

# GRAND CHUTE PLAN COMMISSION MINUTES

December 15, 2015

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Joe Malenofski, Julie Hidde, Pam Crosby, Duane Boeckers

Members Absent: Vivian Huth

Also Present: James March, Town Administrator; Thomas Marquardt, Public Works Director; Bob Heimann, IT Director; Michael Patza, Town Planner; Robert Buckingham, Community Development Director; other interested parties (audience attendance = approx. 6)

1. **ROLL CALL.**

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

2. **PLEDGE OF ALLEGIANCE.**

3. **APPROVAL OF AGENDA.**

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

4. **APPROVAL OF MINUTES** – DECEMBER 1, 2015 MEETING.

**Motion (Hidde/Crosby) to approve the December 1, 2015 minutes.** Motion carried, all voting aye.

5. **PUBLIC INPUT**

None.

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

7. **SPECIAL EXCEPTION (SE-27-15)** – (*CONTINUED FROM PREVIOUS PLAN COMMISSION MEETINGS*) REQUEST BY JOSEPH E. & KAREN J. BERKEN, DBA J&B HOME IMPROVEMENT, 3225 E. FIRST AVENUE, TO ALLOW CONTRACTOR STORAGE USE OF A BUILDING ON PROPERTY ZONED AGD GENERAL AGRICULTURAL DISTRICT.

Director Buckingham provided background on the request, testimony and discussion from previous meetings, and additional comments received by the Town. He presented the findings of fact in the case, none of which have been met. Staff supports a Plan Commission recommendation for denial of the Special Exception.

**Motion (Sherman/Stadel) to recommend denial of the Special Exception Permit (SE-27-15) requested by Joseph E. & Karla J. Berken, dba J&B Home Improvement, 3225 E. First Avenue, to allow contractor storage use of a building on property zoned AGD General Agricultural District. In denying the Special Exception, the Plan Commission finds that: (1) The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity; (2) 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 cause traffic hazards; (3) Adequate provision is not made for surface water drainage, ingress and egress to the property, and off-street parking; and, (4) Adequate public facilities and services are not available for the proposed Special Exception use of structure.** Motion carried, all voting aye.

8. **SITE PLAN AMENDMENT (SPA1-02-15)** – REQUEST BY JAMES M. PETR, DBA WESTHILL RETAIL CENTER & MILWAUKEE PC, 330 N. WESTHILL BOULEVARD FOR CONSTRUCTION OF MULTI-TENANT PYLON SIGN.

**Motion (Malenofski/Hidde) to approve the Site Plan Sign Amendment (SPA1-02-15) requested by James M. Petr, dba Westhill Retail Center & Milwaukee PC, 330 N. Westhill Blvd., for the installation of an 88 sq. ft. multi-tenant pylon sign. Motion carried, all voting aye.**

9. PRESENTATION TO JOE MALENOFSKI, ON HIS FINAL MEETING AS A PLAN COMMISSIONER MEMBER.

10. ADJOURNMENT.

**Motion (Sherman/Stadel) to adjourn at 6:06 p.m. Motion carried, all voting aye.**

Respectfully Submitted,

Tracy Olejniczak  
Community Development Secretary