

GRAND CHUTE PLAN COMMISSION MINUTES

November 1, 2016

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

Members Absent: Pam Crosby

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

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

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

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

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

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

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

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

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

There was no public input.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. ADJOURNMENT.

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

Respectfully Submitted,
Tracy Olejniczak/BB
Community Development Secretary