

GRAND CHUTE PLAN COMMISSION MINUTES

April 21, 2016

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

Members Absent: none

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. 18), Supervisors Nooyen and Pleuss.

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

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

4. **APPROVAL OF MINUTES** – APRIL 7, 2016 MEETING.

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

5. **PUBLIC INPUT**

Jared Van Lanen, 2228 E. Stirling Parkway, Appleton, inquired about ditch cleaning along Mayflower Drive. He owns property on the west side of the road in the Town of Greenville. The road ditch floods after storms. Director Marquardt advised that Grand Chute maintains the Mayflower Road ditches and he would contact Mr. Van Lanen to discuss the problem.

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

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-02-16) REQUESTED BY GCW INVESTMENTS, LLC, 4810 N. INDIGO LANE, TO ALLOW GRADING AND FILLING FOR ROADWAY, UTILITY AND STORMWATER POND CONSTRUCTION IN EDGEWOOD ACRES CONDOMINIUM SOUTH.

Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:03 p.m., and Director Buckingham provided background on this phase of the Edgewood Acres subdivision. The Conditional Use Permit is required to allow filling, grading and pond construction within 300 feet of a navigable stream.

Joel Ehrfurth, Mach IV Engineering, spoke on behalf of the developer (Pat Kaster) and explained the proposed condominium project, consisting of 30 detached single-family homes. A condominium owners association will be responsible for all maintenance of common elements and the private roadways.

In response to a question from Leroy Menting, 4800 Indigo Lane, Pat Kaster stated that Tim Halbrook Builders would be constructing the condos

Reg Pfeifer, 4825 Indigo Lane asked if there will be a height limitation on the homes, whether the new roads will be public or private, and if the homes will have basements.

Director Buckingham advised that these will all be 1-story homes. The roads will be privately owned and maintained by the condominium association. The homes will have basements. He noted that this portion of Grand Chute has high groundwater levels and also has historically had surface drainage issues. However,

these two conditions are unrelated to one another. The groundwater concerns will exist regardless of stormwater management practices being implemented per Town ordinance.

In response to a follow-up question from Mr. Pfeifer, Director Buckingham noted that both Elsner Road and Gillett Street will be urbanized with curb & gutter, storm sewer, and pedestrian accommodation.

Motion (Stadel/Huth) to close Neighborhood Information Meeting #1 at 6:12 p.m. Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-02-16)** – REQUEST BY GCW INVESTMENTS, LLC, 4810 N. INDIGO LANE, TO ALLOW GRADING AND FILLING FOR ROADWAY, UTILITY AND STORMWATER POND CONSTRUCTION IN EDGEWOOD ACRES CONDOMINIUM SOUTH.

Chairman Schowalter stated that when Elsner Road is urbanized (2017 or 2018), all of the properties in the Edgewood Acres Subdivision will receive an areawide assessment for a portion of this project cost. This financing arrangement was agreed upon with the subdivision developer when this residential development was approved.

Motion (Hidde/Crosby) to recommend approval of the Conditional Use Permit (CUP-02-16) requested by GCW Investments, LLC, 4810 N. Indigo, to allow grading and filling for roadway, utility and stormwater pond construction. Motion carried, all voting aye.

9. **CONDOMINIUM PLAT (CP-01-16)** – REQUEST BY GCW INVESTMENTS, LLC, 4810 N. INDIGO LANE, TO APPROVE THE PLAT OF EDGEWOOD ACRES CONDOMINIUM SOUTH, A 30-UNIT SINGLE-FAMILY DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Stadel/Crosby) to recommend approval of the plat of Edgewood Acres Condominium South (CP-01-16). Motion carried, all voting aye.

10. **SITE PLAN (SP-06-16)** – REQUEST BY GCW INVESTMENTS, LLC, 4810 N. INDIGO LANE TO APPROVE THE SITE PLAN FOR EDGEWOOD ACRES CONDOMINIUM SOUTH, A 30-UNIT SINGLE-FAMILY DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS.

Director Buckingham noted that a public bike/ped trail will be provided through the condominium with a connection point at Elsner Road. The trail will be continued north to CTH JJ with future phases of the Edgewood Acres plat.

Motion (Sherman/Huth) to approve the Site Plan (SP-06-16) requested by GCW Investments, LLC, 4810 N. Indigo Lane, for Edgewood Acres Condominium South, subject to approval of the Conditional Use Permit (CP-02-16) and the Condominium Plat (CP-01-16) for the project. Motion carried, all voting aye.

11. **PUBLIC HEARING #1** - REZONING (Z-05-16) REQUESTED BY JARED VAN LANEN, ON BEHALF OF DONALD J. VAN HANDEL FAMILY WISCONSIN LIMITED PARTNERSHIP, 5325 N. BALLARD ROAD, TO REZONING PROPERTY FROM RSF SINGLE-FAMILY RESIDENTIAL DISTRICT AND IND INDUSTRIAL DISTRICT TO CL LOCAL COMMERCIAL DISTRICT.

Chairman Schowalter opened Public Hearing #1 at 6:18 p.m.

There was no public input.

Motion (Sherman/Huth) to close Public Hearing #1 at 6:18 p.m. Motion carried, all voting aye.

12. **REZONING (Z-05-16)** – REQUEST BY JARED VAN LANEN, ON BEHALF OF DONALD J. VAN HANDEL FAMILY WISCONSIN LIMITED PARTNERSHIP, 5325 N. BALLARD ROAD, TO REZONING PROPERTY FROM RSF SINGLE-FAMILY RESIDENTIAL DISTRICT AND IND INDUSTRIAL DISTRICT TO CL LOCAL COMMERCIAL DISTRICT.

Director Buckingham said the historic use of this property was for heavy construction vehicles and materials stockpiling. The proposed zoning change is requested for future use of the site for self-storage buildings.

Motion (Hidde/Huth) to recommend approval of the Rezoning (Z-05-16) requested by Jared Van Lanen, on behalf of Donald J. Van Handel Family Wisconsin Limited Partnership, 5325 N. Ballard Road, from RSF Single-Family Residential District and IND Industrial District to CL Local Commercial District. Motion carried, all voting aye.

13. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-08-16) REQUESTED BY BAYLAKE CORP., DBA NICOLET NATIONAL BANK, 333 S. NICOLET ROAD FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Chairman Schowalter opened Public Hearing #2 at 6:21 p.m.

Brianna Buss, Jones Sign, spoke on behalf of the owner and provided background on the request for a new electronic message center.

Motion (Crosby/Huth) to close Public Hearing #2 at 6:23 p.m. Motion carried, all voting aye.

14. **SPECIAL EXCEPTION (SE-08-16)** – REQUEST BY BAYLAKE CORP., DBA NICOLET NATIONAL BANK, 333 S. NICOLET ROAD FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Motion (Huth/Crosby) to recommend approval of the Special Exception (SE-08-16) requested by Baylake Corp., dba Nicolet National Bank, 333 S. Nicolet Road, to allow operation of an electronic message center. Motion carried, all voting aye.

15. **SITE PLAN AMENDMENT (SPA2-00-04)** – REQUEST BY BAYLAKE CORP., DBA NICOLET NATIONAL BANK, 333 S. NICOLET ROAD, TO REPLACE AN EXISTING PYLON SIGN WITH A NEW PYLON SIGN, INCLUDING AN ELECTRONIC MESSAGE CENTER.

Motion (Stadel/Huth) to approve the Site Plan Amendment (SPA2-00-04) requested by Baylake Corp., dba Nicolet National Bank, 333 S. Nicolet Road, for a new pylon sign, including an electronic message center, subject to Town Board approval of Special Exception SE-08-16. Motion carried, all voting aye.

16. **SITE PLAN AMENDMENT (SPA1-36-04)** – REQUEST BY GRAND VIEW FAMILY & COSMETIC DENTISTRY, 381 S. KOOLS STREET, TO INSTALL A NEW PYLON.

Motion (Hidde/Huth) to approve the Site Plan Amendment (SPA1-36-04) requested by Grand View Family & Cosmetic Dentistry, 381 S. Kools Street, for a new pylon sign. Motion carried, all voting aye.

17. **SITE PLAN (SP-07-16)** – REQUEST BY THE D&D ENTERPRISES FAMILY LIMITED PARTNERSHIP, DBA HARLEY-DAVIDSON OF APPLETON, 2601 N. MCCARTHY ROAD, TO APPROVE CONSTRUCTION OF A BUILDING, MOTORCYCLE TRAINING RANGE AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Crosby/Huth) to approve the Site Plan (SP-07-16) requested by The D & D Enterprises Family Limited Partnership, dba as Harley-Davidson of Appleton, 2601 N. McCarthy Road, for construction of a new building, an outdoor motorcycle training course, and associated site improvements. Motion carried, all voting aye.

18. **W. COLLEGE AVENUE RECONSTRUCTION** – ROADWAY DESIGN OPTION FOR FUTURE RECONSTRUCTION OF W. COLLEGE AVENUE (CASALOMA DRIVE TO CTH CB).

Chairman Schowalter noted the dangerous conditions at the College Avenue and McCarthy Road intersection, having witnessed the aftermath of an accident there earlier in the afternoon. He stated his opinion that the reconstruction needs to include reduced speed limits on College Avenue.

Director Buckingham provided evidence in support of a recommendation that the urban roadway section be supported by the Town of Grand Chute. He also advised that earlier in the week, the Greenville Town Board unanimously supported the urban roadway section. In response to a question from Chairman Schowalter, Director Buckingham advised that the project is scheduled for 2020-2021.

In response to a question from Commissioner Hidde, Director Marquardt noted that the project cost estimates are based on today's costs. He advised that since the project is scheduled out 4 – 5 years, it would be reasonable to plan for a 10% increase in costs over the current estimates.

Motion (Stadel/Sherman) to recommend Town Board support of the urban roadway design and cost option for the future reconstruction of W. College Avenue (Casaloma Drive to CTH CB). Motion carried, all voting aye.

19. ADJOURNMENT.

Motion (Huth/Sherman) to adjourn at 6:35 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak
Community Development Secretary/BB