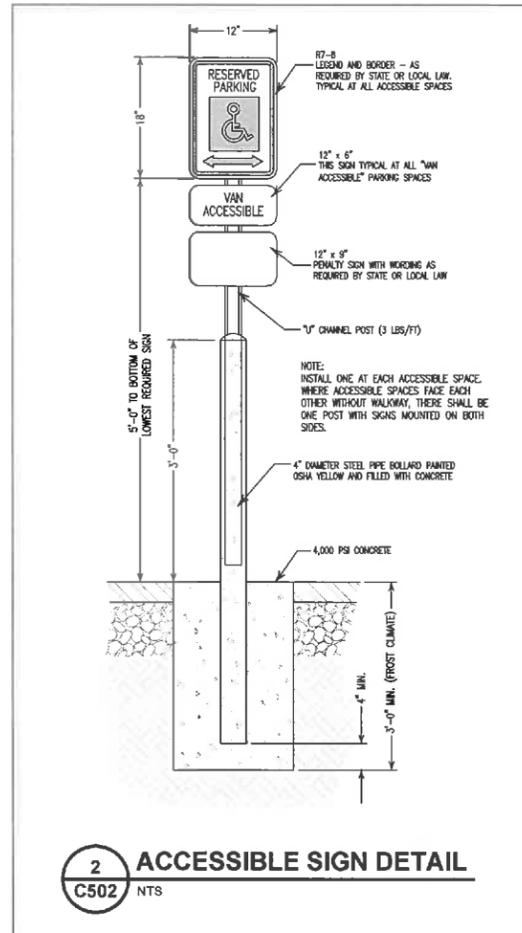




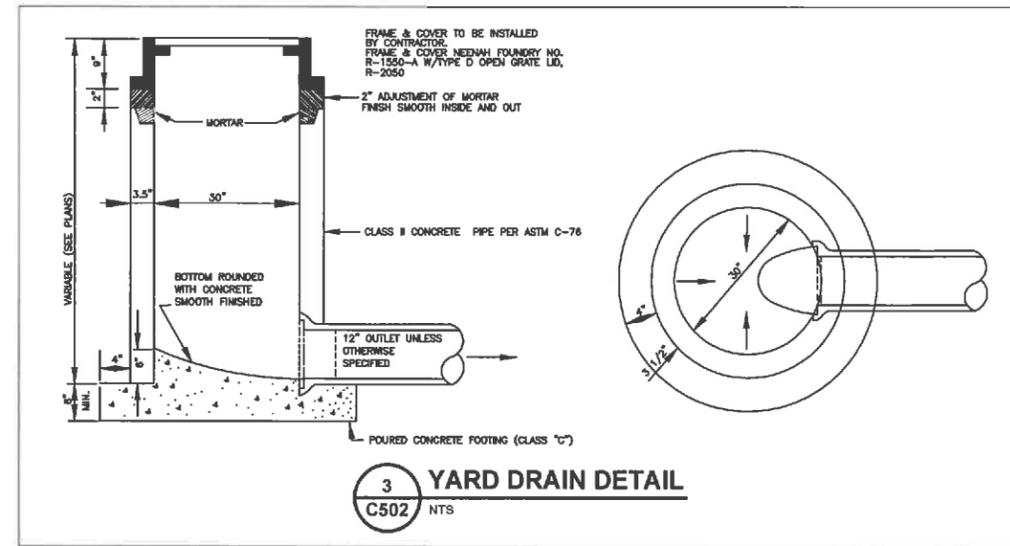
# STANDARD DETAILS



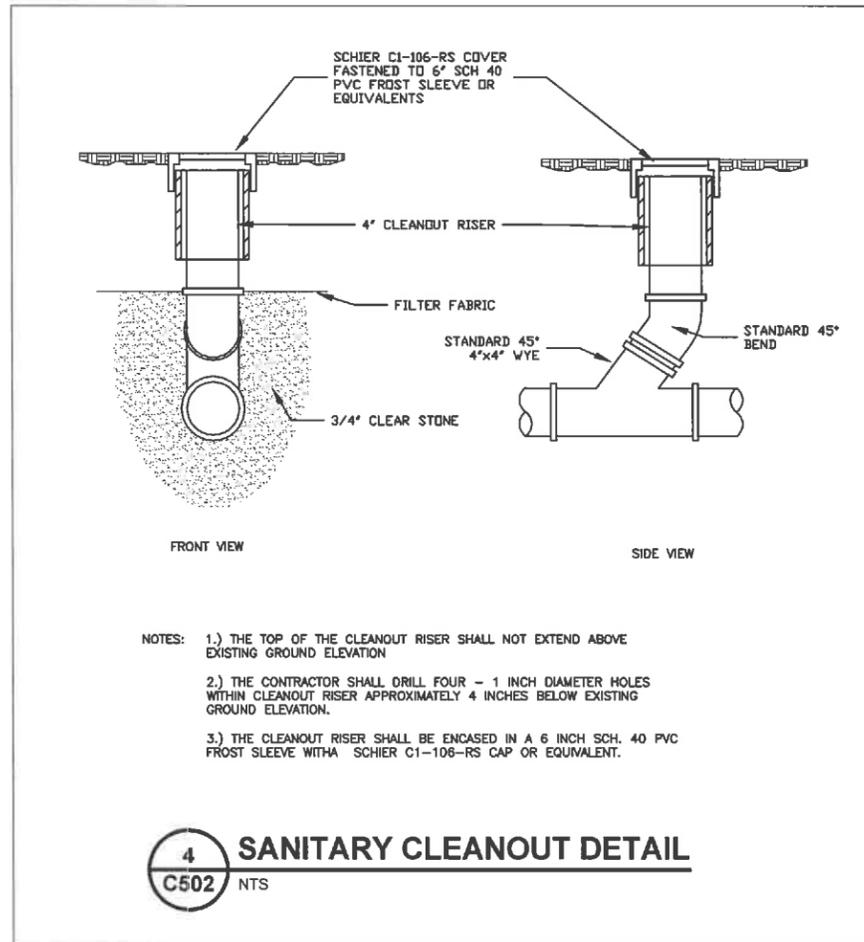
**1** PARKING LOT STRIPING  
C502 NTS



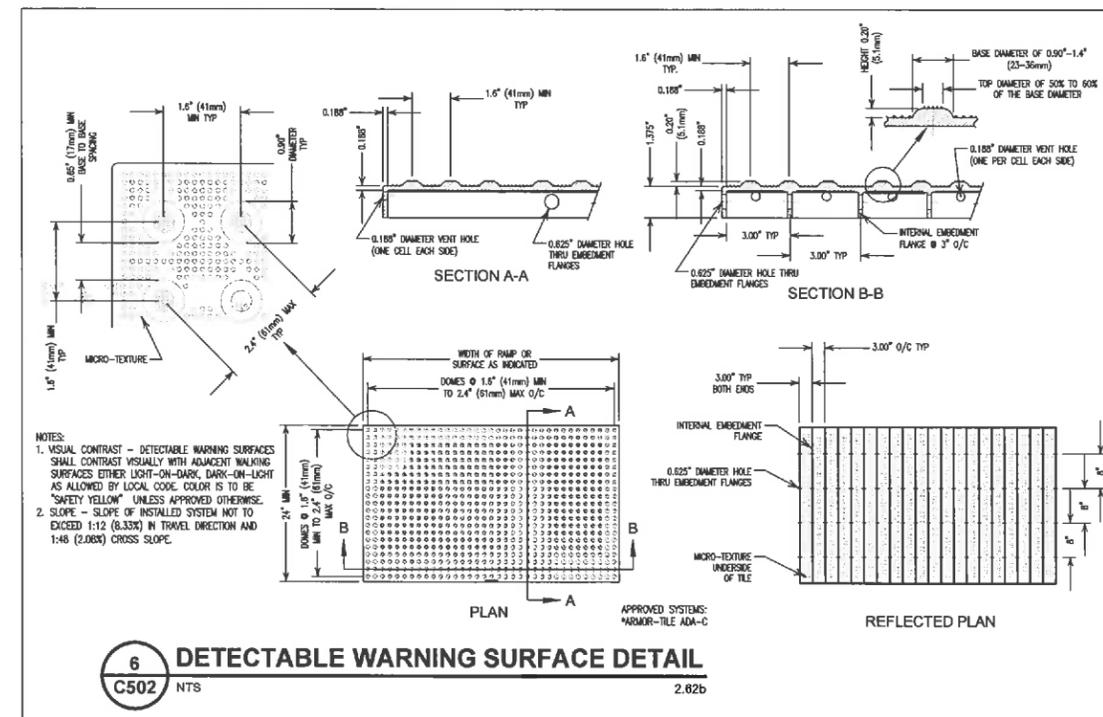
**2** ACCESSIBLE SIGN DETAIL  
C502 NTS



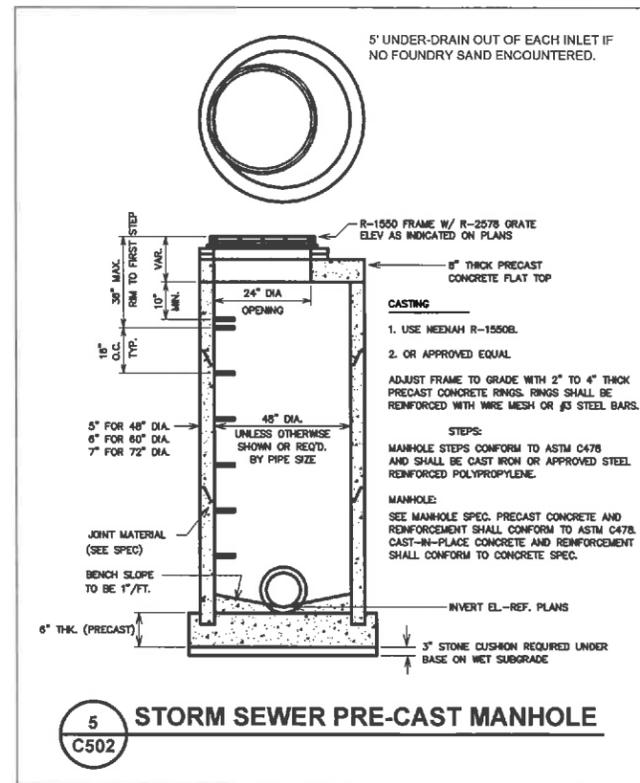
**3** YARD DRAIN DETAIL  
C502 NTS



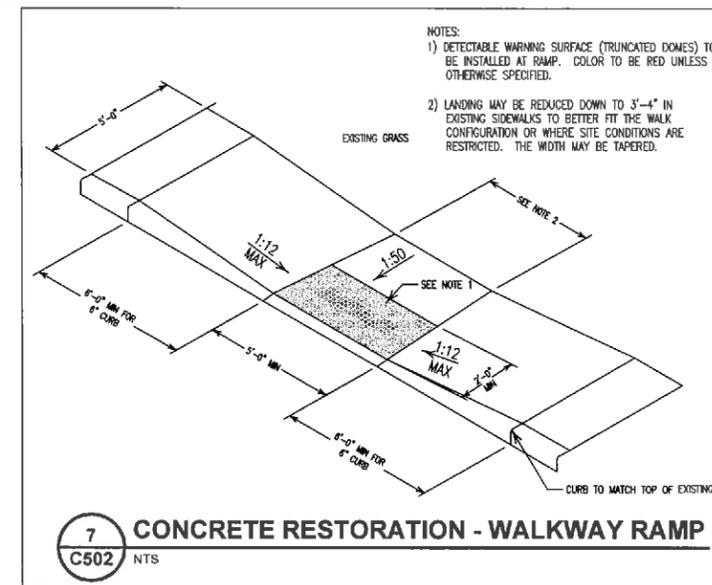
**4** SANITARY CLEANOUT DETAIL  
C502 NTS



**6** DETECTABLE WARNING SURFACE DETAIL  
C502 NTS



**5** STORM SEWER PRE-CAST MANHOLE  
C502



**7** CONCRETE RESTORATION - WALKWAY RAMP  
C502 NTS

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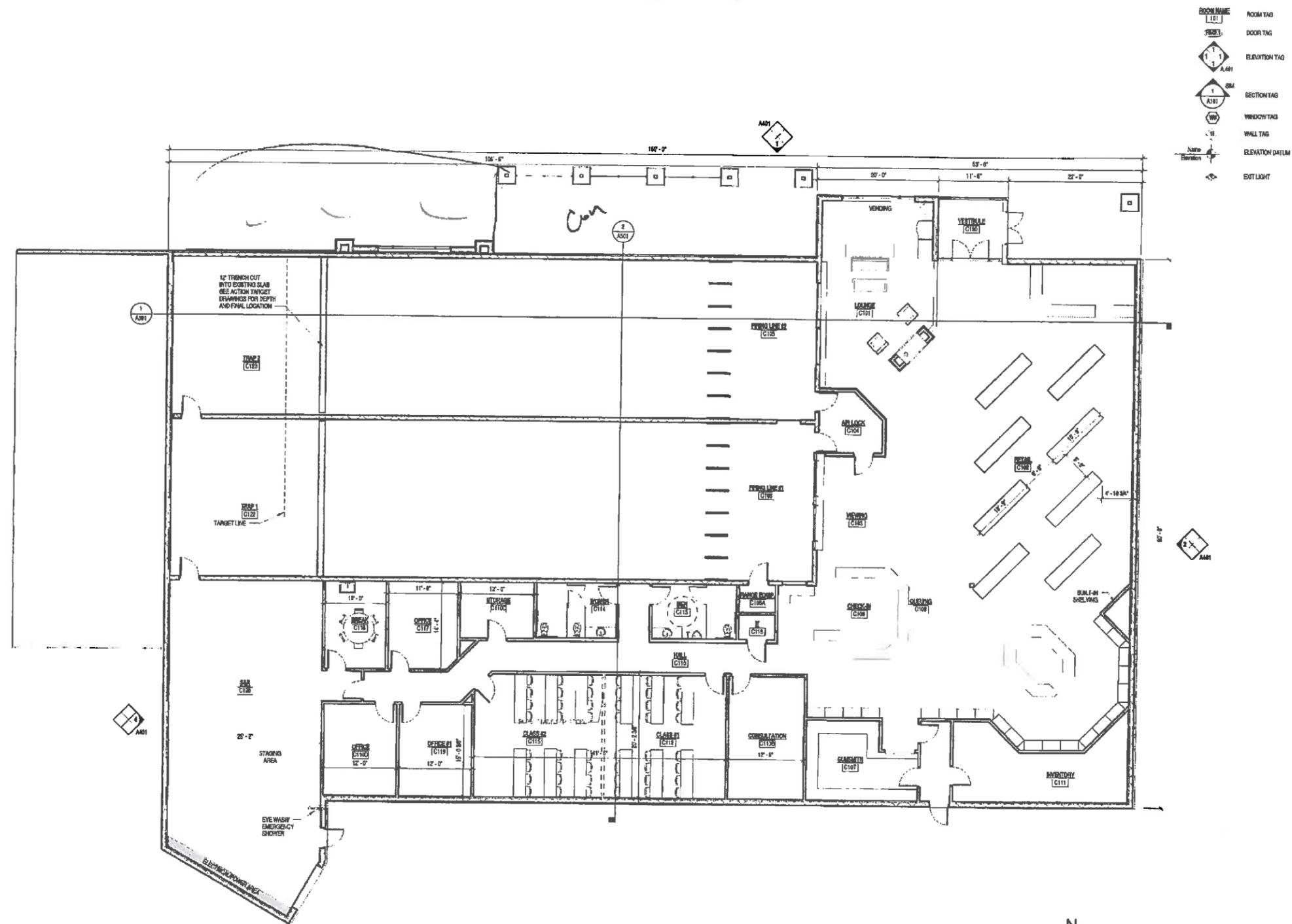
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**STANDARD DETAILS**  
**SANCTUARY BUILDING & DESIGN CORP**  
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
N.T.S.	2/8/2016
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DRAWING NO.	
C502	



2/4/16 from Arch.



- ROOM TAG
- DOOR TAG
- ELEVATION TAG
- SECTION TAG
- WINDOW TAG
- WALL TAG
- ELEVATION DATUM
- EXIT LIGHT

**1** FIRST FLOOR - FIRELINE  
1/8" = 1'-0"

N  
↑

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**LIEN & PETERSON ARCHITECTS, INC**  
 619 MENOMONIE STREET  
 EAU CLAIRE, WI 54703  
 TELEPHONE 715 835 7500  
 FAX 715 835 1411  
 EMAIL admn@zdip.com

FIRELINE INDOOR RANGE

GRAND CHUTE, WI

FLOOR PLAN

REVISIONS	NO.	DATE

DATE: JANUARY 21, 2016

A301

Zdip PROJECT #: 1570



**1 VIEW FROM DRIVE**  
1/2" = 1'-0"

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**LIEN & PETERSON ARCHITECTS, INC**  
619 MENOMONIE STREET  
EAU CLAIRE, WI 54703  
TELEPHONE 715 835 7500  
FAX 715 835 1411  
EMAIL admin@2dip.com

