

GRAND CHUTE PLAN COMMISSION MINUTES

February 23, 2017

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Julie Hidde, Pam Crosby, John Weber.

Members Absent: Robert Stadel, Vivian Huth, Duane Boeckers.

Also Present: James March, Town Administrator; Mary Baxter, Executive Secretary/Human Resources; Dave Wallenfang, Desktop Support Specialist; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; other interested parties (audience attendance = 2)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – JANUARY 3, 2017 MEETING.

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

5. **PUBLIC INPUT** – None.

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

7. **SITE PLAN AMENDMENT (SPA1-16-15)** – REQUEST BY GCDL TECH VILLAGE, LLC, 15 TRI-PARK WAY, FOR PARKING LOT EXPANSION AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza stated that this parking lot expansion was shown as a future improvement on the project site plan approved in 2015. He explained minor revisions to the plan that were made after distribution of the agenda packet.

Motion (Hidde/Crosby) to approve the Site Plan Amendment (SPA1-16-15) requested by GCDL Tech Village, LLC, 15 Tri-Park Way, for parking lot expansion and associated site improvements, subject to staff approval of the Site Lighting Plan. Motion carried, all voting aye.

8. **SITE PLAN (SP-02-17)** – REQUEST BY STUMPF PROPERTIES I, LLC, DBA STUMPF'S VALUE CENTER, 3225 W. COLLEGE AVENUE, FOR SITE DEMOLITION AND CONSTRUCTION OF A NEW AUTOMOBILE SALES AND SERVICE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Director Buckingham provided background on this site redevelopment project, which includes the existing Stumpf's Value Center and the former Ponderosa Steakhouse property.

Motion (Crosby/Hidde) to approve the Site Plan (SP-02-17) requested by Stumpf Properties I, LLC, dba Stumpf's Value Center, 3225 W. College Avenue, for construction of a new automobile sales and service building and associated site improvements, subject to staff approval of the Site Lighting Plan.

In response to a question from Commissioner Sherman, Director Buckingham advised that the Zoning Code does not require landscaping around the building, but that this project will provide frontage landscaping as required.

Motion to approve SP-02-17 carried, all voting aye.

9. ADJOURNMENT.

Motion (Sherman/Hidde) to adjourn at 6:10 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary