

GRAND CHUTE PLAN COMMISSION MINUTES

May, 2017

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

Also Present: James March, Town Administrator; Mary Baxter, Executive Secretary/Human Resources; Brent Braun, System/Network Administrator; Dave Wallenfang, Desktop Support Specialist; Mike DeBruler; Assistant Fire Chief; 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 = 3)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Huth/Crosby) to approve the amended agenda, changing the description for Item 7/8 from “72-unit” to “108-unit”. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – MAY 2, 2017 MEETING.

Motion (Hidde/Sherman) 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 (SP-14-17)** – REQUEST BY BETHANY EVANGELICAL LUTHERN CHURCH, DBA OUR SHEPHERD CHILD CARE, 3335 N. LYNNDALE DRIVE, FOR PARKING LOT EXPANSION AND ASSOCIATED SITE IMPROVEMENTS.

Director Buckingham provided background on the parking expansion project, which was included in the master plan when the applicant received Special Exception and Site Plan approvals in 2011. Staff review has focused on landscape screening and lighting protection for the adjoining residential properties south and west of the new parking area.

Motion (Sherman/Boeckers) to approve the Site Plan (SP-14-17) requested by Bethany Evangelical Lutheran Church, dba Our Shepherd Child Care, 3335 N. Lynndale Drive, for construction of an expanded parking lot and associated site improvements subject to: (1) Town Engineer approval of drainage and erosion control plans; and, (2) Staff approval of a Site Lighting Plan. Motion carried, all voting aye.

8. **SITE PLAN (SP-15-17)** – REQUEST BY PREMIER WHITE HAWK, LLC, 4730 N. LYNNDALE DRIVE, FOR CONSTRUCTION OF WHITE HAWK APARTMENTS, A 108-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT.

Director Buckingham highlighted the overall property development plan, which includes this multifamily project and a future single/two-family condominium project. The multifamily project will be regulated through a PUD Agreement to provide oversight on construction of

infrastructure, landscaping, buildings, long-term property maintenance, and easements to the public for emergency/maintenance vehicle access along with a bicycle/pedestrian trail. Once constructed, the trail will be maintained long-term by the Town.

Motion (Boeckers/Huth) to approve the Site Plan (SP-15-17) requested by Premier White Hawk, LLC, for construction of White Hawk Apartments, a 108-unit multifamily residential development and associated site improvements, subject to: (1) Town Engineer approval of drainage and erosion control plans; (2) Staff approval of Building Elevation Plans and Site Lighting Plans; (3) Town Board approval of CSM-04-17; and, (4) Approval of a Conditional Use Permit. Motion carried, all voting aye.

9. **CERTIFIED SURVEY MAP (CSM-04-17)** – REQUEST BY RUBBLE DEVELOPMENT, LLC, 4730 N. LYNNDALE DRIVE, FOR A 3-LOT CSM WITH ROADWAY DEDICATION.

Director Buckingham stated this land division establishes parcels for the multifamily project and the condominium project on the property. It also provides for the dedication of Buran Way, extending west from the White Hawk Meadows subdivision.

Motion (Hidde/Crosby) to recommend approval of the Certified Survey Map (CSM-04-17) requested by Rubble Development, LLC, for property at 4730 N. Lynndale Drive. Motion carried, all voting aye.

10. ADJOURNMENT.

Motion (Huth/Boeckers) to adjourn at 6:12 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary