



**PLAN COMMISSION AGENDA**  
Tuesday, July 17, 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 – June 19, 2018 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Rezoning (Z-04-18) requested by Bergstrom Properties, Inc., to rezone property located at the southwest corner of W. Capitol Drive and I-41 from AGD General Agricultural District to CL Local Commercial District (Tax Key Parcel No. 101-078800). **Action:** Hear testimony/close hearing.
8. **Rezoning (Z-04-18)** – Request by Bergstrom Properties, Inc., to rezone property located at the southwest corner of W. Capitol Drive and I-41 from AGD General Agricultural District to CL Local Commercial District (Tax Key Parcel No. 101-078800). *Ordinance O-13-2018*. **Action:** Recommend approval/denial of Z-04-18. (TOWN BOARD ACTION 7/17/2018)
9. **Public Hearing #2** – Special Exception (SE-13-18) requested by Bergstrom Properties, Inc., for construction of an off-premise pylon sign, including a digital message sign and a large-scale multi-tenant sign on future Lot 1 of the property located at the southwest corner of W. Capitol Drive and I-41 (Tax Key Parcel No. 101-078800). **Action:** Hear testimony/close hearing.
10. **Special Exception (SE-13-18)** – Request by Bergstrom Properties, Inc., for construction of an off-premise pylon sign, including a digital message sign and a large-scale multi-tenant sign on future Lot 1 of the property located at the southwest corner of W. Capitol Drive and I-41 (Tax Key Parcel No. 101-078800). **Action:** Recommend approval/denial of SE-13-18. (TOWN BOARD ACTION 7/17/2018)
11. **Public Hearing #3** – Special Exception (SE-14-18) requested by Bergstrom Properties, Inc., for construction of an off-premise pylon sign, including a digital message sign and a large-scale multi-tenant sign on future Lot 2 of the property located at the southwest corner of W. Capitol Drive and I-41 (Tax Key Parcel No. 101-078800). **Action:** Hear testimony/close hearing.
12. **Special Exception (SE-14-18)** – Request by Bergstrom Properties, Inc., for construction of an off-premise pylon sign, including a digital message sign and a large-scale multi-tenant sign on future Lot 2 of the property located at the southwest corner of W. Capitol Drive and I-41 (Tax Key Parcel No. 101-078800). **Action:** Recommend approval/denial of SE-14-18. (TOWN BOARD ACTION 7/17/2018)
13. **Site Plan (SP-14-18)** – Request by Bergstrom Properties, Inc., for construction of two off-premise pylon signs, including a digital message sign and a large-scale multitenant sign on property located at the southwest corner of W. Capitol Drive and I-41 (Tax Key Parcel No. 101-078800). **Action:** Approve/Deny SP-14-18.
14. **Public Hearing #4** – Special Exception (SE-11-18) requested by Appleton Area School District, 2305 W. Capitol Drive, for operation of an electronic message center sign at Houdini Elementary School. **Action:** Hear testimony/close hearing.