FIRELINE INDOOR RANGE

GRAND CHUTE, WI

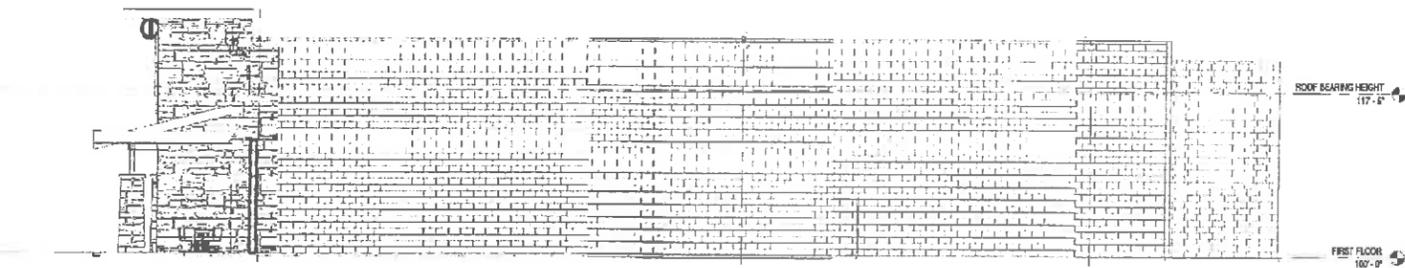
MASSING VIEWS

REVISIONS	NO.	DATE

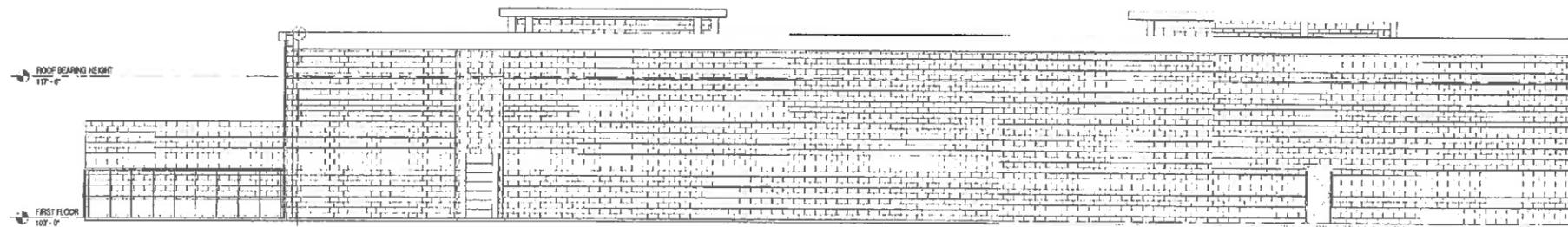
ISSUE DATE:  
JANUARY 21, 2016

**A305**

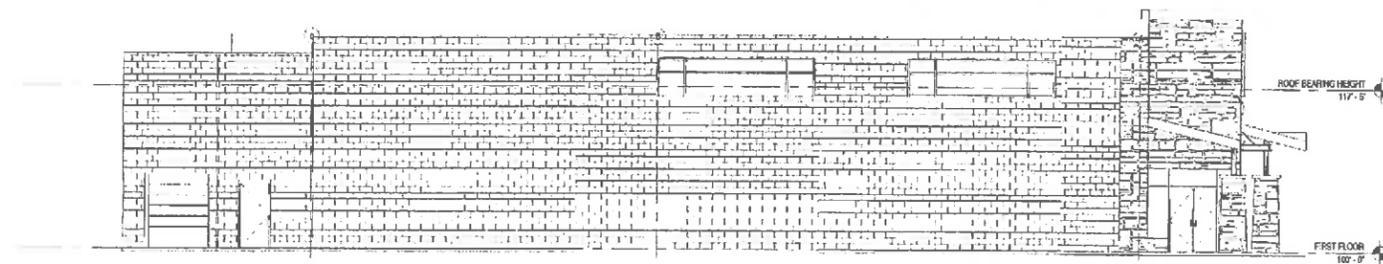
2dip PROJECT #: 1570



**4 WEST ELEVATION**  
1/8" = 1'-0"

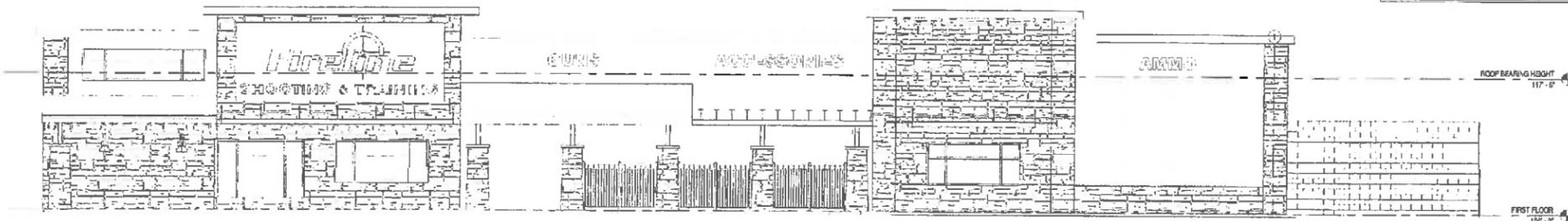


**3 SOUTH ELEVATION**  
1/8" = 1'-0"



**2 EAST ELEVATION**  
1/8" = 1'-0"

EXTERIOR HARD SURFACE REQUIREMENTS:  
 TOTAL SURFACE AREA (NORTH FACADE): 3,986 S.F.  
 TOTAL HARD SURFACE REQUIRED: 35%, 1,1340 S.F.  
 TOTAL HARD SURFACE PROVIDED (NORTH FACADE): 1,965 S.F.



**1 NORTH ELEVATION**  
1/8" = 1'-0"

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**LIEN & PETERSON ARCHITECTS, INC**  
 PO BOX 925  
 619 MENOMONIE STREET  
 EAU CLAIRE, WI 54703  
 TELEPHONE 715 835 7500  
 FAX 715 835 1411  
 EMAIL admin@zdip.com

FIRELINE INDOOR RANGE

GRAND CHUTE, WI

EXTERIOR ELEVATIONS

NO.	DATE

ISSUE DATE: JANUARY 21, 2016

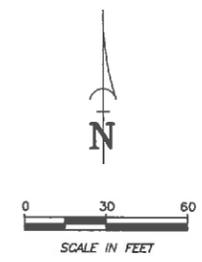
**A401**

Zdip PROJECT #: 1570

**PAVEMENT KEY**

-  BITUMINOUS CONCRETE PAVING (LIGHT-DUTY) — 1 — C501
-  BITUMINOUS CONCRETE PAVING (HEAVY-DUTY) — 2 — C501
-  HEAVY DUTY CONCRETE — 3 — C501
-  LIGHT DUTY CONCRETE — 4 — C501

**LIGHTING PLAN**



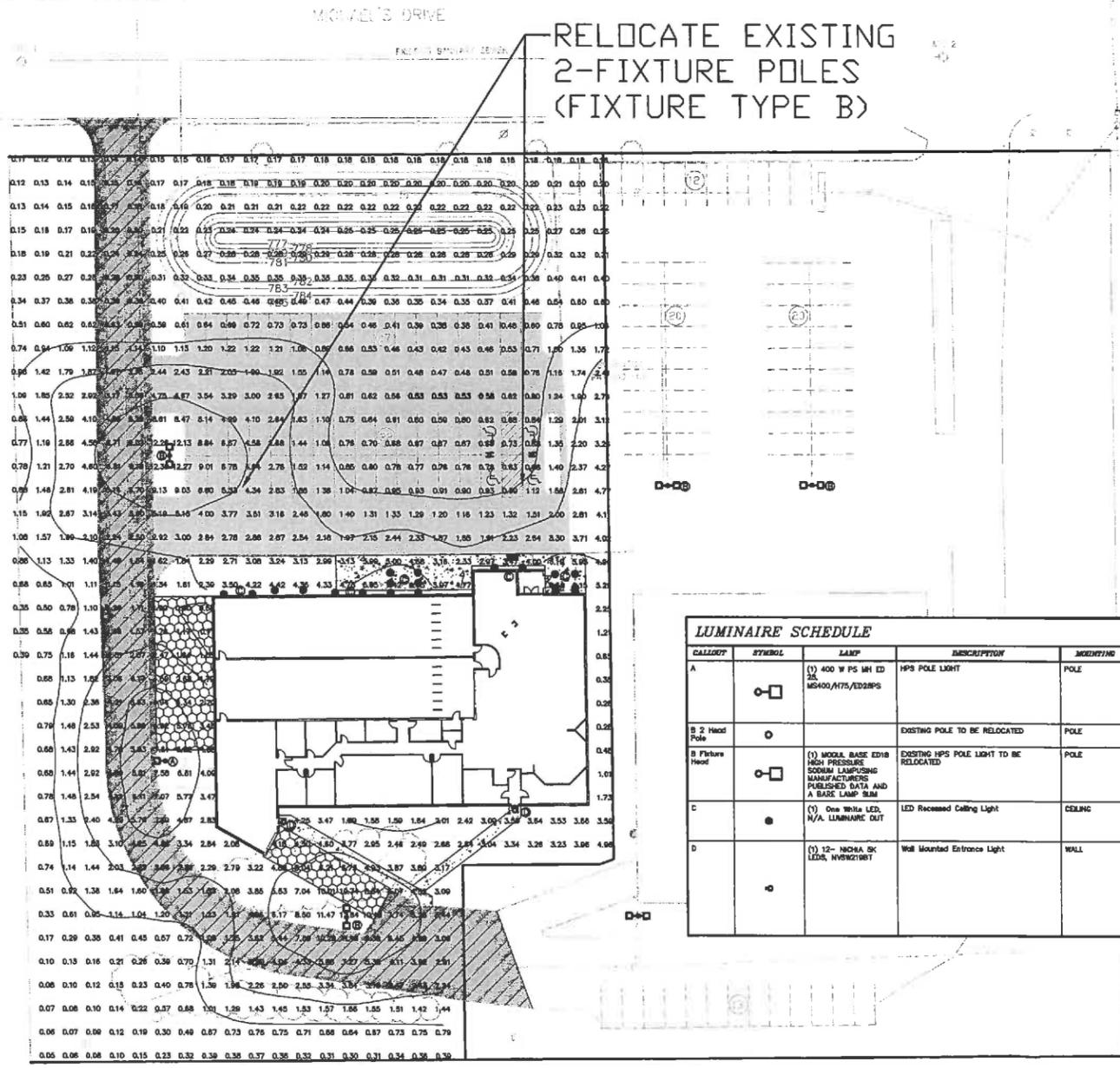
**Martenson & Eisele, Inc.**  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

NO.	DATE	REVISION	APPROVED

**LIGHTING PLAN**  
 SANCTUARY BUILDING & DESIGN CORP  
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	2/26/2016
COMPUTER FILE	
1-0746-001de.dwg	

DRAWING NO.  
C701



**GENERAL PHOTOMETRIC SCHEDULE**

AVERAGE FOOTCANDLES	1.97
MAXIMUM FOOTCANDLES	12.64
MINIMUM FOOTCANDLES	0.05
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	258.17
AVERAGE TO MINIMUM FC RATIO	38.41

**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	LAMP	DESCRIPTION	HEIGHT	MODEL	NOTE 1	NOTE 2	QUANTITY
A		(1) 400 W PS MH ED 24 MS400/H75/ED28PS	HPS POLE LIGHT	POLE	SPALDING LIGHTING ORN-P40-HIP	PROVIDE LIGHT FIXTURE "GA" WITH 25'0" STRAIGHT SQUARES	FIELD VERIFY EXACT LOCATIONS OF ALL LIGHT FIXTURES. PROVIDE CONCRETE BASE FOR NEW LIGHT FIXTURES	1
B 2 Head Pole			EXISTING POLE TO BE RELOCATED	POLE				2
B Fixture Head		(1) MODUL BASE ED18 HIGH PRESSURE SODIUM LAMP/PSG MANUFACTURERS PUBLISHED DATA AND A BASE LAMP SHM	EXISTING HPS POLE LIGHT TO BE RELOCATED	POLE	EATON - LUMARK TURNER COOPER LIGHTING HPRN-3P-250	FIELD VERIFY EXACT LOCATIONS OF ALL LIGHT FIXTURES. PROVIDE CONCRETE BASE FOR NEW LIGHT FIXTURES	8 1/2" T18 TRIMITE JICA, SITE HS FIXTURE WITH TYPE 3F SPECULARHYDROFORMED REFLECTOR HPS	4
C		(1) One White LED, W.A. LUMINAIRE OUT	LED Recessed Ceiling Light	CEILING	Near Lighting	DJSS-20-120V-4K-W (Sample #1)		20
D		(1) 12" NEMA 3R LED, NVK2108T	Wall Mounted Entrance Light	WALL	MURRELL OUTDOOR LMS-12LU-5K-3	1- INVERTRONICS CONSTANT CURRENT LED DRIVER, EIC-1W507005	LI 5 RM 1127 08/21/12 LAMP, 12 LED, 5100K, TYPE 3 ELECTRICAL 25.0C, 120.0V, 0.5A, 28.8W WALL	2

NOTE: PHOTO DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 2419

11.  
(3/15 PC)

## MEMORANDUM

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**To:** Chairman Schowalter and Plan Commission members  
**From:** Robert Buckingham, Community Development Director  
**Date:** March 10, 2016  
**Subject:** Supplemental materials to Z-03-16, rezoning of 215 S. Maple Hill Drive

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Attached you will find the following documents, which were either distributed at the March 1, 2016 Plan Commission meeting, or requested by the Commission following the close of the public hearing:

- Plan Commission minutes from the August 21, 2001 meeting, rezoning the property at 215 S. Maple Hill Drive from CL Local Commercial & RSF Single-Family to C-2 Office Commercial.
- Town Board minutes from the September 4, 2001 meeting, rezoning the property at 215 S. Maple Hill Drive from CL Local Commercial & RSF Single-Family to C-2 Office Commercial.
- Petition presented at the March 1, 2016 Plan Commission meeting, signed by persons opposed to the rezoning of 215 S. Maple Hill Drive and the building of Holiday Inn hotels at the property.
- Letter from Tracy Reinl, 5514 Long Court, presented at the March 1, 2016 Plan Commission meeting, stating opposition to the rezoning and special exception permit requested at 215 S. Maple Hill Drive.

TOWN OF GRAND CHUTE  
502 W. Northland Avenue  
**JOINT MEETING OF PLAN COMMISSION & TOWN BOARD**  
REGULAR MEETING MINUTES

Tuesday, August 21, 2001

**Although a quorum of the Town Board of Supervisors may have been present, no Town Board action was taken.**

**MEMBERS PRESENT:** Chairman Mike Marsden, Bruce Sherman, Vivian Huth, Sharron Huss, Charles Bongers, Tom Lehr, Julie Hidde, Ken Schwebke

**ALSO PRESENT:** Supervisor Berg, Mark Heling, Road Superintendent, Mark Rohloff, Town Administrator, Allen Davis, Community Development Director, other interested parties

1. ROLL CALL.

Chairman Marsden called the meeting to order at 6 p.m.

2. APPROVAL OF AGENDA.

**Motion by Commissioner Huth and seconded by Commissioner Lehr to approve the agenda as printed. Motion carried.**

3. APPROVAL OF MINUTES - REGULAR MEETING & PUBLIC HEARING OF AUGUST 7, 2001.

**Motion by Commissioner Lehr and seconded by Commissioner Bongers to approve the minutes as printed. Motion carried.**

4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT. **(See attached).**

Allen Davis, Community Development Director stated there would be two rezoning public hearings at the next meeting. Also Outagamie County approved the preliminary plat for Forest Park Estates and CSM for Wal-Mart access

- \* 5. PUBLIC HEARING #1 - Z-9-01 - REZONING APPLICATION FOR PROPERTY NEAR MCCARTHY ROAD AND LAWRENCE STREET FROM COMMERCIAL LOCAL (CL) AND RESIDENTIAL SINGLE-FAMILY (RSF) TO C-2 OFFICE DISTRICT AS REQUESTED BY TERRY BOMIER. ISSUE: HEAR TESTIMONY AND CLOSE PUBLIC HEARING. (ACTION: NEXT ITEM).**

Chairman Marsden opened the public hearing at 6:03 p.m.

Jim Treiber, 134 Maple Hill Drive, asked if there was a site plan he and other neighbors could look at. Chairman Marsden told him only the issue of rezoning was before the commission at this time.

Terry Bomier noted there had been a meeting in December with area residents to reveal preliminary site plans for the upcoming project. He said since that meeting, the Town has created an office district zoning and that is what he is proposing for this parcel.

Marsden asked Allen Davis, Community Development Director to explain what C-2 Office District meant. Davis stated the Town created this district, which only permits professional office type uses. No retail business is allowed, even as a special exception. The intent, in creating this district, was to create a buffer between retail commercial and residential. In addition, landscaping, setback and exterior standards were increased.

Treiber felt it was premature to rezone property that does not presently have road frontage.

Bomier said the parcel would not have any direct access to any residential street.

Tracy Reinl, 5514 Long Court, previously submitted a letter (**see attached**) and asked why it was zoned for office use when it borders three residential areas.

**Motion by Commissioner Huth and seconded by Commissioner Hidde to close the public hearing at 6:10 p.m. Motion carried.**

- \* 6. Z-9-01 - REZONING APPLICATION FOR PROPERTY NEAR MCCARTHY ROAD AND LAWRENCE STREET FROM COMMERCIAL LOCAL (CL) AND RESIDENTIAL SINGLE-FAMILY (RSF) TO C-2 OFFICE DISTRICT AS REQUESTED BY TERRY BOMIER. ISSUE: SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF AMENDING THE TOWN PLAN AND Z-9-01. (TOWN BOARD ACTION: 9/4/01).

Commissioner Sherman asked if the extension of Lawrence Street would be done prior to this project. Chairman Marsden said it would not and any access would be off of College Avenue.

Marsden told neighbors the Town would notify them when a site plan is brought forth. He also suggested residents look at the new hand clinic being built across from Tornado's Sports Bar. This is the same kind of plan being discussed, in which an office district abuts a residential area.

**Motion by Commissioner Lehr and seconded by Commissioner Huth to recommend approval of Z-9-01 - Rezoning application for property near McCarthy Road and Lawrence Street from Commercial Local (CL) and Residential Single-Family (RSF) to C-2 Office District. Motion carried.**

7. **PUBLIC HEARING #2 - OFFICIAL MAP AMENDMENT TO REMOVE WOODMAN DRIVE FROM THE OFFICIAL MAP, WEST OF WESTHIL BLVD. ISSUE: HEAR TESTIMONY AND CLOSE PUBLIC HEARING. (ACTION: NEXT ITEM).**

Chairman Marsden opened the public hearing at 6:13 p.m.

Doug Backus, Horizon Investment provided commissioners with information (**see attached**). He then gave a presentation of that information.

**Motion by Commissioner Lehr and seconded by Commissioner Huss to close the public hearing at 6:29 p.m. Motion carried.**

8. OFFICIAL MAP AMENDMENT TO REMOVE WOODMAN DRIVE FROM THE OFFICIAL MAP, WEST OF WESTHIL BLVD. ISSUE: SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF OFFICIAL MAP AMENDMENT. (TOWN BOARD ACTION: 9/4/01).

Allen Davis, Community Development Director recommended denial of the request because of the three parcels that still do not have street frontage.

Commissioner Hidde stated if Woodman's constructed a street across, Gander Mountain would still have access through Woodman's and there would still be access to the movie theater from Franklin Street.

**Motion by Commissioner Lehr and seconded by Commissioner Sherman to deny the request to remove Woodman Drive from the official map. Vote taken: Ayes: Sherman, Schwebke, Huth, Huss, Marsden, Bongers, Lehr; Nays: Hidde**

9. **PUBLIC HEARING #3 - SE-14-01 - SPECIAL EXCEPTION APPLICATION TO REBUILD A CAR WASH AT 2485 W. WISCONSIN AVENUE, REQUESTED BY TODD VAN ZEELAND. ISSUE: HEAR TESTIMONY AND CLOSE PUBLIC HEARING. (ACTION: NEXT ITEM).**

Chairman Marsden opened the public hearing at 6:31 p.m.

Todd Van Zeeland provided a letter (**see attached**), which he read into the record.

Supervisor Berg felt access onto Lynndale Drive would be safer.

**Motion by Commissioner Lehr and seconded by Commissioner Hidde to close the public hearing at 6:35 p.m. Motion carried.**

10. SE-14-01 - SPECIAL EXCEPTION APPLICATION TO REBUILD A CAR WASH AT 2485 W. WISCONSIN AVENUE, REQUESTED BY TODD VAN ZEELAND. ISSUE: SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF SE-14-01. (TOWN BOARD ACTION: 9/4/01).

Commissioner Sherman asked Allen Davis, Community Development Director why he wanted two of the driveways closed. Davis said because the car wash queing lane lines up along the driveways.

Commissioner Hidde asked if Davis would accept closing just one driveway. Davis said he would and if that were the case he would ask that it be the south driveway.

**Motion by Commissioner Sherman and seconded by Commissioner Huth to approve SE-14-01 - Special Exception application to rebuild a car wash at 2485 W. Wisconsin Avenue, requested by Todd Van Zeeland with the following conditions: 1) The applicant closes and landscapes the two middle driveways on the west frontage road; 2) The applicant stripes for 9 more parking spaces; 3) The applicant grants the Town a Drainage Maintenance Easement for the stream on the south side of the parcel; 4) The applicant agrees to require a future owner to meet current Town sign code at time of sale.**

**Amended motion by Commissioner Sherman and seconded by Commissioner Huth to have the applicant close only one driveway to be worked out with Allen Davis, Community Development Director. Motion carried.**

11. REQUEST FOR ZONING TEXT AMENDMENT - UNITED FINANCIAL DEVELOPMENT - REQUEST TO ADD LANGUAGE THAT WOULD PERMIT A COMMERCIAL/RESIDENTIAL MIXED USE DEVELOPMENT. ISSUE: SHALL THE PLAN COMMISSION SET A PUBLIC HEARING FOR SEPTEMBER 4, 2001.

Allen Davis, Community Development Director explained the corner of Richmond and Ridgeview has a commercial parcel, which United Financial owns. United Financial is interested in developing the parcel in conjunction with the multi-family development to the north and east.

He recommended a public hearing be set and an ordinance be drafted and adopted.

**Motion by Commissioner Sherman and seconded by Commissioner Huth to proceed with a public hearing for Rezoning Text Amendment for United Financial Development - request to add language that would permit a Commercial/Residential mixed use development. Motion carried.**

12. SE-8-01 - SIGN AMENDMENT, ALAMO CAR RENTAL, 245 METRO DRIVE. ISSUE: SHALL THE PLAN COMMISSION APPROVE/DENY THE SIGN AMENDMENT FOR SE-18-01.

No further discussion took place.

**Motion by Commissioner Huth and seconded by Commissioner Hidde to approve SE-8-01 - Sign Amendment, Alamo Car Rental, 245 Metro Drive with the following**

**conditions: 1) No flags or banners are used on the property; 2) The number of rental vehicles stored on site is limited to 14 automobiles. Motion carried.**

13. SP-12-01 - SIGN AMENDMENT, ZIEBART, LYNNDALE DRIVE. ISSUE: SHALL THE PLAN COMMISSION APPROVE/DENY THE SIGN AMENDMENT FOR SP-12-01.

No further discussion took place.

**Motion by Commissioner Bongers and seconded by Commissioner Lehr to approve SP-21-01 - Sign Amendment, Ziebart, Lynndale Drive.**

**Amended motion by Commissioner Bongers and seconded by Commissioner Lehr to prohibit the use of an electronic reader board. Motion carried.**

14. SP-37-99 - LANDSCAPE PLAN REVISION, TORNADOES. ISSUE: SHALL THE PLAN COMMISSION APPROVE/DENY THE REVISION TO THE LANDSCAPE PLAN FOR SP-37-99.

Allen Davis, Community Development Director explained there have been various revisions to the landscape plan. At one point the Commission directed Davis to work with Butch Wittman, owner of Tornado's and another stating specific placement of trees.

Commissioner Hidde asked if the new revisions met Town specifications. Davis said it is an improvement over what is in the agreement between Wittman and the Town.

**Motion by Commissioner Sherman and seconded by Commissioner Huth to approve SP-37-99 - Landscape Plan Revision, Tornado's with the following condition 1) Additional trees are added along the stoned area adjacent to the railroad track to be worked out with Allen Davis, Community Development Director. Motion carried.**

**Commissioner Huth left the meeting.**

15. CELL TOWER STUDY - PRESENTATION ON STUDY RESULTS BY RALPH EVANS.

Ralph Evans presented the study and additional information.

Chairman Marsden asked that further information be brought forward that commissioners can understand.

16. CODE UPDATES:

- a. DUMPSTER ENCLOSURES

Allen Davis, Community Development Director has drafted an ordinance that could be applied to multi-family and commercial/industrial projects. He was concerned because

there are existing commercial/industrial developments that may not be able to meet the drafted requirements.

