



PLAN COMMISSION AGENDA
Tuesday, December 17, 2019 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – December 3, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Parkland designation and mapping of expanded boundaries for Maple Edge Park. **Action:** Hear testimony/close hearing.
8. **Grand Chute Parkland Designation and Mapping** – Request by the Town of Grand Chute to the expand boundaries for Maple Edge Park and add same on the Town of Grand Chute Official Map. **Action:** Recommend approval/denial of parkland designation and mapping. (TOWN BOARD ACTION 1/7/2020) *Resolution TBR-01-2020.*
9. **Grand Chute Official Map** – Discuss proposed adoption of a new Official Street Map. **Action:** Schedule public hearing for 1/7/2020 Plan Commission meeting.
10. **Grand Chute Sign Code Amendment** – Discuss proposed amendment to Chapter 535-109 Zoning Code pertaining to signs and billboards. **Action:** Schedule public hearing for 1/7/2020 Plan Commission meeting.
11. Adjournment.

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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.

GRAND CHUTE PLAN COMMISSION MINUTES

December 3, 2019

Members Present: Chairman Dave Schowalter, Commissioners Robert Stadel, Bruce Sherman, Duane Boeckers, Pam Crosby, John Weber, Cheryl Ulrich. Members Absent: Julie Hidde.

Also Present: James March, Town Administrator; Brent Braun, IT Director; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 22)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – NOVEMBER 19, 2019 MEETING.

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

5. **PUBLIC INPUT** – There was no public input.

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

7. **PUBLIC HEARING #1** – REZONING (Z-05-19) REQUESTED BY JILL C. JOHNSON-MORGAN TO REZONE THE PROPERTY AT 3540 W. CAPITOL DRIVE FROM RSF SINGLE-FAMILY RESIDENTIAL DISTRICT TO RTF TWO-FAMILY RESIDENTIAL DISTRICT.

Chairman Schowalter opened Public Hearing #1 at 6:03 p.m.

Butch Wittman, 3536 Northridge Court, spoke in opposition to the rezoning. He submitted a petition in opposition signed by residents within 350 feet of the subject property. He noted that he had once considered purchasing this property, but Director Buckingham told him his rezoning plan would not be supported. He expressed his concern with maintenance and upkeep of the property. He stated his opinion that most of the people on Capitol Drive do not want two-family homes in that location.

Leon Church, speaking on behalf of the applicant, stated that the intent is not to build duplexes but instead to build "twindo" condominiums, at a cost of \$200,000 - \$300,000 per unit. He also noted the property has to be served with municipal water for the project to get underway. He was told that this would occur sometime between 2020-2023.

Jennifer Morgan, speaking on behalf of the applicant, reiterated that her mother's intent is to sell units as condominiums. She stated that this a revitalization project.

Scott Harris, 3675 W. Capitol Drive, spoke in opposition to the rezoning. He expressed concern that when maps show single-family zoning and someone decides later to change it, there is not much that can be done to stop it. He stated his opinion that the proposed project will affect his property value. He also expressed concern with water being extended on Capitol Drive. He stated his opinion that the Town appears to be doing well and the zoning for single-family should remain. He stated that mail delivery of the notice of hearing was late, leaving little time for preparation to try to stop the rezoning.

Jennifer Morgan spoke again, stating that the Town Comprehensive Plan designates the property as standard suburban development of one- and two-family residential.

Donna Wittman, 3536 Northridge Court, stated her opinion that having duplexes and townhomes in the neighborhood affects property values. She also questioned the safety factor of four new driveways on Capitol Drive. She questioned why the Town would want to change the zoning once a petition in opposition is submitted.

Jennifer Morgan spoke again, stating that her mother has been cleaning up the property and removing dilapidated buildings. She expressed surprise that no one has noticed the progress to date and the attempts being made to revitalize the property.

Motion (Crosby/Sherman) to close Public Hearing #1 at 6:16 p.m. Motion carried, all voting aye.

8. **REZONING (Z-05-19)** – REQUEST BY JILL C. JOHNSON-MORGAN TO REZONE THE PROPERTY AT 3540 W. CAPITOL DRIVE FROM RSF SINGLE-FAMILY RESIDENTIAL DISTRICT TO RTF TWO-FAMILY RESIDENTIAL DISTRICT.

