



PLAN COMMISSION AGENDA
Tuesday, March 20, 2018 6:00 p.m.
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – March 6, 2018 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Rezoning (Z-03-18) requested by Gary L. and Ione L. Nehring, to rezone property at 620 N. Mayflower Drive from AGD Agricultural District to R-4 Multifamily Residence District. **Action:** Hear testimony/close meeting.
8. **Rezoning (Z-03-18)** – Request by Gary L. and Ione L. Nehring, to rezone property at 620 N. Mayflower Drive from AGD Agricultural District to R-4 Multifamily Residence District. **Action:** Recommend approval/denial of Z-03-18 (*Ordinance O-08-2018*). (TOWN BOARD ACTION 4/5/2018)
9. **Public Hearing #2** – Special Exception (SE-04-18) requested by GBNP Events Inc., dba GBNP Events Inc., 4815 N. Lynndale Drive for operation of an outdoor service/beer garden. **Action:** Hear testimony/close hearing.
10. **Special Exception (SE-04-18)** – Request by GBNP Events Inc., dba GBNP Events Inc., 4815 N. Lynndale Drive for operation of an outdoor service/beer garden. **Action:** Recommend approval/denial of SE-04-18. (TOWN BOARD ACTION 3/20/2018)
11. **Site Plan (SP-04-18)** – Request by Garrow Properties, LLC, 520 W. Edgewood Drive for construction of a propane truck garage addition and associated site improvements. **Action:** Approve/deny SP-04-18.
12. Adjournment.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin boards & Town website www.grandchute.net 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

Notice of Possible Quorum: A quorum of the Town Board, Sanitary Districts, Board of Review, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Board of Review, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

GRAND CHUTE PLAN COMMISSION MINUTES

March 6, 2018

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

Also Present: James March, Town Administrator; Bob Heimann, IT Director; Brent Braun, IT Support; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; interested parties (audience attendance = 4)

1. **ROLL CALL**

Vice-Chairman Sherman opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – FEBRUARY 22, 2018 MEETING.

Motion (Hidde/Weber) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT** – None.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – AVAILABLE UPON REQUEST.

Director presented a report on 2017 construction activity. He noted that it was a record-breaking year, with total construction valued at \$98.6 million. New housing starts totaled 82 units, and there were 190 multi-family units constructed. Commercial construction was valued at \$52.8 million, with 38 new buildings and 105 addition/remodel projects.

7. **CERTIFIED SURVEY MAP (CSM-03-18)** – REQUEST BY LANSER ENTERPRISE LLC, 2245 E. APPLE CREEK ROAD, FOR A 3-LOT CSM WITH ROADWAY DEDICATION.

Planner Patza provided background on this CSM required to allow construction of a new single-family home.

Motion (Hidde/Huth) recommend approval of the Certified Survey Map (CSM-03-18) requested by Lanser Enterprise LLC, 2245 E. Apple Creek Road. Motion carried, all voting aye.

8. **CERTIFIED SURVEY MAP (CSM-04-18)** – REQUEST BY RANDY WACHOWIAK, 4055 W. HARMONY LANE, FOR A 2-LOT CSM WITH ROADWAY DEDICATION.

Planner Patza noted that this CSM will create a new single family lot. It will be necessary to extend Harmony Lane eastward to provide public road access to the new lot. The new road segment will be constructed privately and then turned over to the Town. After Town acceptance of the road and cul-de-sac, excess right-of-way from the existing cul-de-sac will be vacated and deeded back to abutting property owners.

Motion (Huth/Hidde) to recommend approval of the Certified Survey Map (CSM-04-18) requested by Randy Wachowiak, 4055 W. Harmony Lane. Motion carried, all voting aye.

9. **ADJOURNMENT.**

Motion (Hidde/Huth) to adjourn the meeting at 6:09 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/bb – Community Development Secretary

7/8.

**Town of Grand Chute
Rezoning Request
Gary L. and Ione L. Nehring**

To: Plan Commission
From: Michael Patza, Town Planner
Date: March 15, 2018
Address: 620 N. Mayflower Drive

App. #: Z-03-18

REQUEST

Applicant requests the rezoning of this 0.69 acre property from **AGD General Agriculture District to R-4 Multifamily Residence District**, to allow the construction of a two-family residence.

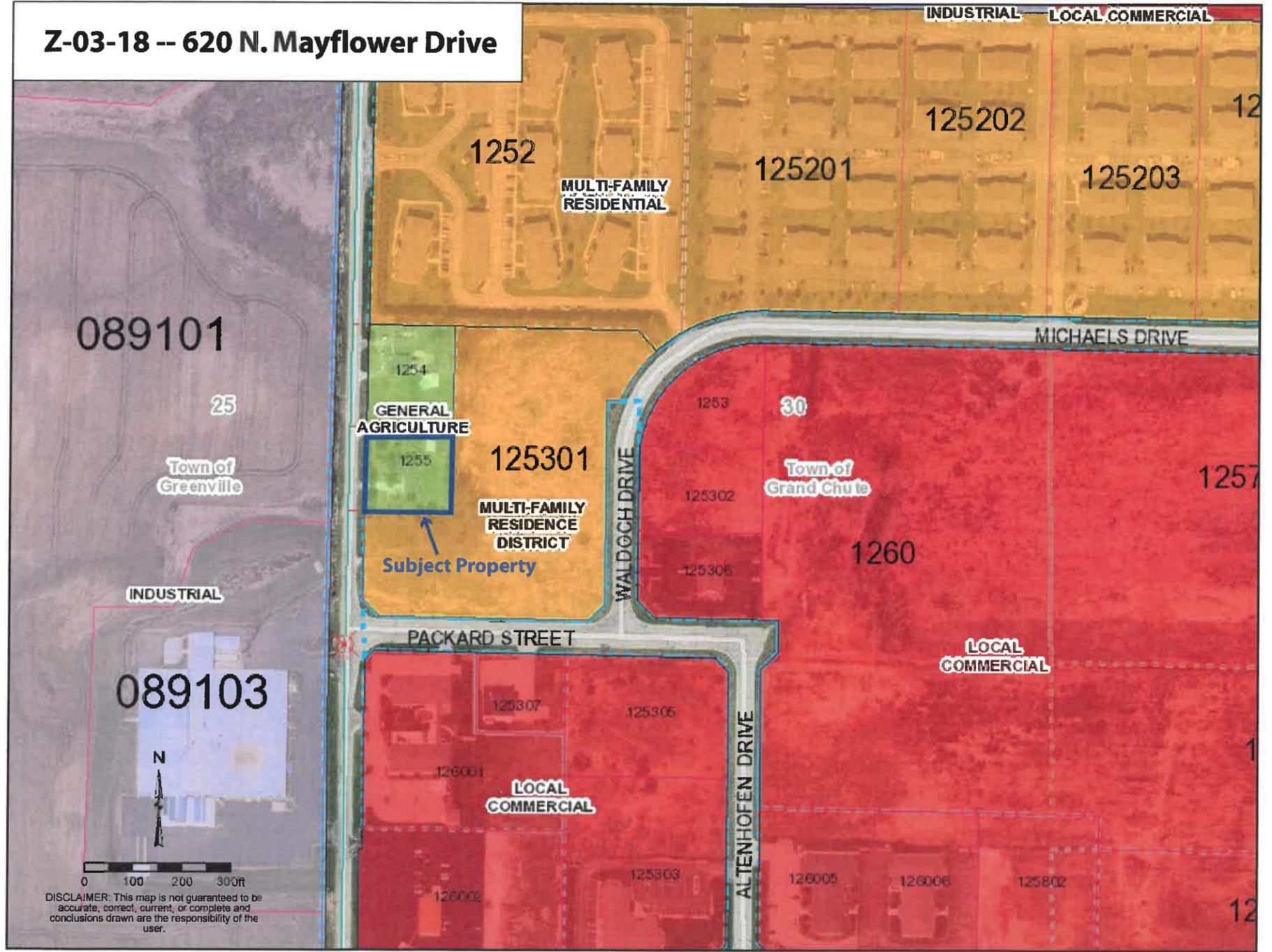
ANALYSIS

The existing single-family home on the property will be razed, and a new two-family home constructed. The duplex will be owner-occupied, with an adjoining rental. The proposed rezoning action allows the desired residential use of the property, while maintaining consistency with the zoning classification of the adjacent property to the south and east. The rezoning of this property to multifamily classification requires an amendment to the Comprehensive Plan to reflect Urban - Multi-family Residential use.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation to amend the Comprehensive Plan to reflect Urban - Multi-family Residential for the property at 620 N. Mayflower Drive, and to rezone the property from AGD General Agricultural District to R-4 Multifamily Residence District (Ordinance No. O-08-2018).

Z-03-18 -- 620 N. Mayflower Drive



089101

25

Town of Greenville

INDUSTRIAL

089103



0 100 200 300ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

INDUSTRIAL LOCAL COMMERCIAL

1252

MULTI-FAMILY RESIDENTIAL

125201

125202

125203

12

MICHAELS DRIVE

1254

GENERAL AGRICULTURE

1255

125301

MULTI-FAMILY RESIDENCE DISTRICT

Subject Property

1253

30

Town of Grand Chute

125302

1257

1260

125305

PACKARD STREET

LOCAL COMMERCIAL

125307

125305

126001

LOCAL COMMERCIAL

126003

125303

ALTENHOFEN DRIVE

126005

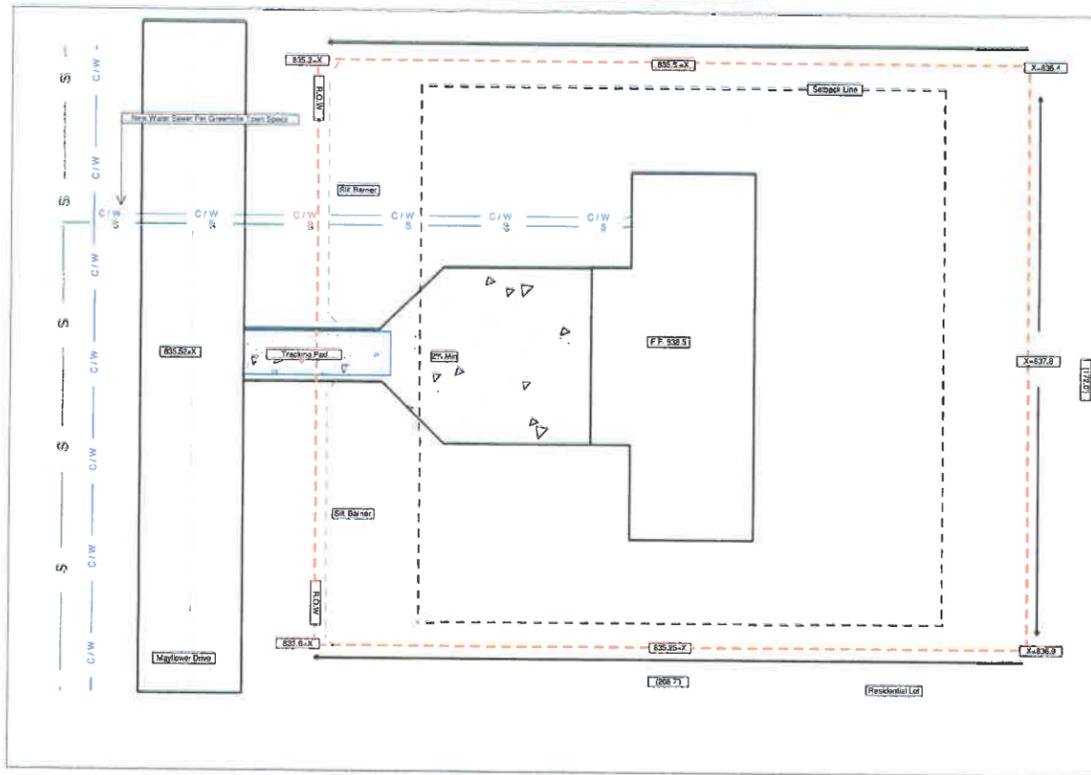
126006

125802

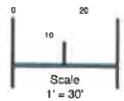
1

12

Erosion Control & Grading Plan



Site Map
 SW-NW, Sect. 30, T21N, R17E
 620 N MAYFLOWER DR APPLETON,
 WI 54913



Legend

- Drainage Flow
- Silt Barrier
- Set Back
- Property Line
- Concrete
- Tracking Pad



Builder/Contractor:
 T.M. Construction
 Forest St
 Black Creek WI 54106

Owner:
 GARY L. NEHRING
 IDNE L. NEHRING
 NCS&C PARTNERS, L.P.
 NEW LONDON, WI 54951

1. Not Professional
 (Not a permit)

2. Tracking Pad Constructed with
 1/2" Clear 12" x 12" x 1"
 Solid Tracking Pad and Two Working Width Spots (2021)

3. 1 to 1 Slope requires Erosion Control Sowing & Seeding
 a. Seeding for Erosion Control: 100% Bluegrass (4000) Seed, (4000) &
 Non-Chlorinated Ammonia Nitrogen (4000) (2021)

4. Slope Seeding
 50% Fescue (4000) (2021)

5. Temporary Seeding
 University Quality Practices For Erosion Control
 (Durand Engineering and Temporary Work Districts (1987))

1st Parcel Identification Number
 141120000

COM SW COR NW 1/4 1/4 TO BEG N 1/2 1/4 E208.7 FT S 17.2 FT W208.7 FT TO BRG PRT SW NW SEC20 T21N R17E SEAC WL 771958
 Property Address: 305 Edgewood Dr.

Front Yard Setback=30'
 Rear Yard Setback=25'
 Side Yard Setback=5'

**Town of Grand Chute
Special Exception Request
GBNP Events Inc., dba GBNP Events Inc.**

9/10.

To: Plan Commission

From: Michael Patza, Town Planner

Date: March 15, 2018

Address: 4815 N. Lynndale Drive

App. #: SE-04-18

REQUEST

- 1. Proposed Use:** Operation of an outdoor service/beer garden
- 2. Project Description:** Outdoor areas identified in Attachments A & B
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant requests approval to allow alcohol service at the outdoor facilities associated with the Bubolz Nature Preserve. These facilities, identified on Attachments A & B, include: Meadowview Deck, Timber Bottom Platform, Timber Top Terrace, Sedge Meadow Plaza, All Seasons Patio, and the amphitheater. With the exception of the amphitheater, these areas are directly connected to the newly constructed Environmental Center building. While it is not possible to install an enclosure around the facilities in a manner typically associated with an outdoor service/beer garden, all of the facilities are clearly definable spaces and separated from other areas of the property, including the parking lot. Additionally, the physical separation of these facilities from adjacent properties provides further protections.

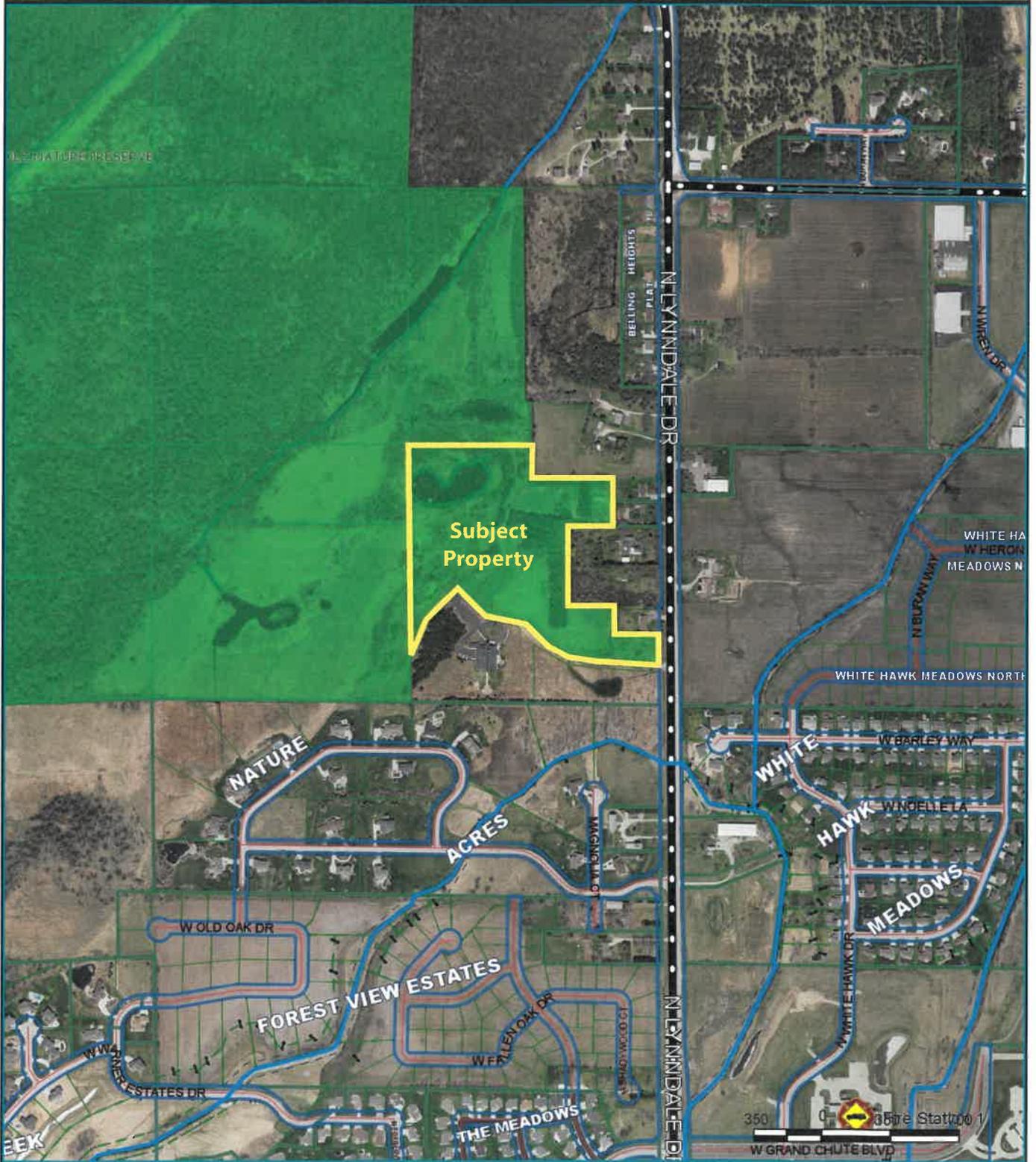
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-04-18) requested by GBNP Events Inc., dba GBNP Events Inc., 4815 N. Lynndale Drive, for operation of an outdoor service/beer garden.

SE-04-18 -- 4815 N. Lynndale Drive



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March 2, 2018

Special Exemption Narrative

Established in 2016 by the Gordon Bubolz Nature Preserve, GBNP Events Inc. serves to benefit the preserve's purpose and goals through oversight and management of both facility rentals and event liquor sales. GBNP Events will be managed by an Event Manager and further staffed with an Event Assistant, Event Hosts, Bar Manager, Bartenders, and Custodial staff.

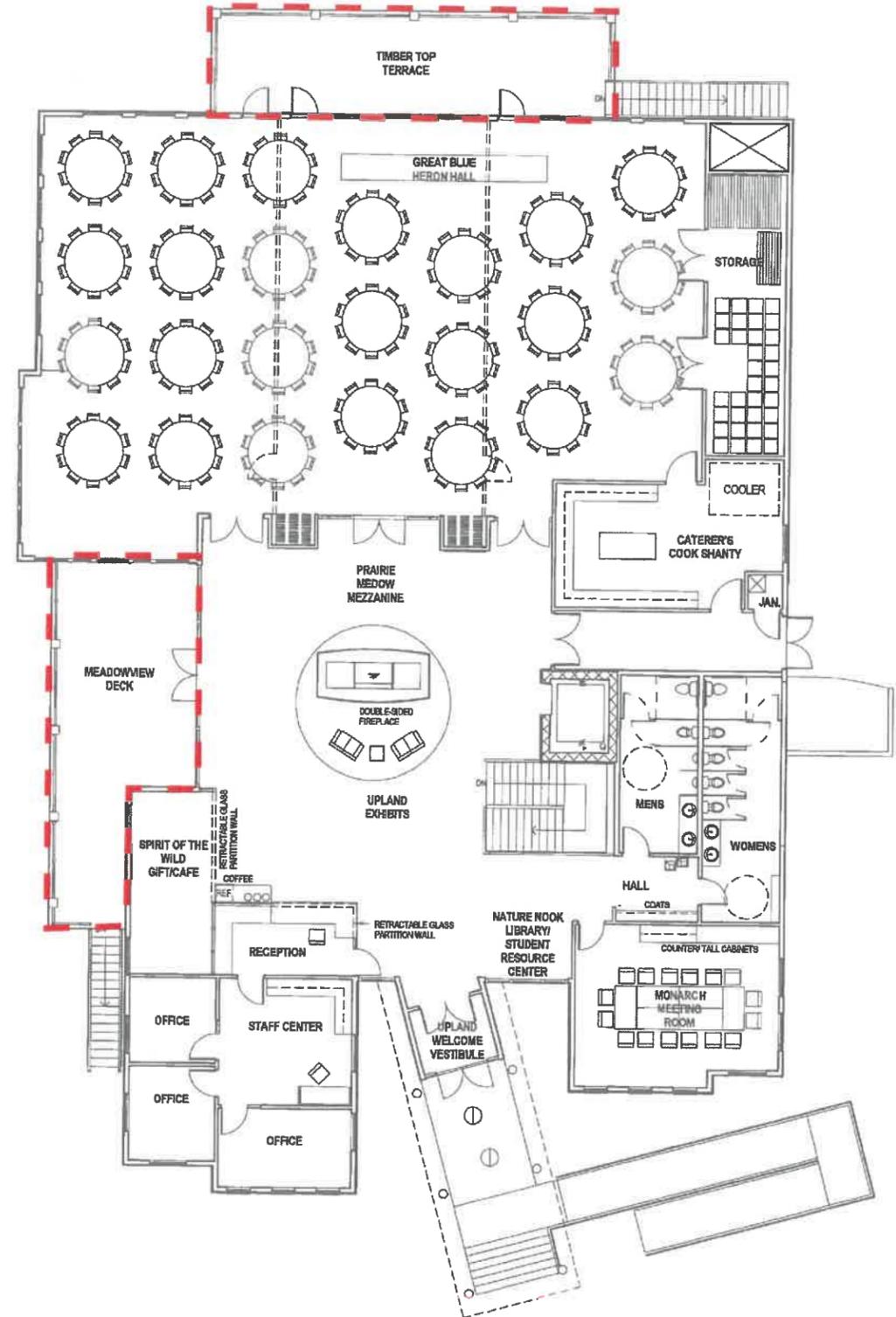
The recently constructed Environmental Center will host a multitude of events including, but not limited to wedding receptions as well as corporate and social events where liquor will be served to guests. We respectfully request the use of both the attached and adjacent outdoor facilities for both the sale and consumption of beverages.

All proceeds through liquor sales will provide income for the operations of both the Gordon Bubolz Nature Preserve and GBNP Events, a subsidiary wholly owned by the preserve.

Respectfully submitted,

Randy S. Tuma
Executive Director
Gordon Bubolz Nature Preserve

Attachment A



1 UPLANDS LEVEL
1/8" = 1'-0"

TOTAL AREA 19,100 SF



I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

62716 NUMBER:

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

FAITH TECHNOLOGIES
BUBOLZ NATURE PRESERVE CENTER
4815 N LYNDALE DR. APPLETON, WI 54913

AVRES ASSOCIATES
River Falls Office
2400 County Road A, Suite 204
River Falls, Wisconsin 54702
(715) 425-4908
Fax: (715) 425-5088

FLOOR PLAN - LEVEL ONE

PROJECT No: 06-1773

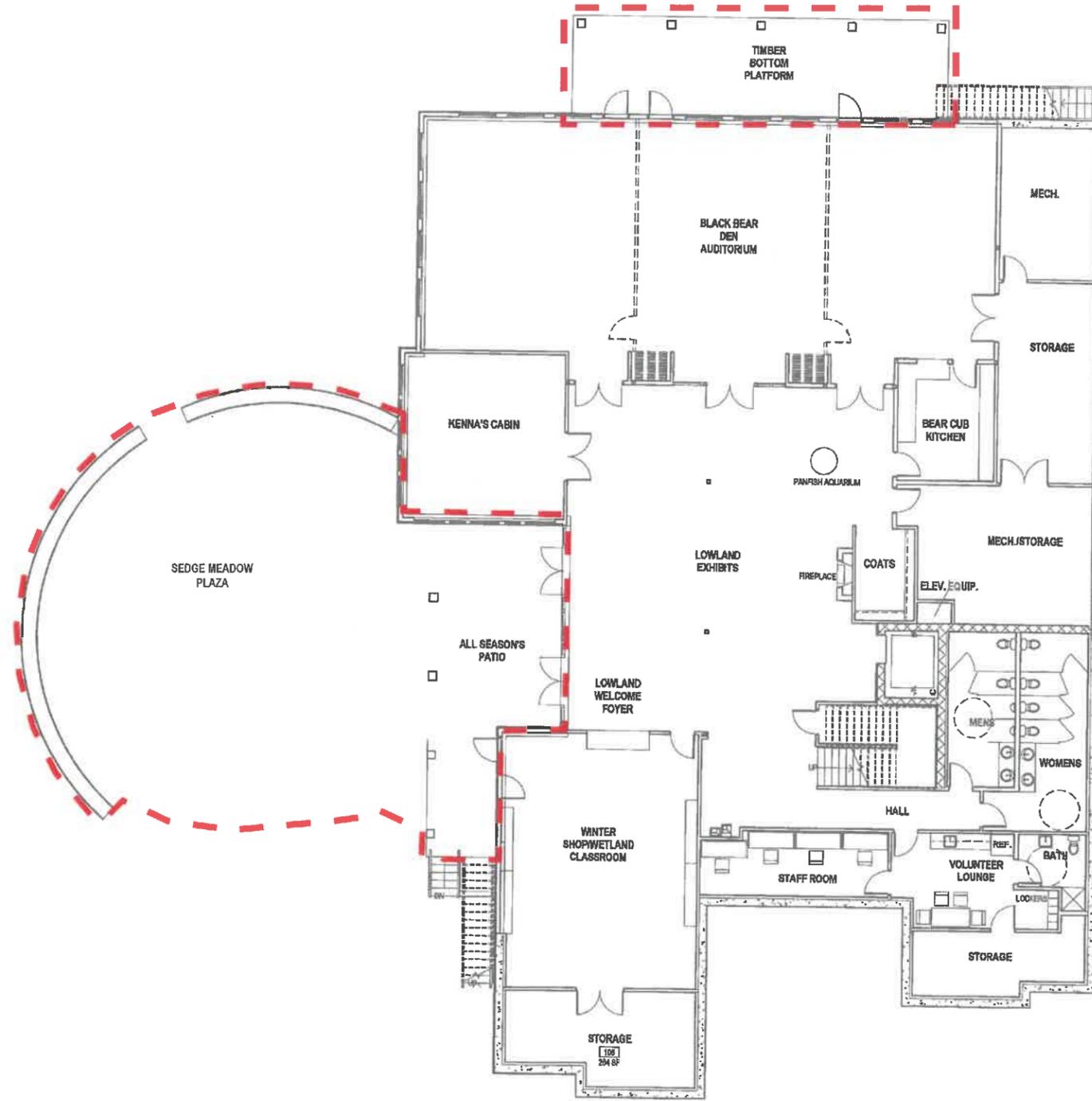
A2.1

52716

8/13/2016 11:51:44 AM C:\Users\jgdm\Desktop\Local\Local\Warehouse 21\Bubolz Nature Preserve_CENTRAL_half2.dwg

NOT FOR CONSTRUCTION - SCHEMATIC DESIGN

Attachment B

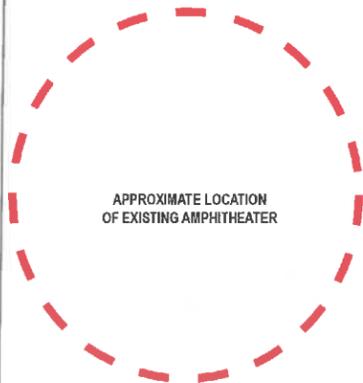


1 LOWLANDS LEVEL
1/8" = 1'-0"

TOTAL AREA 18,100 SF



6/13/2018 11:01:34 AM C:\Users\jch\OneDrive\Local\Wetlands 21\Bubolz Nature Preserve_CENTRAL_1sheet.rvt



I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

