

GRAND CHUTE PLAN COMMISSION MINUTES

May 1, 2018

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

Also Present: James March, Town Administrator; Bob Heimann, IT Director; Brent Braun, IT Support; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; interested parties (audience attendance = 8)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF REVISED AGENDA**

Motion (Huth/Hidde) to approve the agenda with the change to Item 10 to be identified as Public Hearing #2. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – APRIL 17, 2018 MEETING.

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

5. **PUBLIC INPUT** – There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** –

Director Buckingham noted that at its May 15 meeting, the Commission meeting will take action on project approval requests for the construction of Chick-fil-A at 3775 W. College Avenue (formerly Parma). He also provided an update on the Fox Cities Sports Facility project, noting that to achieve the best financing package, it will be necessary for the Town to create a Community Development Authority, which will issue bonds and take ownership of the project. Through a series of agreements, the facility will be leased to the Town of Grand Chute, managed by a subsidiary of the Fox Cities Convention & Visitors Bureau, and operated by a private sports management company. The project's overall timeline remains unchanged.

7. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-06-18) REQUESTED BY DRAFT GASTROPUB, 664 W. RIDGEVIEW DRIVE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN.

Chairman Schowalter opened Public Hearing #1 at 6:08 p.m. There was no public input.

Motion (Huth/Sherman) to close Public Hearing #1 at 6:08 p.m. Motion carried, all voting aye.

8. **SPECIAL EXCEPTION (SE-06-18)** – REQUEST BY DRAFT GASTROPUB, 664 W. RIDGEVIEW DRIVE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN.

Motion (Sherman/Crosby) to recommend approval of the Special Exception (SE-06-18) requested by Draft Gastropub, 664 W. Ridgeview Drive, for operation of an outdoor service/beer garden.

In response to a concern by Commissioner Hidde over parking congestion, Planner Patza advised that there will be no loss of parking stalls due to the construction of the patio. He also noted that if parking overflow becomes a traffic hazard on Ridgeview Drive, the Town will have further discussion with the property owner about making other arrangements.

Motion to approve SE-06-18 carried, all voting aye.

9. **SITE PLAN AMENDMENT (SPA1-00-17)** – REQUESTED BY DRAFT GASTROPUB, 664 W. RIDGEVIEW DRIVE, FOR CONSTRUCTION OF AN OUTDOOR SERVICE/BEER GARDEN.

Motion (Hidde/Sherman) to approve the Site Plan Amendment (SPA1-00-17) requested by Draft Gastropub, 664 W. Ridgeview Drive, for construction of an outdoor service/beer garden, subject to Town Board approval of Special Exception SE-06-18. Motion carried, all voting aye.

10. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-07-18) REQUESTED BY BB INVESTMENTS OF GRAND CHUTE LLC, 4915 W. GRANDE MARKET DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) DESIGNATION TO ALLOW COMMERCIAL BUILDINGS ON TWO SITES UNDER A COMMON PLAN OF DEVELOPMENT.

Chairman Schowalter opened Public Hearing #2 at 6:10 p.m.

Jim Esler, Esler Commercial Real Estate, spoke on behalf of the applicant and stated he was available to answer any questions the Commission may have.

Motion (Hidde/Sherman) to close Public Hearing #2 at 6:11 p.m. Motion carried, all voting aye.

11. **SPECIAL EXCEPTION (SE-07-18)** – REQUEST BY BB INVESTMENTS OF GRAND CHUTE LLC, 4915 W. GRANDE MARKET DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) DESIGNATION TO ALLOW COMMERCIAL BUILDINGS ON TWO SITES UNDER A COMMON PLAN OF DEVELOPMENT.

Planner Patza explained that this lot has excessive depth in relation to width, which has resulted in a large undeveloped area on the north half of the property. There is adequate lot area to create two buildable parcels but the only viable option in doing that is to tie development together in a PUD.

Motion (Stadel/Crosby) to recommend approval of Special Exception (SE-07-18) requested by BB Investments of Grand Chute LLC, 4915 W. Grande Market Drive, for Planned Unit Development (PUD) designation to allow commercial buildings on two sites under a common plan development. In making this approval, the Town of Grand Chute grants a waiver to the requirements of Ch. 535-59 (E) of the Municipal Code by creating a Planned Unit Development that contains 1.84 acres. Motion carried, all voting aye.

SITE PLAN AMENDMENT (SPA1-04-17) – REQUEST BY WALDOCH PROPERTIES LLC, DBA WALDOCH PROPERTIES, 600 N. MAYFLOWER DRIVE, FOR CONSTRUCTION OF AN ACCESSORY STORAGE BUILDING.

Motion (Hidde/Sherman) to approve the Site Plan Amendment (SPA1-04-17) requested by Waldoch Properties, 600 N. Mayflower Drive, for construction of an accessory storage building. Motion carried, all voting aye.

12. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn the meeting at 6:15 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary