

TOWN OF GRAND CHUTE
1900 W. Grand Chute Blvd.
REGULAR MEETING OF PLAN COMMISSION
MINUTES

Tuesday, October 18, 2011

Although a quorum of the Town Board of Supervisors may have been present, no Town Board action was taken.

MEMBERS PRESENT: Chairman Dave Schowalter, Commissioners Bruce Sherman, Julie Hidde, Joe Malenofski, Bob Stadel, Pamela Crosby

MEMBERS EXCUSED: Commissioner Vivian Huth

ALSO PRESENT: Tim Bantes, Fire Chief (entered at 6:03 p.m.) Mark Heling, Road Superintendent; Mary Baxter, Executive Secretary; Kevin Vonck, Special Project Coordinator/Grants Administrator; Tom Marquardt, Public Works Director; Robert Buckingham, Community Development Director; other interested parties, (audience attendance = approx. 3, Supervisors Nooyen, Pleuss (entered at 6:04 p.m.)

1. ROLL CALL.

Chairman Schowalter called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE.

3. APPROVAL OF AGENDA.

Motion (Hidde/Malenofski) to approve the agenda as printed. Motion carried, all voting aye.

4. APPROVAL OF MINUTES - REGULAR MEETING & PUBLIC HEARING OF OCTOBER 4, 2011.

Motion (Sherman/Crosby) to approve the minutes as printed. Motion carried, all voting aye.

5. PUBLIC INPUT.

There was no public input.

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT.

Community Development Director Buckingham's report available upon request.

7. **PUBLIC HEARING #1** – REZONING APPROVAL (Z-19-11) REQUESTED BY FOX SPRINGS, LLC, TO REZONE THE PROPERTY AT 1160 N. MAYFLOWER DRIVE FROM CL LOCAL COMMERCIAL DISTRICT TO IND LIGHT INDUSTRIAL DISTRICT. **ISSUE:** HEAR TESTIMONY AND CLOSE PUBLIC HEARING.

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

Duane Fox, representing Fox Springs, LLC, stated that he was available to answer any questions the Commission may have. He advised that discussions are underway with prospective tenants for business suites at this property.

Motion (Hidde/Malenofski) to close Public Hearing #1 for Z-19-11 at 6:05 p.m. Motion carried, all voting aye.

8. REZONING APPROVAL (Z-19-11) REQUESTED BY FOX SPRINGS, LLC, TO REZONE THE PROPERTY AT 1160 N. MAYFLOWER DRIVE FROM CL LOCAL COMMERCIAL DISTRICT TO IND LIGHT INDUSTRIAL DISTRICT. **ISSUE:** SHALL THE PLAN COMMISSION RECOMMEND APPROVAL//DENIAL OF Z-19-11. (TOWN BOARD ACTION 11/1/2011)

Director Buckingham stated that the property became vacant in 2006. Since then the property has been considered for a wide variety of re-uses. The proposed use for 3 – 4 business suites geared to light industrial and commercial service uses is well-suited to the building and its location. It is expected that the only change to the exterior of the building would be the addition of a loading dock on either the south or east side. The addition of a loading dock would require site plan approval by the Plan Commission.

Motion (Stadel/Sherman) to recommend approval of rezoning request (Z-19-11) by Fox Springs, LLC to rezone the property at 1160 N. Mayflower Drive from CL Local Commercial District to IND Light Industrial District.

Commissioner Sherman said his concern is that if lease-up of the space never transpired as planned, it may be necessary to rezone back to commercial. He asked if it would be advisable or possible to pass a motion indicating "support" for the rezoning, but to delay adoption of an ordinance until leases are in place.

Director Buckingham asked Mr. Fox to provide an estimation of when leases might be signed for space in the building.

Fox indicated that two prospective tenant negotiations are at an advanced stage and occupancy of up to 60% of the leasable space could occur before the end of 2011.

In response to Commissioner Sherman's question, Director Buckingham advised that any commercial use that would be appropriate for this building would be allowable under the proposed IND Light Industrial District, in addition to some uses that have been identified by the new ownership group.

Commissioner Sherman said that he was satisfied as long as a commercial tenant could also occupy space in the building.

Motion to approve carried, all voting aye.

9. **PUBLIC HEARING #2** – SPECIAL EXCEPTION APPROVAL (SE-21-11) REQUESTED BY BUFFALO WILD WINGS, 4601 W. COLLEGE AVENUE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN. **ISSUE:** SHALL THE PLAN COMMISSION APPROVE/DENY SE-21-11.

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

Richard Tolbert stated that he was attending on behalf of Buffalo Wild Wings and was available to answer any questions.

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

10. SPECIAL EXCEPTION APPROVAL (SE-21-11) REQUESTED BY BUFFALO WILD WINGS, 4601 W. COLLEGE AVENUE, FOR OPERATION OF AN OUTDOOR SERVICE/BEER GARDEN. **ISSUE:** SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF SPECIAL EXCEPTION SE-21-11. (TOWN BOARD 11/1/2011)

Director Buckingham noted that the outdoor patio area had been reviewed as part of the site plan that was previously approved by the Commission. The proposed outdoor service/beer garden is fully compliant with Town code.

Motion (Hidde/Sherman) to recommend approval of the Special Exception Permit (SE-21-11) requested by Buffalo Wild Wings, 4601 W. College Avenue, for operation of an outdoor service/beer garden. Motion carried, all voting aye.

11. SITE PLAN APPROVAL (SP-09-11) REQUESTED BY ENTERPRISE RENT-A-CAR, 4500 W. COLLEGE AVENUE FOR CONSTRUCTION OF A CAR WASH BUILDING. **ISSUE:** SHALL THE PLAN COMMISSION APPROVE/DENY SP-09-11.

Director Buckingham reviewed the plan to build a free-standing, two-bay carwash for onsite hand washing and detailing of Enterprise's rental vehicle fleet. All the area and dimensional standards of the Zoning Code are met. Even though construction of the new building would result in the loss of parking spaces, the site provides far more parking than

code requires. Building architecture will be masonry block and block veneer and there will be no change to site signage. The site will be required to comply with the Town's new landscape standards along both the Grand Market Drive and College Avenue frontages, and the landscape plan for the project has been approved. The site lighting plan has also been approved. The only remaining approval is the Town Engineer's review of stormwater management and erosion control plans.

Motion (Sherman/Hidde) to approve the Site Plan (SP-09-11) requested by Enterprise Rent-A-Car, 4500 W. College Avenue for construction of a car wash building, subject to the Town Engineer's approval of stormwater management and erosion control plans. Motion carried, all voting aye.

12. ADJOURNMENT.

Motion (Malenofski/Sherman) to adjourn the meeting at 6:13 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak
Community Development Secretary