6/27/18 NUMBER:

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |

**FAITH TECHNOLOGIES
BUBOLZ NATURE PRESERVE CENTER**
4815 N LYNDALE DR. APPLETON, WI 54913

AVRES ASSOCIATES

Plan City Office
3488 Oakwood Hill Parkway
East Troy, Wisconsin 53122
(715) 823-3161
Fax: (715) 823-3161

NOT FOR CONSTRUCTION - SCHEMATIC DESIGN

FLOOR PLAN - LOWER LEVEL

PROJECT No: 08-1778

A2.0

6/27/18

11.

**Town of Grand Chute
Site Plan Review
Garrow Properties LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: March 15, 2018

Address: 520 W. Edgewood Drive

App. #: SP-04-18

REQUEST

- 1. Proposed Use(s):** Continued industrial use
- 2. Project Description:** Propane truck garage building addition and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

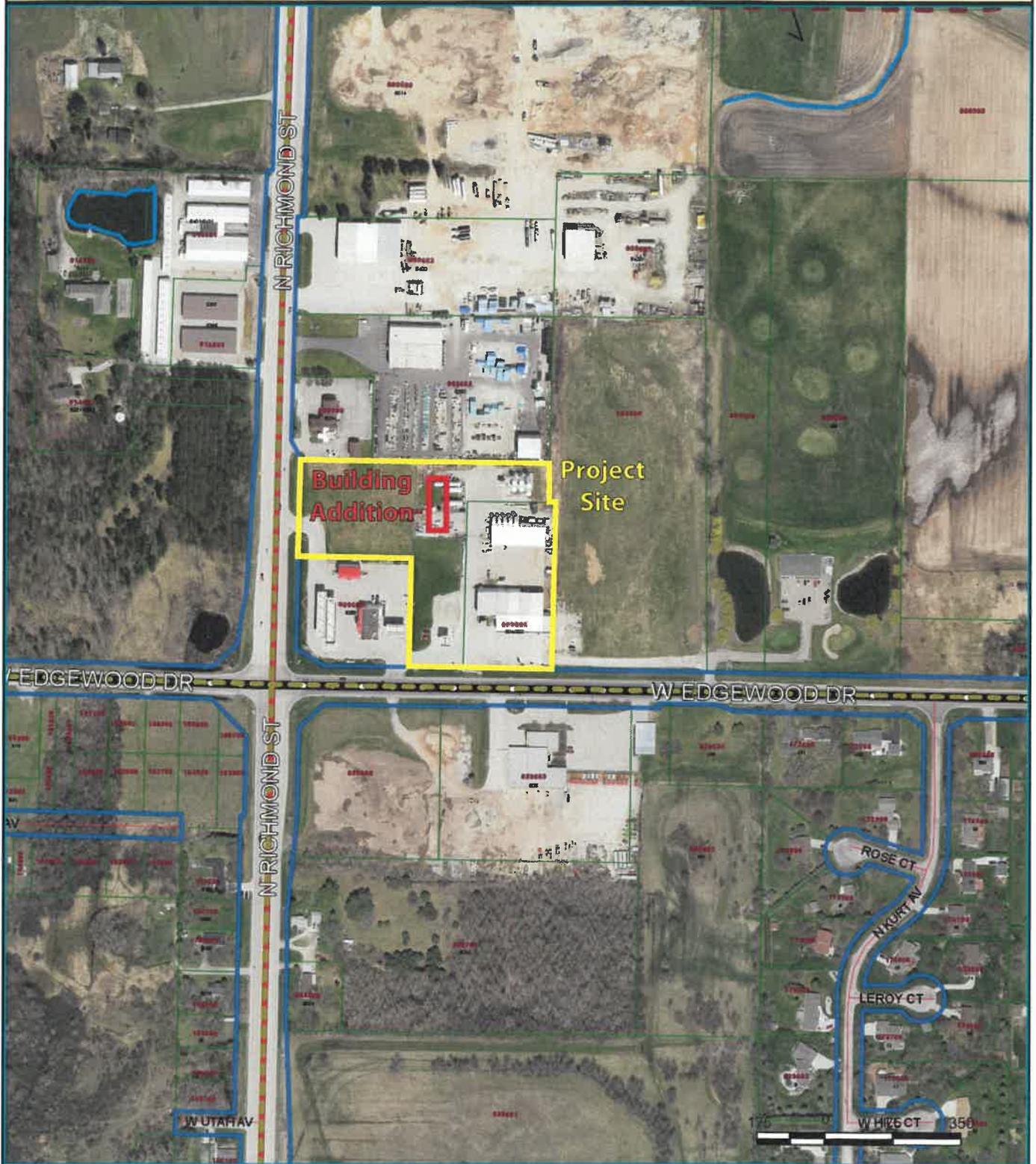
Applicant proposes the construction of a 3,900 sq. ft. industrial building addition and associated site improvements. The structure will connect to the east side of the existing propane truck garage. The exterior on the south side of the will feature a brick wainscot matching the existing building, which meets the architectural requirements outlined in the Zoning Code.

Since the project will result in less than 4,000 sq. ft. of new impervious surface, on-site stormwater management is not required. The Drainage and Erosion Control Plans have been approved by staff. The Landscape Plan has been approved by staff. All other code requirements are met with this request.

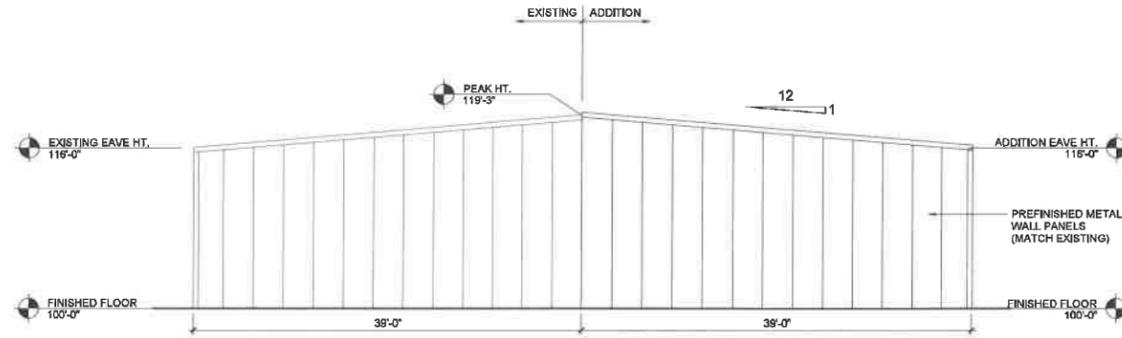
RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-04-18) requested by Garrow Properties LLC, 520 W. Edgewood Drive, for construction of a propane truck garage building addition and associated site improvements.

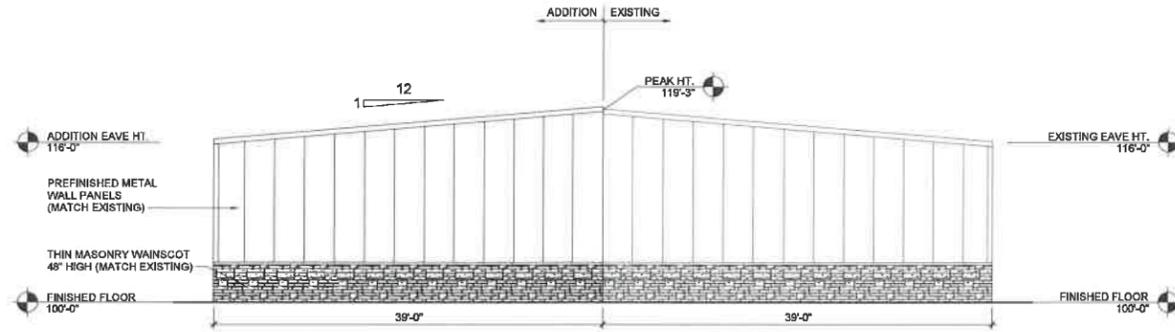
SP-04-18 -- 504 W. Edgewood Drive



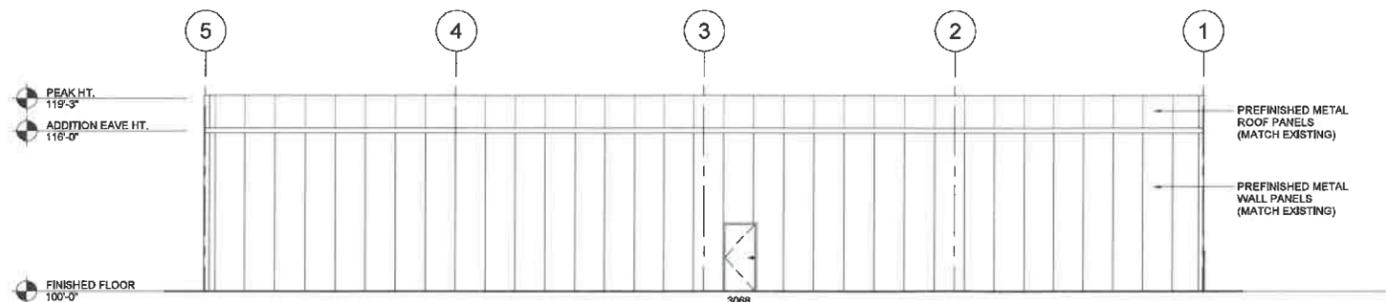
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ADDITION FOR:
GARROW OIL & PROPANE
504 W EDGEWOOD DR
APPLETON, WISCONSIN (TOWN OF GRAND CHUTE)