15. **Special Exception (SE-11-18)** – Request by Appleton Area School District, 2305 W. Capitol Drive, for operation of an electronic message center sign at Houdini Elementary School. **Action:** Recommend approval/denial of SE-11-18. (TOWN BOARD ACTION 8/9/2018)
16. **Site Plan Amendment (SPA1-24-98)** – Request by Appleton Area School District, 2305 W. Capitol Drive, for modification of an existing pylon sign, including an electronic message center at Houdini Elementary School. **Action:** Approve/deny SPA1-24-98.
17. **Public Hearing #5** – Special Exception (SE-12-18) requested by Brandt Hospitality Group, dba Fairfield Inn & Suites, 130 S. Nicolet Road, to allow hotel use on a property zoned CP Planned Commercial District. **Action:** Hear testimony/close hearing.
18. **Special Exception (SE-12-18)** – Request by Brandt Hospitality Group, dba Fairfield Inn & Suites, 130 S. Nicolet Road, to allow hotel use on a property zoned CP Planned Commercial District. **Action:** Recommend approval/denial of SE-12-18. (TOWN BOARD ACTION 7/17/2018)
19. **Special Exception Amendment (SEA1-18-08)** – Request by Brandt Hospitality Group, dba Fairfield Inn & Suites, 130 S. Nicolet Road, for an amendment to the restrictive covenants and easements for the Planned Unit Development of Nicolet Center PUD, allowing construction of a new hotel and associated site improvements. **Action:** Recommend approval/denial of SEA1-18-08. (TOWN BOARD ACTION 7/17/2018)
20. **Site Plan (SP-13-18)** – Request by Brandt Hospitality Group, dba Fairfield Inn & Suites, 130 S. Nicolet Road, for construction of a hotel and associated site improvements. **Action:** Approve/deny SP-13-18.
21. **Public Hearing #6** – Special Exception (SE-15-18) requested by Guggenheim Development Services LLC, dba Jiffy Lube, 3901 N. Richmond Street, for operation of an automobile service business. **Action:** Hear testimony/close hearing.
22. **Special Exception (SE-15-18)** – Request by Guggenheim Development Services LLC, dba Jiffy Lube, 3901 N. Richmond Street, for operation of an automobile service business. **Action:** Recommend approval/denial of SE-15-18. (TOWN BOARD ACTION 8/9/2018)
23. **Site Plan (SP-15-18)** – Request by Guggenheim Development Services LLC, dba Jiffy Lube, 3901 N. Richmond Street, for construction of a new commercial building and associated site improvements. **Action:** Approve/deny SP-15-18.
24. **Public Hearing #7** – Special Exception (SE-16-18) requested by Town of Grand Chute, 2250 W. Grand Chute Boulevard, for operation of an electronic message center sign at Fire Station One. **Action:** Hear testimony/close hearing.
25. **Special Exception (SE-16-18)** – Request by Town of Grand Chute, 2250 W. Grand Chute Boulevard, for operation of an electronic message center sign at Fire Station One. **Action:** Recommend approval/denial of SE-16-18. (TOWN BOARD ACTION 7/17/2018)
26. **Site Plan Amendment (SPA1-13-07)** – Request by Town of Grand Chute, 2250 W. Grand Chute Boulevard, to remove one existing monument sign and install two new monument signs, including an electronic message center, at Fire Station One. **Action:** Approve/deny SPA1-13-07.
27. **Site Plan Amendment (SPA1-43-00)** – Request by Town of Grand Chute, 1900 W. Grand Chute Boulevard, to install a new monument sign at Town Hall. **Action:** Approve/deny SPA1-43-00.
28. **Site Plan Amendment (SPA1-16-17)** – Request by Town of Grand Chute, 1850 W. Grand Chute Boulevard, to install a new monument sign at Town Center Park. **Action:** Approve/deny SPA1-16-17.

29. **Public Hearing #8** – Official Map Amendment requested by the Town of Grand Chute to add a street reservation for the extension of W. Evergreen Drive west to Grand Chute Boulevard. **Action:** Hear testimony/close hearing.
30. **Official Map Amendment** – Request by the Town of Grand Chute to add a street reservation for the extension of W. Evergreen Drive west to Grand Chute Boulevard. **Action:** Recommend approval/denial of Official Map Amendment. *Ordinance No. O-12-2018.* (TOWN BOARD ACTION 8/9/2018)
31. **Site Plan Amendment (SPA1-08-13)** – Request by The Four G's Partnership, dba Water-Right, Inc., 1900 Prospect Court, to remove an existing monument sign and install a new multi-tenant monument sign. **Action:** Approve/deny SPA1-08-13.
32. **CSM (CSM-12-18)** – Request by David T. Bootz and N2155 Mayflower Drive LLC, 5795 W. Edgewood Drive and 5300 N. Mayflower Drive, for a two-lot Certified Survey Map with roadway dedication. **Action:** Recommend approval/denial of CSM-12-18. (TOWN BOARD ACTION 8/9/2018)
33. Adjournment.

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchute.net](http://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, Community Development Authority, 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, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

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