Chairman Marsden suggested Davis take pictures of the areas he feels could not meet the requirements. He asked that Davis bring forth an ordinance for the multi-family and at a later date the commercial/industrial developments will be dealt with.

b. SIGN CODE

After comments were made regarding regulating flags, the number of permitted signs and clarifying sign locations, it was decided a public hearing will be set to discuss a revised draft version of this code.

**A public hearing to be set.**

17. ADJOURNMENT.

**Motion by Commissioner Lehr and seconded by Commissioner Bongers to adjourn the meeting at 7:14 p.m. Motion carried.**

Respectfully Submitted,

Sharon Hallett  
Clerk-Typist

REGULAR BOARD MEETING - TOWN OF GRAND CHUTE - SEPTEMBER 4, 2001

A. Meeting called to order at 4:03 P.M. by Michael A. Marsden, Chairman.

ROLL CALL: Michael A. Marsden, Charlotte Berg, Sharron Huss; and Judith Christjohn, Clerk and Thomas Dremel, Treasurer

EXCUSED: Sherri McNamara & Patricia Stevens

OTHERS PRESENT: Mark Rohloff, Town Administrator; Attorney Chuck Koehler; Mark Heling, Fire Chief/Road Superintendent; Ed Kopp, Police Chief; Allen Davis, Community Development Director; Dan Schultz, Boldt Construction; Lynn Peters, FCCVB; Fern & Pete Taylor; Linda Noie; Shawn Kennedy; Char Stankowski; Bruce Sherman; John Berglund; Carl Sutter; Bob Orth; Don Pennings; Craig Mares; Vernon Lubinski; Neubert family members; Terry Bomier; Todd Van Zeeland; Jim Treiber; news media and interested citizens

B. Approval of Agenda/Order of the Day

**Superv. Berg moved to amend the agenda and move Item H-3 after the minutes, seconded by Superv. Huss. Motion carried.**

C. Public Input -

Shawn Kennedy, Holiday Inn, questioned when the sod and/or seeding and final landscaping would be completed and had concerns with their entrance off Spencer Street. Originally, the entrance off Spencer had curb and gutter running into the parking lot. That was not replaced. He questioned why.

Carl Sutter stated that the curb was not replaced, as it is a driveway and was replaced in accordance with Town policy.

Chairman Marsden inquired if this was a problem. Mr. Kennedy stated it was not a huge problem, but they did have curb and gutter all the way along the Spencer Street entrance.

Chairman Marsden directed Adm. Rohloff to set up a meeting with Mr. Kennedy, Mr. Sutter, Chairman Marsden and himself on site to review this issue.

Chairman Marsden questioned Mr. Sutter as to when the sidewalks would be done.

Mr. Sutter stated the sidewalks are not completely installed. WEPCO has some work North of the Holiday Inn to complete and we still need an easement on the north end of the property. Restoration work and back filling will hopefully be done within the next two weeks. After that is completed, final paving will be done.

D. Approval of Minutes - Regular Meeting 8/21/01

**Superv. Berg moved to approve the minutes as printed, seconded by Superv. Huss. Motion carried.**

H. Old Business -

3. Request for reconsideration of renaming Neubert Road to Pennings Way. **ISSUE** - Shall the Town Board consider renaming Pennings Way to Neubert Road or select a name not associated with property ownership

Adm. Rohloff reviewed the issue for the board, stating that at the last board meeting a request was made to rename Neubert Road to Pennings Way. The board approved that request and have since received a request from the Neubert family to reconsider that action and return the name to Neubert Road.

Mr. Lubinski, representing the Neubert family presented a petition signed by 359 neighbors, friends, and family members, not all residing in Grand Chute, requesting it be named Neubert Road. He presented a history of the property from the time the Neubert's purchased the property to date. The property south of the road is owned by Consolidated Construction Company and they do not care what it is named. On the north side of the road, three quarters is Neubert property, while only one quarter was Pennings property. Neuberts have owned the property since 1920 and they feel they have the right to ask the board to reconsider renaming the road Neubert Road. The Neuberts are also spending over \$200,000 on the property.

Craig Mares, representing Don Pennings, stated that Mr. Pennings owned and farmed the property for twenty-five years and still owns a parcel on the west end on the north side. Mr. Pennings did not sign the certified survey map until the Town Board took action naming it Pennings Way. Mr. Mares suggested that the road proposed to go north off the road in question be named Neubert Road. He requested the name remain Pennings Way or a neutral name be selected.

Chairman Marsden questioned the Clerk if a decision needed to be made at this time. The Clerk stated the only urgency would be if building permits needed to be issued and she deferred to Mr. Davis regarding that issue.

Mr. Davis stated no building permit applications have been filed at this time and no building permits will be issued until the Town accepts the road. He stated that the road is being cut in at this time.

Chairman Marsden inquired if Mr. Pennings had other property that would be developed in the Town.

Mr. Pennings stated he did not, if a road were extended through his property it would be a continuation of Claremont Drive. Mr. Pennings stated he was told by Consolidated that he had the right to name the road.

Mr. Lubinski inquired if a decision would be made at this meeting or the next meeting.

Chairman Marsden stated they would be notified.

Superv. Huss suggested it be named Neubert-Pennings Way.

Mr. Mares stated they would prefer some neutral name. Mr. Pennings stated he was okay with a neutral name.

Adm. Rohloff suggested that staff do further research.

**Superv. Berg moved to table until the full board is present September 18, 2001, seconded by Superv. Huss. Motion carried.**

E. Reports

1. Chairman - No report

2. Supervisors - No report

3. Administrator -

1. Town Hall - Adm. Rohloff reported they met with the contractor regarding paving Grand Chute Boulevard. Chairman Marsden stated it is graded within 6-8 inches so they can put the base course on. Everyone is blaming everyone else. He stated he was comfortable with what he heard today.

Adm. Rohloff reported the upper floor is all dry walled and they are working on dry walling the base floor. The fueling station site has been identified.

2. Deer Management - Report on DNR meeting - Adm. Rohloff reported they met with the DNR and he feels it would be appropriate to set up a meeting with the residents and the DNR. Chairman Marsden directed that an informational meeting be scheduled for the Municipal Building with the residents and the DNR.

4. Attorney - No report

5. Voucher List - \$469,339.18 (48564-48671) - payroll account \$64,249.61 (31447-31571)

**Superv. Berg moved to approve the voucher list as printed, seconded by Superv. Huss. Motion carried.**

F. Correspondence - Accept and File:

1. Outagamie County to Carol Gauthier Outlot 1, First Addition to Capitol Acres - property is compliant with Outagamie County Shoreland Floodplain Wetland Ordinance.
2. Time Warner Cable
  - a. Additions of new channels
  - b. Additions to Road Runner service
3. Letter from Russ Obermeier & Associates reference traffic signals at corner of Wisconsin Avenue and McCarthy Road.
4. DNR - Gypsy Moth Suppression Program Summary
5. Letter from Wesley and Dorothy Ring, 4740 W. Spencer Street - concerns regarding relocation of West Branch of Mud Creek, creating a pond, filling wetlands and building a dam.
6. County Corporation Counsel to Attorney Koehler re. County Bridge Aid
7. WI Dept. of Commerce - Extension of Professional Service Contract for tank inspection with Grand Chute Fire Dept. to June 30, 2002

G. New Business

1. 2002 County Maintenance Agreement. **ISSUE** - Shall the Town Board accept or reject a Maintenance Agreement with the Outagamie County Highway Department

**Superv. Berg moved to deny, seconded by Superv. Huss. Motion carried.**

2. Interactive Network for the Fox Cities (INFOCIS) Consortium Agreement. **ISSUE**: Shall the Town Board approve an intergovernmental agreement between the Town of Grand Chute and the Appleton Area School District, City of Appleton, Outagamie County, and Fox Valley Technical College to work on joint ventures such as grants, training, and sharing of technology

Adm. Rohloff asked that the board approve contingent on Attorney Koehler's favorable review.

**Superv. Huss moved to approve subject to Attorney Koehler's favorable review, seconded by Superv. Berg. Motion carried.**

3. Town Hall - Retaining Wall. **ISSUE**: Shall the Town Board award a bid to Green Acres Landscaping in the amount of \$37,240 to construct the retaining wall at the Town Hall site.

**Superv. Berg moved to award to Green Acres Landscaping in the amount of \$37,240, seconded by Superv. Huss. Motion carried.**

4. Approval of Sanitary District #3 request to clear vegetation from Mud Creek near Gillett Street. **ISSUE:** Shall the Town Board approve all necessary applications associated with the subject project

**Superv. Huss moved to approve all necessary applications associated with the subject project, seconded by Superv. Berg. Motion carried.**

Adm. Rohloff reported we would be going out to bid on this project.

Chairman Marsden directed that every resident get a personal letter so they know what is going to be done. He directed that Carl Sutter have any spoil taken to the Town Hall site.

- 
5. Plan Commission Recommendations
    - a. Z-9-01 Rezoning property near McCarthy Road and Lawrence Street from Commercial Local (CL) and Residential Single-Family (RSF) to C-2 Office District. Recommend approval

**Superv. Huss moved to approve the recommendation, seconded by Superv. Berg.**

Jim Treiber stated he would like to know what the timetable is for development.

Mr. Bomier stated they have no definite timetable. Chairman Marsden questioned if this is approved, what is their schedule for the project.

Mr. Bomier felt it would be sometime in the next three years. Lawrence Street needs to be extended. They do not have a site plan at this time.

Mr. Treiber questioned why they do not wait until the end of Lawrence has been resolved. Why rezone the property without any plan.

Mr. Bomier stated they have two prospective clients who want to develop the site. In order to do that they need the commercial zoning.

Chairman Marsden assured everyone they would have a chance to view the site plan when it is submitted. Chairman Marsden was confident that this rezoning was the best thing for the neighborhood.

Mr. Steffen stated this is called a buffer zone between the residential single family. He felt it would be better to look at houses instead of commercial buildings. He did not feel this is helping the area.

Superv. Berg was concerned that commercial traffic would be using Maple Hill Drive. She questioned when the cul de sac on Maple Hill would be constructed. She was under the impression that Calnin was responsible for this. Superv. Berg stated she would like to see it built now.

Chairman Marsden directed Adm. Rohloff to contact Mr. Calnin to get it done now.

Superv. Berg was uncomfortable with changing single family zoning to commercial zoning. She felt commercial zoning may detract from the value of the single-family homes. She would like to see it remain single-family zoning.

**Motion carried 2-1 with Superv. Berg voting no.**

b. Official Map Amendment to remove Woodman Drive west of Westhill Boulevard from the Official Map. Recommend denial

**Superv. Berg moved to deny, seconded by Superv. Huss. Motion carried.**

c. SE-14-01 Rebuild Car Wash, 2485 W. Wisconsin Avenue, Todd Van Zeeland. Recommend approval with conditions: 1) applicant closes and landscapes one driveway on the west frontage road, 2) applicant stripes for nine (9) more parking spaces, 3) applicant grants the Town a drainage maintenance easement for the stream on the south side of the parcel, 4) applicant agrees to require a future owner to meet current Town sign code at time of sale.

**Superv. Huss moved to approve SE-14-01 with conditions listed.**

Superv. Berg questioned the driveway issue. Mr. Davis stated they will be removing one and narrowing one.

**Motion seconded by Superv. Berg. Motion carried.**

d. SE-8-01 Sign amendment, Alamo Car Rental, 245 Metro Drive. Recommend approval with conditions: 1) no flags or banners are used on the property, 2) the number of rental vehicles stored on site is limited to fourteen (14) automobiles.

**Superv. Huss moved to approve with conditions as listed, seconded by Superv. Berg. Motion carried.**

## H. Old Business

1. Request from Rustic Inn of the Fox Valley for a reduction of demerit points from 50 to 35 for a March 26, 2001 violations. After review, the Town Attorney has determined that they meet the qualification for point reduction in the ordinance. **ISSUE** - Shall the Town Board approve the reduction to 35 points

**Superv. Huss moved to approve the reduction, seconded by Superv. Berg. Motion carried.**

2. Amendments to Employee Manual. **ISSUE**: Shall the Town Board approve amendments to the employee policy manual regarding the Town's vacation policy

**Superv. Berg moved to approve, seconded by Superv. Huss. Motion carried.**

4. Fire Chief Recruitment and Selection proposal from Group 1 Resources, Inc.

Adm. Rohloff requested this be deferred until Chairman Marsden is comfortable with the price.

**Superv. Huss moved to defer action, seconded by Superv. Berg. Motion carried.**

## I. Ordinances/Resolutions

1. Z-9-01 Rezoning CL and RSF to C-2 Office District. SEC 30

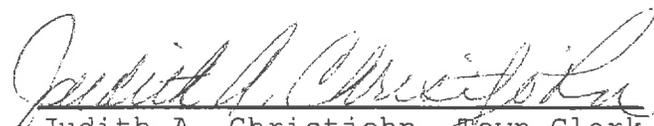
**Superv. Huss moved to adopt Z-9-01 as printed, seconded by Chairman Marsden. Motion carried 2-1 with Superv. Berg voting no.**

## J. Adjournment

**Superv. Berg moved to adjourn the regular meeting at 4:40 P.M., seconded by Superv. Huss. Motion carried.**

Meeting adjourned at 4:40 P.M.

These minutes were taken at a regular meeting held on the 4th. day of September, 2001 and were entered in this record book the 7th. day of September, 2001 by:

  
Judith A. Christjohn, Town Clerk  
Town of Grand Chute  
September 7, 2001

RECEIVED  
MAR 01 2016

I AM OPPOSED TO THE REZONING AND BUILDING OF THE HOLIDAYS INNS ON  
W. COLLEGE AVENUE AND MC CARTHY ROAD IN APPLETON, WI

215 Maple Hill Dr S, Parcel # 101127505

NAME (PRINT AND SIGN)	ADDRESS	PHONE NUMBER	DATE
1. <sup>Michelle Wroblewski</sup> Michelle Wroblewski	5222 Long Ct	830-7883	2/25/16
2. <sup>Mary Sue Ritchie</sup> <del>Mary Sue</del> Ritchie		213-6947	2/25/16
3. <sup>Bob Ritchie</sup> Bob Ritchie	5300 Longwood	920-850-0032	
4. JAMES A TREIBER <sup>Janet Treiber</sup>	134 S Maple Hill Dr		2-26-2016
5. Marjorie Johnson <sup>Mary Jo Johnson</sup>	5219 Long Ct	54914	
6. Elvin Johnson <sup>Elvin Johnson</sup>	5219 Long Ct	54914	
7. William E. Wroblewski	5222 Long Ct	54914	02-26-2016
8. Sarah Bryner	5204 W Spencer	54914	920-832-3977
9. Guy BRYNER	5204 W SPENCER	54914	
10. Jim Much <sup>Jim Much</sup>	5040 W. Spencer St	54914	
11. Sarah Much <sup>Sarah Much</sup>	5040 W. Spencer St.	54914	
12. Alan Crawford <sup>Alan Crawford</sup>	5116 W Spencer St	54914	
13. Karen McKay <sup>Karen McKay</sup>	3005 Maple Hill Dr.		
14. Ruth Westenberg <sup>Ruth Westenberg</sup>	304 S Maple Hill Dr		
15. David Wright <sup>David Wright</sup>	314 S Maple Hill Dr		
16. Patricia R. Sefton <sup>Patricia R. Sefton</sup>	310 S. Maple Hill Dr		
17. Jason Steinbach <sup>Jason Steinbach</sup>	5228 Long Ct.		

18. Amanda Steinbach 5228 Long Ct Appleton WI 54914
- 2-28-16 19. Barb + Geo. Evenson - 5400 Long Ct Appl
20. Dan + Terry Frase - 5600 Long Ct. Appl
- 2/28/16 21. Denise Knatt - 5621 Long Ct. Appl
22. Linda Vercauteren 5310 Long Ct. ATW
23. Becky Lindberg 5211 W Spencer St
24. Rick Lindberg 5211 W SPENCER ST
25. Karen Miller 5428 Long Ct.
26. JoAnn Reinl 5514 Long Ct
27. Lynn Larson 5415 Long Ct.
28. John Nye 5330 LONG CT.
29. Marilyn J. Vening 5330 Long Ct.
30. David H. Munk 5130 W Spencer
31. Dorothy King 4740 W Spencer
32. Tracy Reinl 5514 LONG CT.
33. Neil Schweder 5240 Long Ct. Appleton
34. Sarah Van Linn 5820 Long Ct Appleton WI 54914
35. Gerald T. Salk 5320 Long Ct. Appleton 54914
36. Tom SPALDING 5301 LONG CT. Appleton, WI 54914

37 Robert Cops Robert Cops 5321 Long Ct 733-3139 3/1/16

38 MARLENE COPS Marlene Cops 5321 Long Ct 733-3139 3/1/16

39 Patti Stenson 5130 W. Spencer St. 851-0779 3/1/16

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March 1, 2016  
5514 Long Ct.  
Grand Chute, WI 54914  
(920)738-0884

RECEIVED  
MAR 01 2016

Town of Grand Chute  
Attn: Town Board and Planning Commission  
1900 W. Grand Chute Blvd.  
Grand Chute, WI 54913-9613

The reason for this letter is, due to the short notice and my work schedule, taking a class at FVTC and now have snow to deal with, I am unable to attend tonight's meeting regarding the Special Exception and Rezoning of the property at Lawrence St. and McCarthy Rd.

I have signed a local petition would like to voice my opposition to the plan for this site. This site is bordered on three sides by existing residential properties and it is my opinion that a hotel complex is not a good fit. Especially a 200-plus room facility at four stories high. Put yourself in the adjacent property owners place while they are enjoying their back yards and having people looking down on them as they barbeque, play with their kids and family or what ever activity they have privately enjoyed on the comfort of their own property. Or, turn that thought around. What if they see something unpleasant or unnecessary in the window of one of these rooms? This is not to mention the lighting, blocking of sunlight and casting of shadows of a complex of this size. Also, while the street side of the property will be pleasing to the eye, the back side of the building facing neighbors will get the dumpsters, the slamming of the dumpster doors, emptying of the dumpsters, delivery vehicle traffic, etc.

This is not a rant against WISCO Hotel Group. I'm sure they have other well run properties and I have no reason to believe they are not good neighbors. This is my saying that this is a bad idea for this property.

Referencing the Rezoning and Special Exception Requests, the history of this site comes up. I was at the last meeting to rezone this property in the early 2000's. It was the case back then that the property could not be sold in it's zoning at that time. The zoning was changed and nothing came of it. This is not the first time we have been approached for local zoning changes at Town meetings, shown conceptual site drawings, had the zoning changed and absolutely "NOTHING" came of it, (*Georgetowne Properties, west of this site*). Who could blame us for being suspicious or indifferent! It also has a statement from Terry Bomier saying that their attempts to market the property over the last 10 years have been unsuccessful. My response to that is that the last 10 years have been difficult for all of us, especially in the real estate market, as well as the private sector. There will be more opportunities for this property as zoned.

Thank you for taking the time to read through this. The short notice between the Post-Crescent article and the Planning Commission meeting did not give a lot of time for me to make other arrangements to be there.

Please reconsider your recommendation for this zoning change.

Tracy Reinl



10/11

**Town of Grand Chute  
Rezoning Request  
WISCO Hotel Group, on behalf of Dennis W. Dietzen and Kelsey  
Dietzen, etal**

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**To:** Plan Commission  
**From:** Robert Buckingham, Community Development Director  
**Date:** February 25, 2016  
**Address:** 215 S. Maple Hill Drive **App. #: Z-03-16**

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**REQUEST**

Applicants/owners request the rezoning of this vacant 6.88-acre parcel located at the southwest corner of McCarthy Road/Lawrence Street and S Maple Hill Drive. The request is to rezone from **C-2 Office Commercial District to CP Planned Commercial District** (see attached map). WISCO Hotel Group has an accepted offer to purchase the property and would intend to develop and operate a 121 room Holiday Inn and an 86 room Holiday Inn Express at this location. The rezoning from one commercial classification to another is requested to allow construction of these hotels.

**ANALYSIS**

This property is currently zoned for commercial uses such as office, medical clinic/hospital uses, schools, banks, and churches. The amount of lot area that can be developed with building and parking surface is greater in the C-2 district than in the requested CP district. The landscape surface area and setback requirements are less restrictive in the C-2 district than in the requested CP district. The CP district classification provides greater protection for adjoining properties with larger setbacks, less dense development, and Special Exception approval for all proposed uses (except for office uses). CP does not specify a maximum building height, but requires a greater setback distance for buildings above 4 stories. The proposed hotel buildings are each 4-story structures and the setbacks for each provide far greater offsets than code requires. A conceptual site plan for the project is included in the agenda packet for Special Exception SE-05-16.

