

GRAND CHUTE PLAN COMMISSION MINUTES

October 2, 2018

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Julie Hidde, Pam Crosby, John Weber, Duane Boeckers, Cheryl Ulrich.

Also Present: James March, Town Administrator; Bob Heimann, IT Director; Brent Braun, IT Support; Julie Wahlen, Finance Director/Treasurer; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; interested parties (audience attendance = 5)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Hidde/Crosby) to amend the agenda by correcting the name of the applicant for Items 7 and 8, from John T. Malloy to John J. Malloy. Motion carried, all voting aye.

Motion (Hidde/Sherman) to approve the agenda as amended. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – SEPTEMBER 18, 2018 MEETING.

Motion (Weber/Hidde) 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.

7. **PUBLIC HEARING #1** – REZONING Z-06-18 REQUESTED BY JOHN J. MALLOY, AS COURT-APPOINTED RECEIVER FOR WEST LAWRENCE STREET, LLC, ICP-GRAND CHUTE, LLC AND VPAP-GRAND CHUTE, LLC, ETAL, TO REZONE PROPERTIES LOCATED AT 4731-4741 W. LAWRENCE STREET, 4705 W. COLLEGE AVENUE, 4870-4908 W. LAWRENCE STREET, 135 S. CASALOMA DRIVE AND 211-213 S. CASALOMA DRIVE FROM CL LOCAL COMMERCIAL DISTRICT TO CR REGIONAL COMMERCIAL DISTRICT.

Chairman Schowalter opened Public Hearing #1 at 6:03 p.m. There was no public input.

Motion (Sherman/Hidde) to close Public Hearing #1 at 6:03 p.m. Motion carried, all voting aye.

8. **REZONING (Z-06-18)** – REQUEST BY JOHN J. MALLOY, AS COURT-APPOINTED RECEIVER FOR WEST LAWRENCE STREET, LLC, ICP-GRAND CHUTE, LLC AND VPAP-GRAND CHUTE, LLC, ETAL, TO REZONE PROPERTIES LOCATED AT 4731-4741 W. LAWRENCE STREET, 4705 W. COLLEGE AVENUE, 4870-4908 W. LAWRENCE STREET, 135 S. CASALOMA DRIVE AND 211-213 S. CASALOMA DRIVE FROM CL LOCAL COMMERCIAL DISTRICT TO CR REGIONAL COMMERCIAL DISTRICT .

Planner Patza stated that the petitioner for the rezoning action is the court-appointed receiver the former Gordman's property at 4741 W. Lawrence Street. To enable consideration for rezoning that property, it is necessary to include adjoining properties so as to avoid spot zoning concerns. The change in zoning will allow approval of a Special Exception Permit for an indoor recreation facility at the former Gordman's property. The zoning change will have no negative impacts to the continued commercial use of the adjoining properties that are also being rezoned

Motion (Sherman/Hidde) to recommend approval of Z-06-18 rezoning properties at 4731-4741 W. Lawrence Street, 4705 W. College Avenue, 4870-4908 W. Lawrence Street, 135 S. Casaloma Drive, and 211-213 S.

Casaloma Drive from CL Local Commercial District to CR Regional Commercial District (Ordinance No. O-20-2018). Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – SPECIAL EXCEPTION SE-19-18 REQUESTED BY KENT CIZEWSKI AND TRAVIS WRIGHT, DBA URBAN AIR ADVENTURE PARK, 4741 W. LAWRENCE STREET, FOR OPERATION OF AN INDOOR RECREATIONAL FACILITY CONDUCTED ENTIRELY WITHIN A BUILDING GREATER THAN 40,000 SQUARE FEET IN SIZE.

Chairman Schowalter opened Public Hearing #2 at 6:06 p.m. There was no public input.

Motion (Sherman/Crosby) to close Public Hearing #2 at 6:06 p.m. Motion carried, all voting aye.

10. **SPECIAL EXCEPTION (SE-16-18)** – REQUEST BY KENT CIZEWSKI AND TRAVIS WRIGHT, DBA URBAN AIR ADVENTURE PARK, 4741 W. LAWRENCE STREET, FOR OPERATION OF AN INDOOR RECREATIONAL FACILITY CONDUCTED ENTIRELY WITHIN A BUILDING GREATER THAN 40,000 SQUARE FEET IN SIZE.

Motion (Hidde/Sherman) to recommend approval of the Special Exception (SE-16-18) requested by Kent Cizewski and Travis Wright, dba Urban Air Adventure Park, 4741 W. Lawrence Street, to allow operation of an indoor recreational facility conducted entirely within a building greater than 40,000 square feet in size, subject to Town Board approval of Z-06-18. Motion carried, all voting aye.

11. **PUBLIC HEARING #3** – SPECIAL EXCEPTION SE-18-18 REQUESTED BY P.F. CHANG'S CHINA BISTRO, 1190 N. CASALOMA DRIVE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN.

Chairman Schowalter opened Public Hearing #3 at 6:08 p.m. There was no public input.

Motion (Crosby/Boeckers) to close Public Hearing #3 at 6:08 p.m. Motion carried, all voting aye.

12. **SPECIAL EXCEPTION (SE-18-18)** – REQUEST BY P.F. CHANG'S CHINA BISTRO, 1190 N. CASALOMA DRIVE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN.

Motion (Hidde/Crosby) to recommend approval of the Special Exception (SE-18-18) requested by P.F. Chang's China Bistro, 1190 N. Casaloma Drive, for operation of an outdoor service/beer garden. Motion carried, all voting aye.

13. **SITE PLAN AMENDMENT (SPA3-00-93)** – REQUEST BY P.F. CHANG'S CHINA BISTRO, 1190 N. CASALOMA DRIVE, FOR CONSTRUCTION OF AN OUTDOOR SERVICE/BEER GARDEN.

Motion (Sherman/Hidde) to approve the Site Plan Amendment (SPA3-00-93) requested by P.F. Chang's China Bistro, 1190 N. Casaloma Drive, for construction of an outdoor service/beer garden and associated site improvements, subject to (1) Town Board approval of Special Exception SE-06-18; and, (2) staff approval of the Landscape Plan. Motion carried, all voting aye.

14. ADJOURNMENT.

Motion (Crosby/Boeckers) to adjourn the meeting at 6:10 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary