



PLAN COMMISSION AGENDA

April 7, 2016, 6:00 p.m.

Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – March 1 and March 15, 2016 meetings.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Rezoning (Z-04-16) requested by Marton Properties LLC, 2025 N. Casaloma Drive, to rezone property from C-2 Office Commercial District to CL Local Commercial District. **Action:** Hear testimony/close public hearing.
8. **Rezoning (Z-04-16)** – Request by Marton Properties LLC, 2025 N. Casaloma Drive, to rezone property from C-2 Office Commercial District to CL Local Commercial District. **Action:** Recommend approval/denial of Z-04-16. (TOWN BOARD ACTION 4/21/2016)
9. **Planning Workshop** – Preview of design and cost options for reconstruction of W. College Avenue, from Casaloma Drive to CTH BB. (presentation by Directors Buckingham and Marquardt)
10. Adjournment.

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

GRAND CHUTE PLAN COMMISSION MINUTES

March 15, 2016

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Vivian Huth, Pam Crosby, Duane Boeckers, John Weber

Members Absent: Commissioner Julie Hidde, Robert Stadel

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. 37) Supervisor Nooyen, Supervisor Pleuss.

1. **ROLL CALL.**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

Motion (Huth/Crosby) to approve the agenda.

Chairman Schowalter requested a friendly amendment to change the order of the agenda by moving Items 11, 12, 13 after Item 6.

Huth/Crosby concurred with the amendment to move items 11, 12, 13 after item 6. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – MARCH 1, 2016 MEETING.

Upon questioning from audience members, the Commission engaged in discussion over the sequence of conducting, closing or holding open certain public hearings (Hearings #2 and #3) at the March 1 meeting and the summary of those proceedings in the minutes presented for approval. Following discussion of the steps taken to date and the impact on future Town decisions, there was consensus that the accuracy of the minutes would be verified after a review of the audio recording from the March 1 meeting. The Commission directed that the April 7 agenda be adjusted for the continuation of the hearing for SE-05-16 to be ahead of consideration on the requested rezoning (Z-03-16).

Motion (Sherman/Crosby) that the audio recording of the March 1, 2016 Plan Commission meeting be reviewed and that approval of the minutes be deferred to the April 7, 2016 Plan Commission meeting. Motion carried, all voting aye.

5. **PUBLIC INPUT**

Jim Pleuss stated that he values the Commission's deliberations but is concerned that the proposed rezoning would remove buffers for neighbors that the existing zoning provides. He stated the opinion that he is not sure approving the rezoning would be a prudent action by the Town Board, and that we need to grow smart and also take time to make sure the effects on the neighborhood are considered.

Commissioner Sherman noted that Supervisor Pleuss provided testimony that should be provided at the hearing that will be held at the next Plan Commission meeting.

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

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

Chairman Schowalter stated that the applicant submitted a written request that agenda items 11, 12, and 13 be deferred to the April 7 Plan Commission meeting.

Motion (Huth/Sherman) to defer action on agenda item 11 (Rezoning Z-03-16) to the April 7, 2016 Plan Commission meeting. Motion carried, all voting.

12. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-05-16) REQUESTED BY THE WISCO HOTEL GROUP, 215 S. MAPLE DRIVE, TO ALLOW HOTEL USE OF A PROPERTY ZONED CP PLANNED COMMERCIAL DISTRICT.

Motion (Huth/Sherman) to hold open and continue agenda item 12 - Public Hearing #2 (SE-05-16) at the April 7, 2016 Plan Commission meeting. Motion carried, all voting.

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 (Huth/Sherman) to defer action on agenda item 13 to the April 7, 2016 Plan Commission meeting. Motion carried, all voting.

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.

Chairman Schowalter opened Public Hearing #1 at 6:14 p.m.

There was no public input.

Motion (Crosby/Huth) to close Public Hearing #1 at 6:15 p.m. Motion carried, all voting aye.

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.

Motion (Sherman/Boeckers) to recommend 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. Motion carried, all voting aye.

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 AN ELECTRONIC MESSAGE CENTER.

Motion (Huth/Crosby) to approve 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. Motion carried, all voting aye.

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.

Director Buckingham provided background and history on the plans for 2 businesses to locate at this property. The use of the new building as an indoor shooting range requires special design features, which are incorporated in the plans presented. Police Chief Peterson spoke with the project owner and it was determined that that the company's operating procedures are aligned with the Town's public safety concerns. A wetland delineation is required at this property. If this determination impacts the site plan an amendment would need to be approved.

Motion (Sherman/Huth) to approve 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 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 and determination study at the Fireline site; and, (4) Staff approval of a lot-split CSM. Motion carried, all voting aye.

11. ADJOURNMENT.

Motion (Sherman/Crosby) to adjourn at 6:24 p.m. Motion carried, all voting aye.

**Town of Grand Chute
Rezoning Request
Marton Properties, LLC**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: March 31, 2016

Address: 2025 N. Casaloma Drive

App. #: Z-04-16

REQUEST

This property and the existing building is the location of Mark Winter Homes. It is a 9,000 sq. ft. office building. The owner has attempted to lease available space in the building for 4 years but has been unsuccessful, due to a glut of available office space in the area. A new tenant has been found, for operation of a dance studio. This use cannot be allowed under the existing C-2 Office Commercial District classification. The request is to rezone from **C-2 Office Commercial District to CL Local Commercial District**. Dance studio is a permitted use under CL.

ANALYSIS

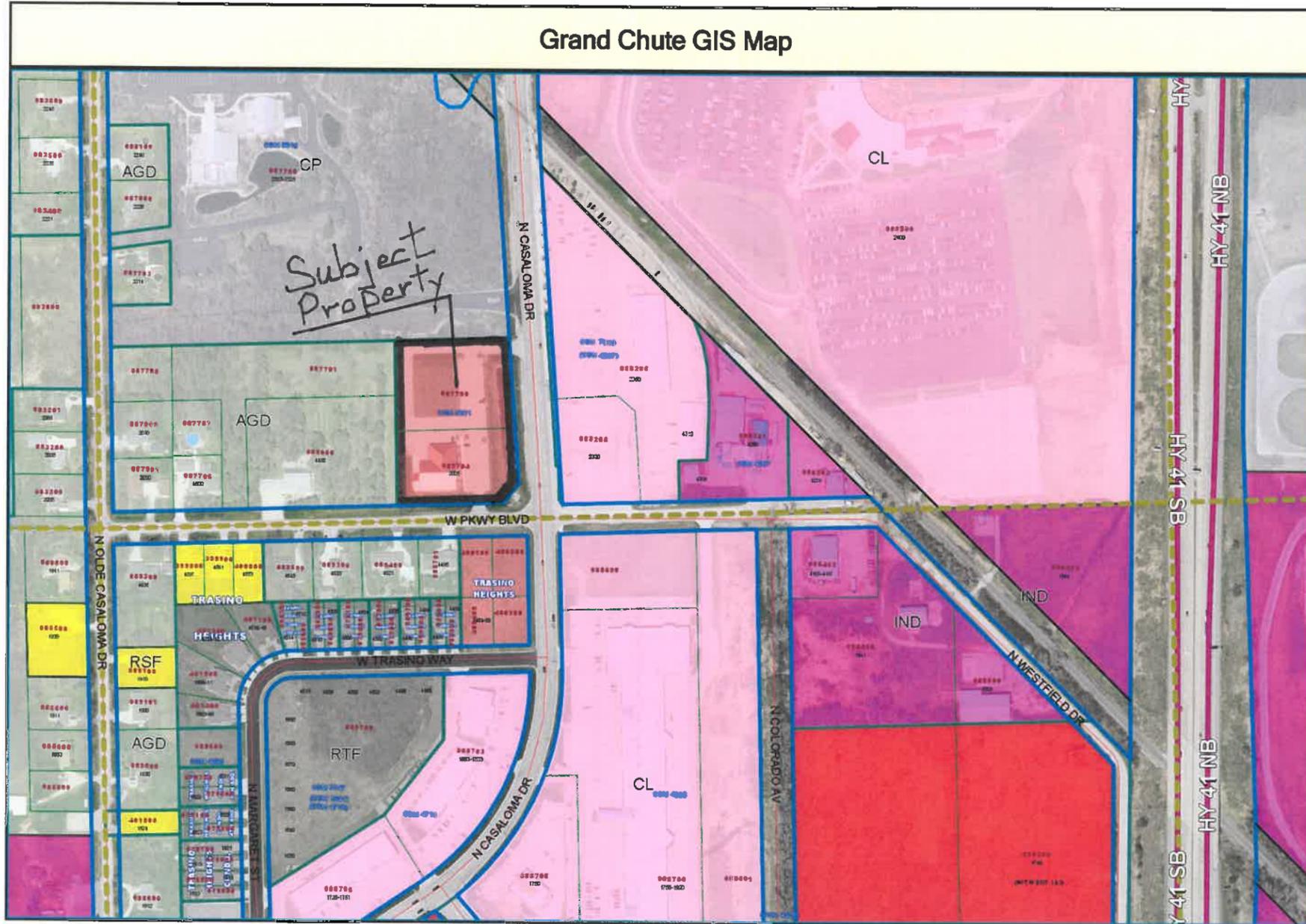
This is a reasonable request and provides a favorable outcome at this property. The permitted uses of CL Local Commercial are consistent with other developments along Casaloma Drive. The property has previously provided landscaping and screening buffers with residential uses to the west. Existing parking is sufficient to accommodate maximum usage of both businesses combined.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation to rezone the property at 2025 N. Casaloma Drive from C-2 Office Commercial District to CL Local Commercial District (Ordinance O-04-2016).

Z-04-16

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