The applicant's narrative (attached) provides history in marketing this site for development. After more than 10 years spent trying to market it for office and medical uses, the owner concluded the current zoning classification was a detriment to the sale of the property. The owner considered the possibility of requesting a zoning change to allow multi-family residential use. While property zoning is intended to regulate the development of property, it is not intended that zoning becomes the impediment to an owner's right or ability to develop altogether.

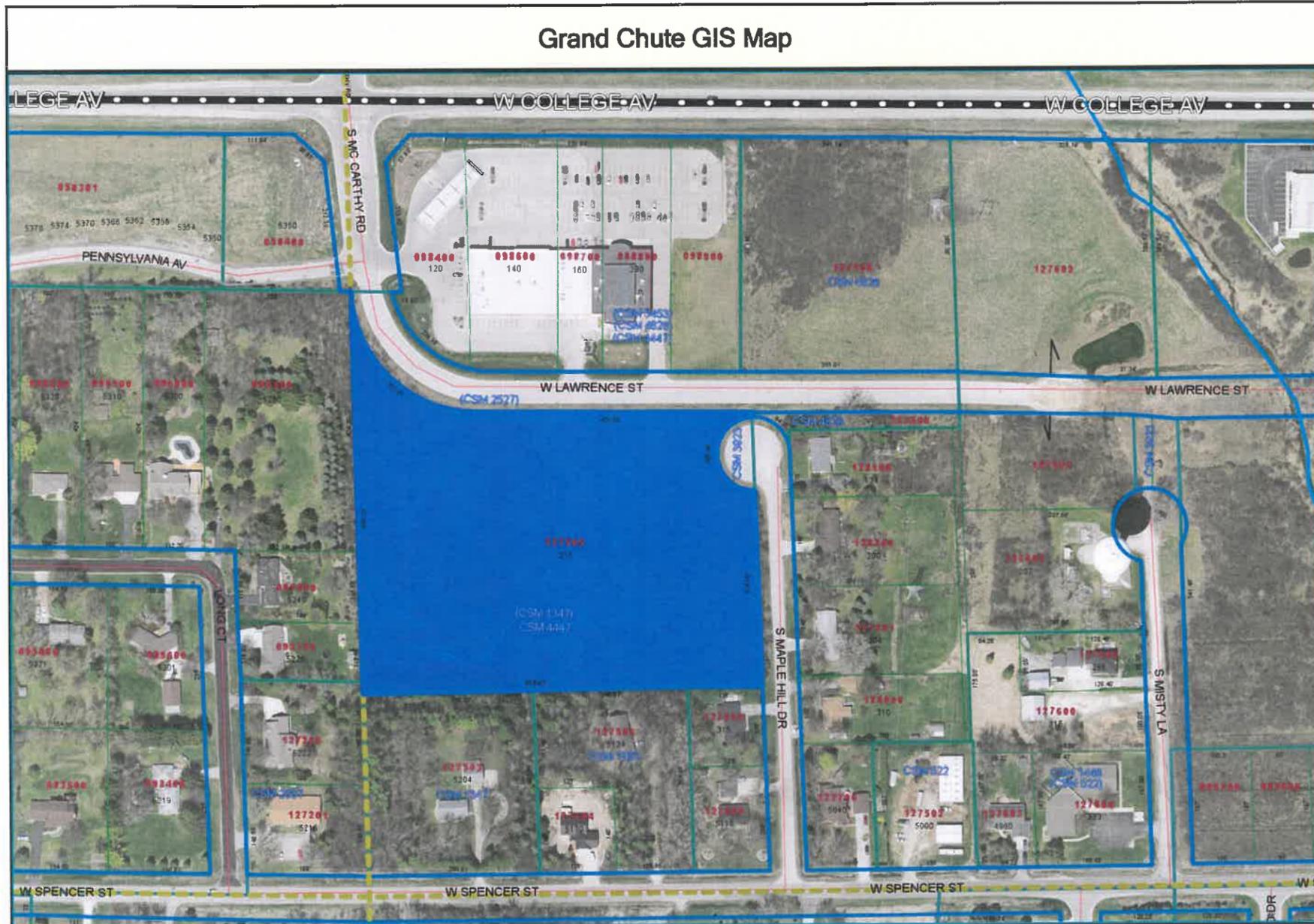
The proposed zoning change to CP Planned Commercial District represents the proper re-positioning of regulations to manage development at this property. The underlying standards of the district are more restrictive and provide the Town more oversight in regulating the development and protecting the interests of adjoining properties. These points are brought to the Commission's attention as evidence that when properly viewing the rezoning request on its merits, without consideration of possible development plans, the requested change provides greater benefits and protections than if the property were to remain in the current zoning classification. The rezoning is consistent with the Comprehensive Plan.

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation to rezone the property at 215 S. Maple Hill Drive from C-2 Office Commercial District to CP Planned Commercial District (Ordinance O-04-2016).**

Z-03-16

Grand Chute GIS Map



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-ground surveys



## Request for Zoning Change

Wisco Hotel Group (ownership Entity App Pro II LLC) currently has an accepted offer on a vacant 6.883 acre site located at 215 S. Maple Hill Drive South; Town of Grand Chute Parcel No. 101127505; having a legal description Lot No. 2 of CSM 4447 (hereafter referenced as *the Site*). The site is currently owned by Dennis W. and Kelsey Dietzen. On January 2<sup>nd</sup>, 2016 App Pro II LLC entered into a purchase agreement with the Dietzen's. This offer is contingent upon the necessary approvals in order for Wisco Hotel group to develop a 121 room, 4- story Holiday Inn and an 86 room, 4-story Holiday Inn Express on the site. Wisco Hotel Group is requesting a rezoning of the site from C-2 Office Commercial Office to CP Planned Commercial District in order to allow Wisco Hotels to construct said hotels on the site.

### Site History

The property has been marketed for sale since 2002 by Bomier Properties, a prominent commercial real estate firm in the Fox Valley. Terry Bomier has offered the following history related to the Dietzen site.

*The current owners purchased the property 1/31/2002. Since that time we have actively marketed the property for office use, which as you know, included medical uses as well and we did have a few serious inquiries; however, we've been very unsuccessful over the past 10 years trying to attract an office development for this site. Therefore, we looked at possibly rezoning it back to multi-family and we had more serious inquiries; however nobody came forward because of its current zoning restriction. Because of our extensive marketing, which also included several mailings over the past decade, we believe the zoning is misplaced for this property and should be reconsidered to just general commercial or possibly multi-family.*

### Merits of the Wisco Development Proposal

The construction of two modern Holiday Inn Hotels will take a dormant, undeveloped site and improve it with two attractive commercial buildings consistent with the existing commercial development located between HWY 41 and the Appleton International Airport off College Avenue. The development of the hotels will result in benefits to the Town of Grand Chute including:

1. The creation of new jobs.
2. Real estate tax revenue.
3. Room tax revenues.
4. The location with convenient access off College Avenue in the Town of Grand Chute will make these hotels convenient for Appleton International Airport travelers; guests of the hotel are provided with free shuttle service to and from the airport.
5. Guest at the hotels will frequent restaurants and entertainment areas and other businesses located in the immediate area.
6. The development of the hotels will jump start commercial development along what is now a largely undeveloped area of potential commercial growth on either side of College Avenue in the area of the airport.
7. Other restaurant retail and commercial service developments frequently occur near new hotel developments.

Wisco Hotels are good neighbors. The Wisco Hotels through the Holiday Inn franchise attracts guest who appreciate and want to stay at modern well maintained professionally maintained and managed hotels. All Wisco Hotels utilize attractive areas of green space utilizing both natural occurring woods and planted landscaping to create a pleasant environment for both hotel guests and provides screening for neighboring properties.

The planned development would have the primary ingress and egress from Lawrence Street. Maple Hill Drive would provide a secondary access for emergency and security vehicles. The Lawrence Street access will minimize traffic impacts to the residential properties located adjacent Maple Hill Drive.

The proposed hotels are 4 story buildings serviced by surface parking areas. The footprints and multi-story design of these buildings as well as the areas devoted to surface parking are not dissimilar to what one would expect in an office or medial building development, which was permitted in the existing C-2 Commercial Office Zoning. The proposed use of this site is consistent with the Towns Comprehensive Plan.

The proposed development of the Dietzen site will result in the location of two state of the art Holiday Inn facilities in the Town of Grand Chute. Wisco Hotels looks forward to working with the Town of Grand Chute and our future neighbors in the rezoning and development of this site.

## Wisco Hotel Group

The Wisco Hotel Group has owned and operated hotels in Wisconsin for 37 years. Wisco owns and operates 12 Wisconsin hotels situated in convenient locations across the state and includes:

- Madison (Holiday Inn Hotel and Suites; Baymont Inn & Suites; and Comfort Suites)
- Milwaukee (Candlewood Suites; Holiday Inn Express Hotel and Suites; Comfort Suites Milwaukee Airport; and Fairfield Inn & Suites)
- Appleton (Comfort Suites)
- Oshkosh (Holiday Inn Express Hotel & Suites Oshkosh)
- Fond du Lac (Holiday Inn; Comfort Inn; and Holiday Inn Express)

Wisco Hotel Group locations offer comfortable guestrooms and suites, swimming pools & spas:

- Fitness centers
- Complimentary breakfast at limited service hotels
- Complimentary hi-speed Wi-Fi throughout hotels
- Laundry services & dry cleaning pick-up daily
- Onsite lounges
- Meeting and event facilities
- Conference rooms and executive board rooms
- Game rooms
- Free parking

Wisco hotels are designed to accommodate the professional business traveler, vacationers, extended stay clients, and leisure stay customers. Wisco has recently completed the Lake Winnebago Conference Center addition to the Holiday Inn in Fond du Lac. Also new to Fond du Lac is the recently opened 86 room Holiday Inn Express. This is the first of the new prototype designed Holiday Inn Express facilities in the United States. Wisco Hotels would welcome the opportunity to give any interested party a tour of the new Fond du Lac facilities.

We would invite anyone interested in further information to visit the Wisco Hotel web site at <http://www.wiscohoteles.com>.

12/13  
(3/15 PC)

## MEMORANDUM

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**To:** Chairman Schowalter and Plan Commission members  
**From:** Robert Buckingham, Community Development Director  
**Date:** March 1, 2016  
**Subject:** Revised Recommendation – SE-05-16 (Agenda item #13)

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The staff recommendation regarding SE-05-16 for WISCO Hotel Group has been revised, and the Plan Commission is urged to issue a motion based on the following recommendation:

**Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-05-16) requested by WISCO Hotel Group, 215 S. Maple Hill Drive, to allow hotel use of the property with no more than two principal buildings at a maximum 4 stories each, and total building/parking impervious surface not to exceed 50% of total property area, all subject to: (1) Town Board approval of Z-03-16, rezoning the property to CP Planned Commercial District; and (2) Plan Commission approval of a final site plan for the project.**

12/13

# Town of Grand Chute Special Exception Request WISCO Hotel Group



To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: February 25, 2016

Address: 215 S. Maple Hill Drive

App. #: SE-05-16

## REQUEST

1. **Proposed Use(s):** Hotel
2. **Project Description:** Construct a 4-story, 121 room Holiday Inn and a 4-story, 86 room Holiday Inn Express, along with associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

## ANALYSIS

WISCO Hotel Group has an accepted offer to purchase the property and would intend to develop and operate a 121 room Holiday Inn and an 86 room Holiday Inn Express at this location. Under the pending rezoning of the property to CP Planned Commercial District, approval of a Special Exception Permit will establish the right of use for hotel. The conceptual site plan and project narrative from the applicant is attached. Primary access to the development will be from driveways on Lawrence Street. A secondary access on S. Maple Hill Drive will be a gated emergency vehicle-only access point. The buildings and parking areas will provide far greater offsets from adjoining property lines than code requires for 4-story structures in this zoning district. Also, the buildings are positioned in such a way that most nearby residences will view the narrow dimension rather than the lengthy sides of the structures. The developed site will have more total greenspace by area (53%) than building and parking lot surface (47%). Both standards favorably meet or exceed code requirements. This is a wooded site and every effort will be made to retain any viable mature trees along the edges of the property. In any case, Town standards specify dense planting and screening buffers between commercial and residential properties. Staff takes an active role in this design work to ensure that adjoining residential properties receive the benefit of effective sightline screening. The Town also regulates site lighting to ensure that cutoff fixtures are used to prevent light trespass and glare on adjoining properties. Both landscape and site lighting plan approvals are required as part of a final site plan for the project. The applicant will be required to prepare a Traffic Impact Analysis and present the findings with a final site plan for the project. On-site stormwater management will be required and Town Engineer approval of plans will be required as part of a final site plan for the project. The project as presented meets the standards and requirements for approval of a Special Exception Permit to allow hotel use of the property. Approval is contingent on the rezoning of the property to CP Planned Commercial District, and on future approval of a final site plan for the project.

## 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. Property has been zoned commercial for an extended period of time. The proposed new zoning classification, in combination with the Special Exception/Site Plan approval process provides greater benefits and protections than if the property remained in its current zoning classification.*
- 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. Commercial traffic is restricted to Lawrence Street ingress-egress. A Traffic Impact Analysis is required as part of a final site plan for the project.*

- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking.** *Found. On-site stormwater management is accounted for and must be approved by the Town Engineer. See b. above concerning ingress-egress accommodation. Off-street parking is sufficient for the use and setbacks from property lines is greater than code requires.*
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Found. Sewer and water facilities are available to the site. A Traffic Impact Analysis will identify any roadway/traffic control improvements that might be needed.*

#### **RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-05-16) requested by WISCO Hotel Group, 215 S. Maple Hill Drive, to allow hotel use of the property, subject to: (1) Town Board approval of Z-03-16, rezoning the property to CP Planned Commercial District; and (2) Plan Commission approval of a final site plan for the project.

## Special Exception Narrative

Wisco Hotel Group requests a special exception permit to allow a hotel use on the vacant 6.883 acre site located at 215 S. Maple Hill Drive South; Town of Grand Chute Parcel No. 101127505; having a legal description Lot No. 2 of CSM 4447. The applicant proposes to develop a 121 room, 4- story Holiday Inn and an 86 room, 4-story Holiday Inn Express serviced by surface parking areas on the site.

The planned development would have the primary ingress and egress from Lawrence Street. Maple Hill Drive would provide a secondary access for emergency and security vehicles. The Lawrence Street access will minimize traffic impacts to the residential properties located adjacent Maple Hill Drive. The owner has agreed to perform a traffic study per WisDOT Traffic Impact Analysis Guidelines at time of the final site plan approval.

### Proposed Site Information

As proposed the hotel development meets or improves upon density requirements and provides significant green space buffers with adjoining residential properties.

- Property Area = 295,888 SF (6.8 acres)
- Density = Building Area: 34,120 SF / 295,888 SF = 11.5%
- Hardscape Ratio = 46.5% (137,723 SF)
- Greenspace Ratio = 53.5% (158,165 SF)

### Merits of the Wisco Development Proposal

The construction of two modern Holiday Inn Hotels will take a dormant, undeveloped site and improve it with two attractive commercial buildings consistent with the existing commercial development located between HWY 41 and the Appleton International Airport off College Avenue. The development of the hotels will result in benefits to the Town of Grand Chute including:

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- Appleton (Comfort Suites)
- Oshkosh (Holiday Inn Express Hotel & Suites Oshkosh)
- Fond du Lac (Holiday Inn; Comfort Inn; and Holiday Inn Express)

Wisco Hotel Group locations offer comfortable guestrooms and suites, swimming pools & spas:

- Fitness centers
- Complimentary breakfast at limited service hotels
- Complimentary hi-speed Wi-Fi throughout hotels
- Laundry services & dry cleaning pick-up daily
- Onsite lounges
- Meeting and event facilities
- Conference rooms and executive board rooms
- Game rooms
- Free parking

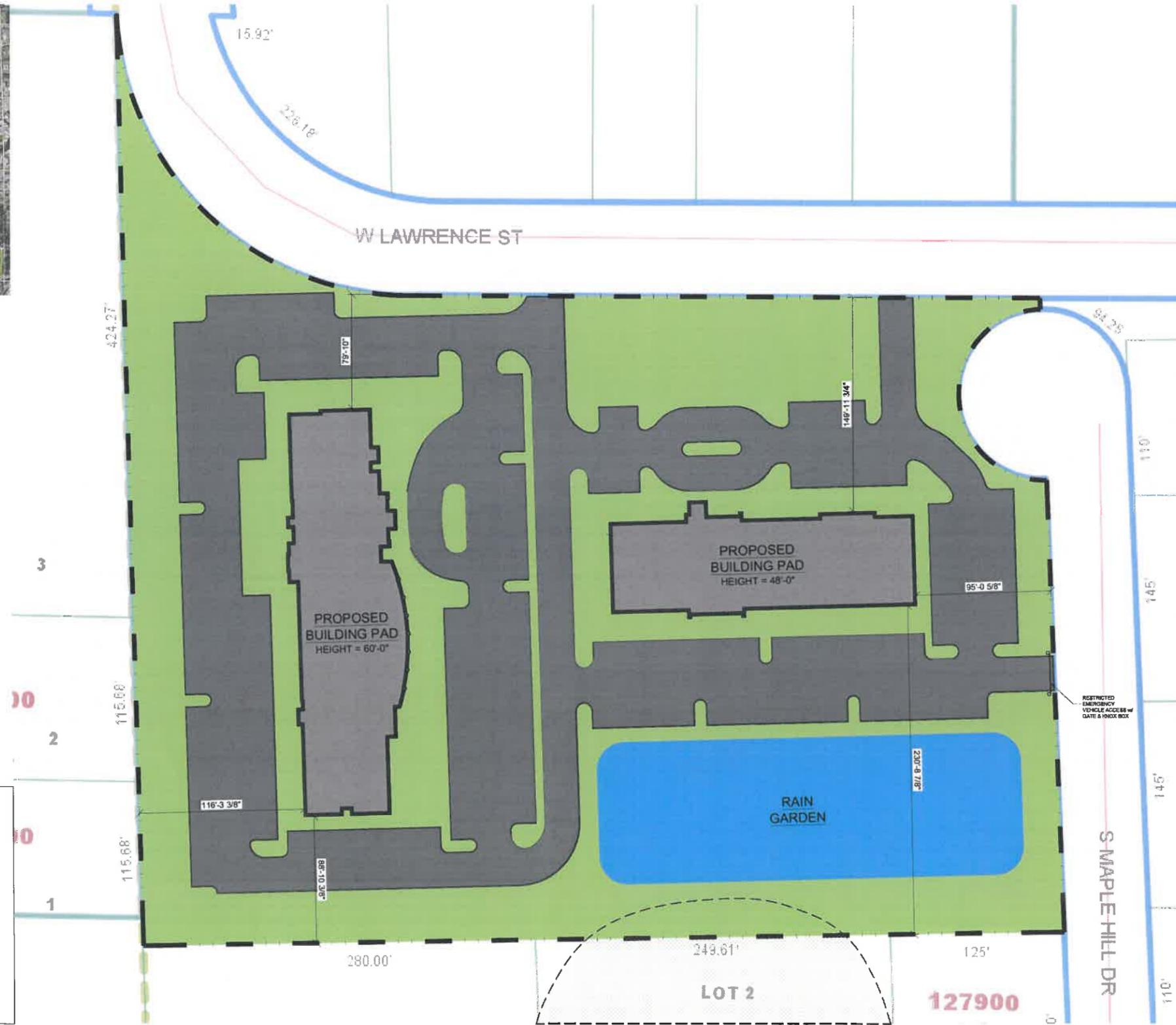
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We would invite anyone interested in further information to visit the Wisco Hotel web site at <http://www.wiscohoteles.com>.



LOCATION PLAN  
SCALE N.T.S.

SITE INFORMATION:	
PROPERTY AREA:	AREA = 295,888 S.F. (6.8 ACRES)
DENSITY:	BUILDING AREA = 34,120 S.F. (11.5%)
HARDSCAPE RATIO:	47.1% (139,291 S.F.)
GREENSPACE RATIO:	52.9% (156,597 S.F.)
EXISTING ZONING:	C-2: OFFICE COMMERCIAL DISTRICT
PROPOSED ZONING:	CP: PLANNED COMMERCIAL DISTRICT
PROPOSED USE:	HOTEL
SETBACKS:	BUILDING: FRONT = 35' SIDE = 35' REAR = 35'
PARKING REQUIRED:	1 STALL PER UNIT (207 SPACES REQ.) 10 STALLS PER 1,000 S.F. OF MEETING SPACE (17 SPACES REQ.) TOTAL = 224 SPACES REQ.
PARKING PROVIDED:	246 SURFACE SPACES (9 H.C. ACCESSIBLE)



PRELIMINARY  
SITE PLAN  
SCALE 1" = 20'

PRELIMINARY SHEET DATES:

12/08/2015
12/30/2015
02/03/2016
02/18/2016

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, LLC  
54 East First Street  
Fond du Lac, Wisconsin 54935  
l.petrie@madesignllc.net (920) 922-8170

OWNER:  
Wisco Hotels

New Building For:  
**Proposed Hotel Development**  
Grand Chute, WI

JOB NUMBER:	2015.65
SHEET	C1.0