

## GRAND CHUTE PLAN COMMISSION MINUTES

January 3, 2017

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

Members Absent: Pam Crosby.

Also Present: James March, Town Administrator; Karen Heyrman, Deputy Public Works Director; Bob Heimann, IT Director; Robert Buckingham, Community Development Director; other interested parties (audience attendance = 6)

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** – DECEMBER 20, 2016 MEETING.

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

5. **PUBLIC INPUT** – There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** - NO REPORT TONIGHT.

Code Enforcement Report for Q4 of 2016 was provided to the Commission.

7. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-01-17) REQUESTED BY CHEERS APPLETON LLC, DBA WORLD OF BEER, 149 N. MALL DRIVE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN.

Chairman Schowalter opened Public Hearing #1 at 6:02 p.m. There was no public input.

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

8. **SPECIAL EXCEPTION (SE-01-17)** - REQUEST BY CHEERS APPLETON LLC, DBA WORLD OF BEER, 149 N. MALL DRIVE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN.

Director Buckingham noted that this approval will recognize new ownership of an establishment with a previously approved outdoor service area.

**Motion (Sherman/Hidde) to recommend approval of the Special Exception (SE-01-17) requested by Cheers Appleton LLC, dba World of Beer, 149 N. Mall Drive, for operation of an outdoor service/beer garden.** Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-02-16) REQUESTED BY PATRIOT PERFORMANCE AND CUSTOMS LLC, DBA PATRIOT PERFORMANCE AND CUSTOMS,

5013 W. GREENVILLE DRIVE, FOR OPERATION OF AN AUTOMOTIVE ACCESSORIES SALES AND INSTALLATION BUSINESS.

Chairman Schowalter opened Public Hearing #2 at 6:03 p.m. There was no public input.

**Motion (Huth/Boeckers) to close Public Hearing #2 at 6:04 p.m.** Motion carried, all voting aye.

10. **SPECIAL EXCEPTION (SE-2-17)** – REQUEST BY PATRIOT PERFORMANCE AND CUSTOMS LLC, DBA PATRIOT PERFORMANCE AND CUSTOMS, 5013 W. GREENVILLE DRIVE, FOR OPERATION OF AN AUTOMOTIVE ACCESSORIES SALES AND INSTALLATION BUSINESS.

**Motion (Stadel/Boeckers) to recommend approval of the Special Exception (SE-02-17) requested by Patriot Performance and Customs LLC, dba Patriot Performance and Customs, 5013 W. Greenville Drive, to allow the operation of an automotive accessories sales and installation business.** Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA3-26-00)** – REQUEST BY PATRIOT PERFORMANCE AND CUSTOMS LLC, DBA PATRIOT PERFORMANCE AND CUSTOMS, 5013 W. GREENVILLE DRIVE, FOR SITE IMPROVEMENTS ASSOCIATED WITH OPERATION OF AN AUTOMOTIVE ACCESSORIES BUSINESS.

**Motion (Sherman/Hidde) to approve the Site Plan Amendment (SPA3-26-00) requested by Patriot Performance and Customs LLC, dba Patriot Performance and Customs, 5013 W. Greenville Drive, for site improvements associated with operation of an automotive accessories business, subject to Town Board approval of Special Exception Permit SE-02-17.** Motion carried, all voting aye.

12. **CONDO PLAT (CP-01-17)** - REQUEST BY GCW INVESTMENTS, LLC, 1220 W. ELSNER ROAD, FOR APPROVAL OF EDGEWOOD ACRES CONDOMINIUM NORTH, A 20-UNIT SINGLE-FAMILY DEVELOPMENT.

Director Buckingham said that this is the last condo phase of development and the last phase of the entire development originating from 2011. He reviewed the criteria for consideration of the wetlands setback variance at Unit 16. Staff recommends approval of this variance. He reviewed features of the condominium development. Staff recommends approval of the Condo Plat.

**Motion (Hidde/Sherman) to grant a variance from Chapter 463-19 (D)(3) of the Grand Chute Municipal Code to GCW Investments, LLC, 1220 Elsner Road, allowing a wetland setback of 25' on Unit 16 of the Edgewood Acres Condominium North Plat. In granting this variance, the Plan Commission has determined that the variance is not contrary to the public interest and that such variance will be in general harmony with the purposes and intent of the Town's Stormwater Management and Zoning Codes; the variance will not permit the establishment of a use which is not permitted or permissible in the district; special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same district; the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; the hardship is not shared generally by other land or buildings in the area; and, the hardship results from the strict**

**interpretation of this ordinance and is not the result of self-created or self-imposed circumstances.** Motion carried, all voting aye.

**Motion (Sherman/Huth) to recommend approval of the Edgewood Acres Condominium North Plat (CP-01-17).** Motion carried, all voting aye.

13. **SITE PLAN (SP-01-17)** – REQUEST BY GCW INVESTMENTS, LLC, 1220 W. ELSNER ROAD, FOR APPROVAL OF A 20-UNIT SINGLE-FAMILY CONDOMINIUM DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Huth/Sherman) to approve the Site Plan (SP-01-17) requested by GCW Investments, LLC, 1220 W. Elsnor Road, for Edgewood Acres Condominium North, subject to: (1) Town Board approval of Condominium Plat CP-01-17; and, (2) Town Engineer approval of utility, drainage and erosion control plans for the project.** Motion carried, all voting aye.

14. ADJOURNMENT.

**Motion (Sherman/Huth) to adjourn at 6:13 p.m.** Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB  
Community Development Secretary