

# GRAND CHUTE PLAN COMMISSION MINUTES

August 16, 2016

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

Members Absent: none

Also Present: James March, Town Administrator; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Julie Wahlen, Finance Director/Treasurer; Bob Heimann, IT Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; other interested parties (audience attendance = approx. 15)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

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

4. **APPROVAL OF MINUTES** – AUGUST 4, 2016 MEETING.

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

5. **PUBLIC INPUT** – None.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – No report.

7. **PUBLIC HEARING #1** – DESIGNATION OF NEW PARKLAND AND ADDING A NEW PARK ON THE TOWN OF GRAND CHUTE OFFICIAL MAP, SAID PARK TO BE LOCATED IN THE TOWN CENTER AREA.

Planner Patza provided background on the park planning process. Town staff, the Park Commission and the Park Development Committee worked with ECWRPC in the development of a Concept Plan for the new park. Public input was provided through an online survey and a workshop. The concept plan provides guidance on property conditions, locations of active vs. passive/natural areas, and identifies some facilities/uses that have been deemed as priorities for the park. Once the parkland is officially designated, a master plan will be completed. Initial site development could begin in 2017.

Chairman Schowalter opened Public Hearing #1 at 6:05 p.m.

Jim Pleuss, 1400 Woodstone Drive, spoke in support of providing pickle ball courts at the new park. He provided information on the growing popularity of the sport and the need for more courts in our community.

Mark Beggs, 4362 N. Bull Rush Drive, said the park would essentially be in his backyard and that it was his understanding the land between him and Town Hall could not be developed because of DNR rules. He expressed concern for possible park lighting and questioned what would be done to ensure that park patrons don't trespass on private property.

In response to Mr. Beggs, Planner Patza advised that parkland area behind the Bull Rush Drive properties cannot be actively used because of environmental conditions. At most, a boardwalk trail could be installed. He noted that there is a substantial tree line barrier now and the Town plans to add more

trees. With regard to park lighting and ball diamonds, there is no definite plan for this use at the park. A final determination would be reached during completion of the master plan. In response to additional questions by Mr. Beggs, Planner Patza noted that parking areas would be located on the land directly north of Town

Hall, and that other Town-owned land on Grand Chute Blvd. is being planned for uses other than parkland and parking.

Laura Jorgenson, 1921 W. Barley Way, stated that when they purchased their property, they were told the land to the south was wetlands and would not be developed. She expressed concern for noise and lights associated with the park and stated her opinion that the Town-owned land on Grand Chute Blvd. would be a better location for a baseball field.

In response to Ms. Jorgenson, Planner Patza noted that the northern half of the parkland is predominantly wetlands and is proposed to remain a natural area with trails. He also noted that the Town recognizes the need for more baseball fields in the community, but no decision has been made as to whether the proposed park is the right location for this use.

Lynelle Weber, 2939 W. Roselawn Court, spoke in support of adding more pickle ball courts and preserving existing wetlands.

In response to Ms. Weber, Director Marquardt stated that there are courts at Arrowhead Park and Patriot Park, and that the Town will explore how and where to add more courts.

Tad Campana, 2233 W. Barley Way, expressed his support for the new park and for building two baseball fields.

Travis Thyssen, 2235 Fraser Fir Lane, presented additional background on the Park Commission's efforts to build and operate a park that meets the needs of the community while addressing concerns of neighbors.

**Motion (Hidde/Sherman) to close Public Hearing #1 at 6:22 p.m.** Motion carried, all voting aye.

8. **PARKLAND DESIGNATION AND MAPPING** – DESIGNATION OF NEW PARKLAND AND ADDING A NEW PARK ON THE TOWN OF GRAND CHUTE OFFICIAL MAP, SAID PARK TO BE LOCATED IN THE TOWN CENTER AREA.

**Motion (Sherman/Hidde) to recommend approval for the designation of a new Town park located on Outlot 32 of the recorded plat of White Hawk Meadows III and Lot 4 of CSM 4941, and for adding the park to the Town of Grand Chute Official Map.** Motion carried, all voting aye.

9. **CONCEPT PLAN FOR NEW TOWN PARK** – ACCEPTANCE OF CONCEPT PLAN FOR NEW PARK TO BE LOCATED IN THE TOWN CENTER AREA.

In response to a question from Commissioner Sherman, Director Marquardt explained that the concept plan is just a first step in development of a final master plan for development of facilities and uses. It is a high level perspective of opportunities and limitations in park development. Comments received at the public hearing will now be added to the concept plan, for consideration when during completion of the master plan.

**Motion (Hidde/Sherman) to accept the Concept Plan for a new park to be located in the Town Center area.** Motion carried, all voting aye.

10. **SITE PLAN AMENDMENT (SPA1-00-00)** – REQUEST BY APPLETON AREA SCHOOL DISTRICT AND WISCONSIN CONNECTIONS ACADEMY, 350 W. CAPITOL DRIVE, FOR INSTALLATION OF A NEW MONUMENT SIGN.

**Motion (Stadel/Sherman) to approve the Site Plan Amendment (SPA1-00-00) requested by Appleton Area School District and Wisconsin Connections Academy, 350 W. Capitol Drive, for installation of a new monument sign.** Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA2-00-91)** – REQUEST BY VISION HOSPITALITY LLC, DBA BEST WESTERN FOX VALLEY INN, 3033 W. COLLEGE AVENUE, TO MODIFY AN EXISTING PYLON SIGN BY REPLACING AN EXISTING SIGN CABINET WITH A NEW SIGN CABINET.

**Motion (Hidde/Huth) to approve the Site Plan Amendment (SPA2-00-91) requested by Vision Hospitality LLC, dba Best Western Fox Valley Inn, 3033 W. College Avenue, to modify an existing pylon sign by replacing an existing sign cabinet with a new sign cabinet.** Motion carried, all voting aye.

12. **CONDO PLAT (CP-01-16)** – REQUEST BY GCW INVESTMENTS, LLC, 4810 N. INDIGO LANE, TO APPROVE THE REVISED PLAT OF EDGEWOOD ACRES CONDOMINIUM SOUTH

Director Buckingham advised that after the Condo Plat and Site Plan were approved, the project engineer discovered an error in floodplain elevations that required revisions to both documents. The net effect of the revision is the elimination of one unit and the shortening of one roadway.

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

13. **SITE PLAN (SP-06-16)** - REQUEST BY GCW INVESTMENTS, LLC, 4810 N. INDIGO LANE, TO APPROVE THE REVISED SITE PLAN FOR CONSTRUCTION OF 29 SINGLE-FAMILY DETACHED HOMES AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Sherman/Hidde) to approve the revised Site Plan (SP-06-16) requested by GCW Investments, LLC, 4810 N. Indigo Lane, for development of Edgewood Acres Condominium South, subject to approval of revised Condo Plat CP-01-16.** Motion carried, all voting aye.

14. ADJOURNMENT.

**Motion (Sherman/Boeckers) to adjourn at 6:30 p.m.** Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB  
Community Development Secretary