

# GRAND CHUTE PLAN COMMISSION MINUTES

April 7, 2016

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

Members Absent: None.

Also Present: James March, Town Administrator; Mary Baxter, Executive Secretary, Thomas Marquardt, Public Works Director; Bob Heimann, IT Director; Julie Wahlen, Finance Director/Town Treasurer; Timothy Bantes, Fire Chief; Michael Patza, Town Planner; Robert Buckingham, Community Development Director; other interested parties (audience attendance = approx. 8). Supervisors Nooyen, Pleuss, and Thyssen.

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 approve the agenda.** Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – MARCH 1 and 15, 2016 MEETINGS.

**Motion (Boeckers/Huth) to approve the March 1, 2016 minutes.** Motion carried, all voting aye.

**Motion (Hidde/Huth) to approve the March 15, 2016 minutes.** Motion carried, all voting aye.

5. **PUBLIC INPUT**

There was no public input.

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

7. **PUBLIC HEARING #1** – REZONING (Z-04-16) REQUESTED BY MARTON PROPERTIES LLC, 2025 N. CASALOMA DRIVE, TO REZONE PROPERTY FROM C-2 OFFICE COMMERCIAL DISTRICT TO CL LOCAL COMMERCIAL DISTRICT.

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

There was no public input.

**Motion (Huth/Stadel) to close Public Hearing #1 at 6:04 p.m.** Motion carried, all voting.

8. **REZONING (Z-04-16)** – REQUEST BY MARTON PROPERTIES LLC, 2025 N. CASALOMA DRIVE, TO REZONE PROPERTY FROM C-2 OFFICE COMMERCIAL DISTRICT TO CL LOCAL COMMERCIAL DISTRICT.

Director Buckingham explained that the zoning change is requested in order to lease some long vacant space in the building. The intended use is dance studio, which is a low impact commercial use. However, it is not allowed in the existing C-2 classification.

**Motion (Hidde/Crosby) to recommend approval of the rezoning (Z-04-16) requested by Marton Properties LLC, 2025 N. Casaloma Drive, from C-2 Office Commercial District to CL Local Commercial District (Ordinance O-04-2016).**

Commissioner Sherman asked if a Special Exception could be approved for a dance studio rather than a zoning change.

Director Buckingham stated that the Zoning Code does not provide that option in C-2. He added that any concern for the impact of rezoning is overcome by the fact that the site is fully developed with a quality office building, abundant parking, and generous landscape buffers.

**Motion to recommend approval of Z-04-16 carried, all voting.**

9. **PLANNING WORKSHOP – PREVIEW OF DESIGN AND COST OPTIONS FOR RECONSTRUCTION OF W. COLLEGE AVENUE, FROM CASALOMA DRIVE TO CTH BB.**

Directors Buckingham and Marquardt provided an overview of the design and cost options for this future County road project. Director Buckingham noted that Outagamie County is preparing its highway aid funding request and has asked Grand Chute and Greenville to indicate the preferred design option (rural section versus urban section). This road project is planned for 2020-2021.

Director Marquardt noted that while the County Highway Commissioner initially viewed this for reconstruction to a modified rural standard (combination of curbed center median, gravel shoulders, ditches, off-road trail, higher speed limits), Grand Chute and Greenville officials see this as an urban growth area over the 2-mile stretch of College Avenue between I-41 and the airport. With the level of development already in place and large tracts of land prime for future growth, it is most desirable to reconstruct the road as an urban section (curbed shoulders, storm sewer, off-road trail, streetlights, trees), to slow down traffic for the businesses, making roundabouts for the intersections and providing bike/pedestrian paths. It could even provide an off-road trail back to Casaloma Drive and connect into our trail system around the Fox River Mall. Outagamie County has taken this advice and provided a comparison of design and cost option for a modified rural section and for an urban section. He displayed slides showing the plan view of each option, along with examples of other road corridors built to each standard. He explained the cost-sharing formula for rural and urban designs. The amount of State funding is a fixed amount, regardless of total project cost. County policy prescribes that its cost responsibility is for rural section roads. Both a modified rural section and an urban section require local government participation. Director Marquardt advised that Grand Chute's estimated cost share for the modified rural section is \$481,000, or 5.8% of total project cost. Our local share for the urban section is \$1.3 million, or 13.1% of total project cost.

Director Buckingham stressed the importance of looking ahead 25-30 years and ensuring that we have provided a road that delivers the level of service needed for a fully urbanized commercial corridor. Staff recommendation is to support reconstruction of College Avenue as an urban section. He noted that there are 140 acres of vacant land in the Grand Chute portion of this corridor. This will be our last commercial growth area before Grand Chute is a fully developed community. This area is expected to fully develop in the next 10-20 years, well ahead of the estimated useful life for the reconstructed College Avenue. This land development will generate over \$90 million in new tax base and we need to provide the proper infrastructure support it. Director Buckingham noted that funding the estimated local share of the road project could be accomplished with areawide special assessments and possibly tax increment financing. The prospect of creating a TID in this corridor may become vital to support stormwater management, especially in light of some recent County regulatory change that will severely limit wet pond construction within the airport zone.

Director Buckingham concluded by noting that the County has a grant deadline of early May, so they need direction on the preferred road design ahead of that deadline. Plan Commission and Town Board will be asked to consider this roadway design issue at their respective April 21 meetings.

10. **ADJOURNMENT.**

**Motion (Stadel/Sherman) to adjourn at 6:24 p.m.** Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak  
Community Development Secretary