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| P1 | 02-13-18 |
| P2 | 02-16-18 |
| P3 | 03-08-18 |

P# = PRELIMINARY
IFS = ISSUED FOR STATE
IFC = ISSUED FOR CONSTRUCTION

PROJECT MGR:
MIKE KLARNER

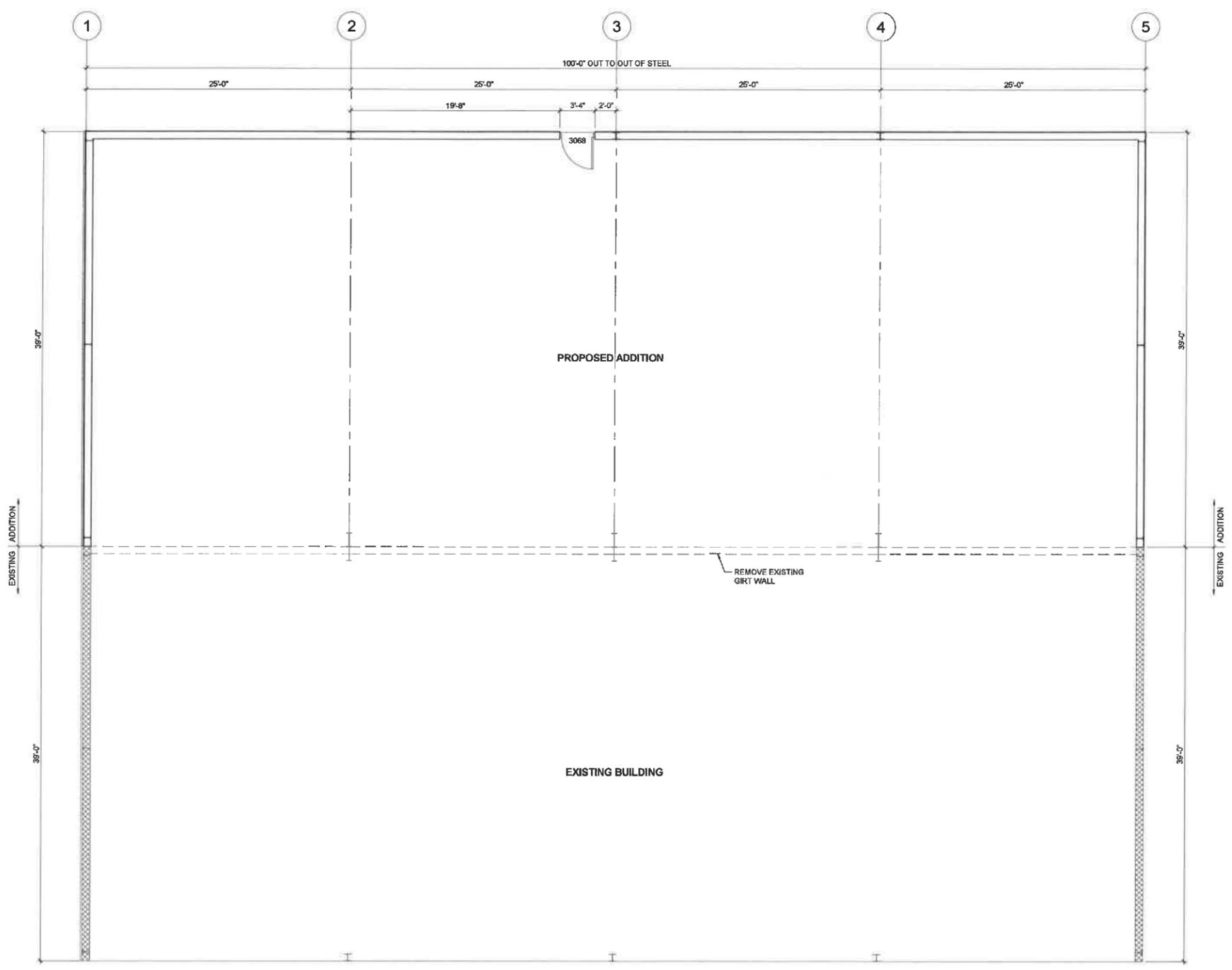
PROJECT #:
180061

DRAWN BY:
AWS

ISSUE DATE:
03-08-18

A-2

PRELIMINARY - NOT FOR CONSTRUCTION



FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED ADDITION FOR:
GARROW OIL & PROPANE
504 W EDGEWOOD DR
APPLETON, WISCONSIN (TOWN OF GRAND CHUTE)

PRELIMINARY - NOT FOR CONSTRUCTION

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P# = PRELIMINARY
PS = ISSUED FOR STATE
FC = ISSUED FOR CONSTRUCTION

PROJECT MGR:
MIKE KLARNER

PROJECT #:
180061

DRAWN BY:
AWS

ISSUE DATE:
03-08-18

A-1