

TOWN OF GRAND CHUTE
ZONING BOARD OF APPEALS MINUTES
April 30, 2015

Members Present: Karen Petersen, Aaron Janssen, John Weber, Cheryl Ulrich

Members Absent: none

Also Present: Robert Buckingham, Community Development Director

1. **CALL MEETING TO ORDER AND ROLL CALL**

Meeting was opened at 5:30 p.m. and roll call was taken.

2. **APPROVAL OF MINUTES** – REGULAR MEETING OF JANUARY 15, 2015.

Motion (Janssen/Ulrich) to approve the minutes. Motion carried, all voting aye.

3. **PUBLIC HEARING #1:** VARIANCE (V-01-15) REQUESTED BY GREGORSKI DEVELOPMENT LLC, ON BEHALF OF BANK FIRST NATIONAL, 4201 W. WISCONSIN AVENUE, FOR A VARIANCE FROM CH. 535-37 (G)(2)(c) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW CONSTRUCTION OF A BUILDING CANOPY OVERHANG EXTENSION WITHIN THE REQUIRED FRONT YARD SETBACK.

Chair Petersen opened Public Hearing #1 at 5:31 p.m.

Steve Kuhnen, Bray Architects, spoke on behalf of the applicant and described the hardship due to the narrow lot dimensions of the property.

Director Buckingham provided further background on the code requirement and extent of variance necessary in this case. He noted that this would be an open-air canopy so there would be no vision clearance issues resulting from the setback encroachment.

Motion (Weber/Ulrich) to close Public Hearing #1 at 5:34 p.m. Motion carried, all voting aye.

4. **VARIANCE (V-01-15)** - REQUEST BY GREGORSKI DEVELOPMENT LLC, ON BEHALF OF BANK FIRST NATIONAL, 4201 W. WISCONSIN AVENUE, FOR A VARIANCE FROM CH. 535-37 (G)(2)(c) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW CONSTRUCTION OF A BUILDING CANOPY OVERHANG EXTENSION WITHIN THE REQUIRED FRONT YARD SETBACK.

Motion (Ulrich/Janssen) to approve the Variance (V-01-15) requested by Gregorski Development, LLC, on behalf of Bank First National, 4201 W. Wisconsin Avenue, to allow a building overhang to extend 5' into the front yard setback along the Wisconsin Avenue frontage. Motion carried, all voting aye.

5. **PUBLIC HEARING #2** – VARIANCE (V-02-15) REQUESTED BY JOHN A. MEYER MARITAL TRUST AND JOYCE C. MEYER FAMILY TRUST, ON BEHALF OF KWIK TRIP INC., 4520 W. GREENVILLE DRIVE, FOR A VARIANCE FROM CH. 535-41 (B)(3) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW PLACEMENT OF UNDERGROUND STORAGE TANKS WITHIN THE 50 FOOT LOT LINE SETBACK.

Chair Petersen opened Public Hearing #2 at 5:35 p.m.

Troy Mleziva, Kwik Trip Real Estate Manager, described the plans for a new convenience store and fueling facility at this property. Due to site configuration constraints, property access points, and internal traffic circulation patterns, it is necessary to place the underground fuel tanks within the required lot line setback. The requested variance will allow tank placement in a location that will better separate fuel drops from customer traffic on the site.

Director Buckingham noted that the Grand Chute Fire Department has reviewed both the tank location and Kwik Trip's fuel safety protocols and supports the variance request.

Motion (Ulrich/Weber) to close Public Hearing #2 at 5:37 p.m. Motion carried, all voting aye.

6. **VARIANCE (V-02-15)** – REQUESTED BY JOHN A. MEYER MARITAL TRUST AND JOYCE C. MEYER FAMILY TRUST, ON BEHALF OF KWIK TRIP INC., 4520 W. GREENVILLE DRIVE, FOR A VARIANCE FROM CH. 535-41 (B)(3) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, TO ALLOW PLACEMENT OF UNDERGROUND STORAGE TANKS WITHIN THE 50' LOT LINE SETBACK.

Motion (Weber/Ulrich) to approve the Variance (V-02-15) requested by John A. Meyer Marital Trust & Joyce C. Meyer Family Trust, on behalf Kwik Trip Inc., 4520 W. Greenville Drive, to install underground fuel storage tanks with a 27 foot setback from the west property line. Motion carried, all voting aye.

7. **ADJOURNMENT**

Motion (Janssen/Ulrich) to adjourn the meeting at 5:40 p.m. Motion carried, all voting aye.

Respectively submitted,

Tracy Olejniczak
Community Development Secretary