Planner Patza provided background on the request, noting that the zoning change would be consistent with two-family residential classification at adjacent properties along Northridge Court. He advised that the proposed use is consistent with the Comprehensive Plan suburban development standard, which does not differentiate between single- and two-family. He provided more information on the building demolition agreement the Town has with the applicant. He stated the Zoning Code requires that any new residential development other than single-family is required to connect to municipal water and sewer.

In response to a question from Commissioner Ulrich, Planner Patza stated that if action on the request was delayed, this might give residents time to get more signatures on a petition, but may not help them in other ways.

In response to a question from Commissioner Sherman, Planner Patza and Director Schwartz explained that extension of municipal water on Capitol Drive is set as a placeholder in the CIP budget without a definitive timeframe. It would likely not be before 2022. Director Schwartz also responded that in the past, there have been a couple of resident inquiries about water service on Capitol Drive, but also many residents have said they are not in favor.

Staff described the different project financing methods that could be used, including developer-financed project with a recapture agreement, and Town-financed project with special assessments to abutting properties. The applicant was provided estimates of the potential cost for extending water main on Capitol Drive.

Commissioner Sherman noted that some lots on Northridge Court, including the Wittman property, are zoned and used for two-family. Mr. Wittman confirmed that his property is a two-family home.

Commissioner Sherman stated that those present should understand that anyone has the right to request rezoning of their property. The Town does not solicit this type of request, but is required to consider it once received. He also noted that the Town is to make zoning decisions based on planning for the good of the neighborhood and community, and should not just react based on a specific project. However, in this case, he suggested that it might benefit the process if the rezoning action is deferred to allow the applicant time to provide a layout for the neighbors to view.

In response to a question from Commissioner Boeckers, Director Schwartz stated that when water is extended in front of a property, Town code requires hookup within 90 days, unless the Sanitary District grants a deferral.

Chairman Schowalter stated that lives in a twindo development that borders single-family homes. It has been his observation that in some ways a condominium development is better cared for because of common maintenance through the association.

Motion (Sherman/Ulrich) to defer action on rezoning request Z-05-19 to the January 21, 2020 Plan Commission meeting. Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-20-19) REQUESTED BY AADWYER LLC, DBA CHEESE HUT, 2711 N. LYNNDALE DRIVE, TO ALLOW SIGNAGE THAT EXTENDS ABOVE THE PARAPET/ROOF LINE ON THE GAS ISLAND CANOPY.

Chairman Schowalter opened Public Hearing #2 at 6:35 p.m.

Scott Timm, speaking on behalf of the applicant, explained that the request is to allow sign medallions to project above the roofline of the gas island canopy.

Motion (Stadel/Boeckers) to close Public Hearing #2 at 6:36 p.m. Motion carried, all voting aye.

10. **SPECIAL EXCEPTION PERMIT (SE-20-19)** – REQUEST BY AADWYER LLC, DBA CHEESE HUT, 2711 N. LYNNDALE DRIVE, TO ALLOW SIGNAGE THAT EXTENDS ABOVE THE PARAPET/ROOF LINE ON THE GAS ISLAND CANOPY.

Motion (Sherman/Boeckers) to recommend approval of Special Exception Permit (SE-20-19) requested by AADWYER LLC, dba Cheese Hut, 2711 N. Lynndale Drive, to allow signage that extends above the parapet/roofline on the gas island canopy. Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA3-00-99)** – REQUEST BY AADWYER LLC, DBA CHEESE HUT, 2711 N. LYNNDALE DRIVE, TO REMOVE EXISTING SIGNAGE ON THE GAS ISLAND CANOPY AND INSTALL NEW SIGNAGE.

Motion (Sherman/Boeckers) to approve the Site Plan Amendment (SPA3-00-99) requested by AADWYER LLC, dba Cheese Hut, 2711 N. Lynndale Drive, to remove existing signage on the gas island canopy and install new signage, subject to Town Board approval of Special Exception Permit SE-20-19. Motion carried, all voting aye.

12. **GRAND CHUTE PARKLAND DESIGNATION AND MAPPING)** – DISCUSS DESIGNATION AND MAPPING OF EXPANDED BOUNDARIES FOR MAPLE EDGE PARK AND SCHEDULE PUBLIC HEARING ON THE MATTER.

Motion (Sherman/Crosby) to schedule a Public Hearing for December 17, 2019 Plan Commission meeting to consider expanding the boundaries of Maple Edge Park and placing same on the Official Map. Motion carried, all voting aye.

13. ADJOURNMENT.

Motion (Crosby/Weber) to adjourn the meeting at 6:40 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Com. Dev. Admin. Asst.

7/8.

MEMORANDUM

To: Chairman Schowalter and Plan Commission members

From: Michael Patza, Town Planner

Date: December 10, 2019

Subject: Designation and mapping of expanded boundaries for Maple Edge Park.

BACKGROUND

The Town owns the 1.14 acre property at 3800 N. Casaloma Drive, identified on Exhibit A. Located directly west of Maple Edge Park, the Town purchased the property with the intention of expanding the Park. The large shed on the property has been removed with the concrete slab remaining. At this point, the exact use of the proposed Park expansion area remains uncertain. The property is zoned AGD General Agricultural District and parks are a permitted use under this classification.

RECOMMENDATION

Staff supports a Plan Commission recommendation for approval to expand the boundaries of Maple Edge Park by designating Lot 2 of Certified Survey Map 7788 as parkland, and placing same on the Town of Grand Chute Official Map (Resolution TBR-01-2020).

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-01-2020

A RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, FOR DESIGNATION OF EXPANDED BOUNDARIES OF MAPLE EDGE PARK AND AMENDING THE OFFICIAL MAP TO REFLECT EXPANDED PARK BOUNDARIES.

WHEREAS, the Town of Grand Chute has purchased property on N. Casaloma Drive to expand Maple Edge Park; and,

WHEREAS, the Town of Grand Chute is authorized to designate new parkland and to place the location of parks on the Town Official Map, said actions being undertaken in accordance with Wisconsin Statutes §62.23; and,

WHEREAS, the Town of Grand Chute Plan Commission has conducted a public hearing on said parkland designation and Official Map amendment, and has recommended approval of said actions.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin that the following described property be and hereby designated as parkland, and that the Town Official Map is amended to reflect the expanded boundaries of Maple Edge Park on said Map:

Lot 2 of Volume 38, Certified Survey Maps, Page 7788, Mab Number 7788, Document Number 2169221, Outagamie County Records, being part of the Northwest ¼ of the Northwest ¼ of Section 17, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin. Tax Key Parcels #101-077300.

Approved and adopted this ____ day of _____, 2020.

TOWN OF GRAND CHUTE

David A. Schowalter, Town Chairman

Angie Cain, Town Clerk

MEMORANDUM

To: Chairman Schowalter and Plan Commission members
From: Robert Buckingham, Community Development Director
Date: December 10, 2019
Subject: Adoption of a new Official Street Map

BACKGROUND

Annually, the Town updates the Official Map, to show existing and proposed streets, parks, schools, and municipal buildings. Staff is proposing that the 2019 update be accomplished through adoption of a new map that will display features in a more modern style and format. The current base map in use was created in 1993 with the adoption of the first Town Official Map, so an update is warranted.

A copy of the proposed new Official Map is attached. At the December 17, 2019 meeting, GIS staff will provide an overview of the map changes being made and will answer any questions you may have. The only action to be taken at this meeting will be to schedule a public hearing for the January 7, 2020 Plan Commission meeting.

RECOMMENDATION

Staff recommends that the Plan Commission schedule a public hearing for January 7, 2020 to consider adoption of a new Town of Grand Chute Official Map.

Town of Grand Chute Official Map

Legend

- Interstate Highway
- State Highway
- County Highway
- Local Road
- Private Road
- Platted Road
- Future Road
- Railroad
- Township Limits

- ### Municipal Buildings
- Town Hall & Police Department
 - Fire Station 1
 - Fire Station 2

- ### Parks
- Carter Woods Park
 - Lions Park
 - Flammann Park
 - Patriot Park
 - Art Lecker Wilderness Park
 - Prairie Hill Park
 - Arrowhead Park
 - Maple Edge Park
 - Town Center Park
 - Gordon Bubolz Nature Preserve

- ### Schools
- Badger Elementary
 - Houdini Elementary
 - Appleton Public Montessori

- ### Cemeteries
- Grand Chute Pioneer Cemetery
 - Outagamie County Cemetery
 - St. Mary's Parish Cemetery

- ## C
- CONSOLIDATED CT.....A12
 - N COLORADO AVE.....C8
 - N CONKEY ST.....M7
 - N CONNIES CT.....F7
 - W CONVERTERS DR.....B6
 - N COREY LA.....G4
 - W CORSICAN PINE DR.....B4
 - W CORTLAND DR.....F8
 - W COTTONWOOD CT.....H6
 - COUNTY HIGHWAY CB.....A12
 - N COUNTRY RUN DR.....F6
 - CRAB APPLE CT.....F8
 - N CRANE DR.....E4
 - CREEK WATER CT.....C11
 - W CREEK VALLEY LA.....E7
 - CRESTWAY CT.....K2
 - W CRIPPLE CREEK DR.....B5
 - S CROCUS LA.....B11
 - N CROSSCREEK CIR.....E5
 - CROSSING CT.....E4

- ## D
- W DARLING ST.....E8
 - N DAVID ST.....H3
 - N DEER VALLEY CT.....E4
 - W DEERVIEW DR.....H1
 - DEERWOOD CT.....H6
 - N DIVISION ST.....J5, J6
 - DOGWOOD CT.....B11
 - DUCHESS CT.....F8

- ## E
- N EAGLE CREST DR.....D1
 - W EARTHROCK RD.....C1
 - E EDGEWOOD DR.....J2-J2
 - W EDGEWOOD DR.....A2-C2, F2-I2
 - N EDWARD ST.....E7
 - N EDWIN ST.....A8
 - W EIGHTH ST.....B10-F10
 - W ELBERG AVE.....E9
 - N ELSNER DR.....G4, H3
 - W ERWIN DR.....G5
 - N EVERGREEN CT.....M5
 - E EVERGREEN DR.....J4 - O4
 - N EVERGREEN DR.....G5 - I5

- ## F
- W FALLEN OAK DR.....E4
 - N FEDERATED DR.....C8
 - W FIELDWOOD LA.....C5
 - E FIRST AVE.....J6, J6, N6
 - W FIRST AVENUE BLVD.....E6, E6, I6
 - E FLORIDA AVE.....J6, I6
 - W FLORIDA AVE.....D6, I6
 - S FORESTBROOK LA.....E11
 - FOREST TREE CT.....B11
 - W FOURTH ST.....E7, E11, E11
 - N FOX RIVER DR.....C10
 - N FOXLOVE LA.....E4
 - FRASER FIR LA.....F2
 - W FRANKLIN ST.....E10
 - W FRENCH RD.....H1-N6
 - FRONTAGE RD.....C8

- ## G
- N GALAXY DR.....H4
 - N GARYS LA.....F7
 - N GILLET ST.....G2 - G5
 - GLEN CREEK PL.....E7, F7
 - W GLENDALE AVE.....E7, F7
 - W GLENPARK DR.....E7
 - W GLENWOOD DR.....E7
 - S GLENRIDGE CT.....D10
 - GOLDBECK CT.....G5
 - S GOLDENROD DR.....B11
 - GOLF TERRACE CT.....C12, D12
 - W GRAND CHUTE BLVD.....E4, E5, F4
 - W GRAND MEADOWS DR.....B11, C11
 - W GRANDE MARKET DR.....A10 - C10
 - N GRAND VIEW RD.....M9
 - N GREEN GROVE RD.....M9
 - W GREENLAWN LA.....G5
 - W GREEN MEADOW DR.....E11
 - W GREENVILLE DR.....A7, A8, B8, C8
 - GREVES CT.....E5

- ## H
- E HAMMOND AVE.....M9
 - W HANSKIMMEL DR.....C10
 - N HARD DR.....F9
 - W HARSHING LA.....C1
 - W HARVEST DR.....F8
 - W HEATHER AVE.....E7
 - W HERITAGE AVE.....D8
 - HERITAGE CT.....L1
 - N HIGHLAND DR.....F3
 - W HICKATHA DR.....E5-H6
 - W HIGKORY FARM LA.....E9
 - W HIDDEN PINE DR.....E4
 - E HIPTAS ST.....M7
 - W HIGHLAND PARK AVE.....J6
 - W HIGHVIEW DR.....D9
 - W HIGHWAY DR.....E7
 - W HILL CT.....J3
 - HILLYTOP CT.....C12
 - N HINE ST.....E8
 - N HOLIDAY DR.....L3
 - W HONEYUCKLE LA.....E4
 - N HONEYWOOD CT.....D4
 - W HUBBLE LA.....H4
 - N HUNTERS LA.....B5

- ## I
- N INDIGO LA.....H3
 - W INDEPENDENCE CT.....E8
 - INNOVATION CT.....E8
 - S CASALOMA DR.....B10-B12
 - W CASUAL CT.....G4
 - CARIBOU CT.....J5
 - N CASALOMA DR.....B5-B5, C5-C10
 - CATAL CT.....E4, E5
 - W CECILIA CT.....H3
 - W CEDAR CREST CT.....A11
 - CENTURY CT.....B9
 - W CENTURY FARM BLVD.....B7
 - W CHAMPION DR.....F5
 - CHAPPELL CT.....F5
 - N CHAPPELL DR.....F5
 - W CHERRYWOOD CT.....H6
 - CHICORY CT.....F3
 - W CHICORY LA.....B11
 - N CHIPPewa ST.....J5
 - W CLAIREMONT DR.....A7, B7
 - N CLARITY LA.....H5
 - CLOUDVIEW CT.....E7
 - N CLOUDVIEW DR.....E7
 - N COBBLE CREEK DR.....B4, B5
 - W COLLEGE AVE.....A10-F10
 - W COLLEGE SERVICE RD.....D10-F10
 - W COMMONWEALTH CT.....E8

- ## J
- W JACK PINE CT.....B4
 - W JONATHAN DR.....F8
 - JUSTIN CT.....E11
 - W JUSTIN ST.....D11

- ## K
- W KAROLYN WAY.....E11
 - W KAYLEE LA.....G4
 - S KELLER PARK DR.....C11
 - W KOHL DR.....F3
 - KOOLS CT.....D11
 - S KROENKE DR.....D10
 - N KURT AVE.....J3

- ## L
- N LILAS DR.....E9-E10
 - S LULAS DR.....E11
 - W LITTLE RANCH RD.....G4
 - LONG CT.....A10
 - S LONG CT.....A10
 - N LONGWOOD LA.....F6
 - W LYNDALDE DR.....E1, E2, F2-F10
 - S LYNDALDE DR.....E10, E11
 - W LYNDALDE CT.....F9

- ## M
- MAGNOLIA CT.....E4
 - N MALL DR.....C10
 - N MAPLE EDGE CT.....C5
 - S MAPLE HILL DR.....F7
 - W MARQUETTE ST.....B10
 - W MARSH DR.....C8
 - S MAYFLOWER DR.....A10, A11
 - N MARGARET ST.....C8
 - N MASON ST.....H5
 - N MAYFLOWER DR.....A1-A10
 - N MCCARTHY RD.....A1-A10
 - S MCCARTHY RD.....B10
 - N MC INTOSH DR.....F8
 - N MEADE ST.....J1-J6
 - MEADOW ROW CT.....K2
 - MEADOWBROOK CT.....E12
 - MEADOWBROOK LA.....E12
 - MEADRD PL.....A10-F10
 - MELMAR CT.....J3
 - E MELODY LA.....L3
 - S MEMORY LA.....J3
 - N METRO DR.....C10
 - W MICHAELS DR.....A9-C9
 - MICHELLE CT.....F7
 - N MIDWEST DR.....A12
 - N MILLBROOK RD.....E7
 - S MISTY LA.....B10
 - W MONTANA AVE.....H3
 - N MOON BLOW CT.....H4
 - N MORNING STAR CT.....F8
 - N MORRISON ST.....J6
 - MULBERRY CT.....D5
 - N MUTUAL WAY.....B9

- ## N
- W NATALIE DR.....F9
 - W NATURES LA.....A11
 - N NAVITUS DR.....H5
 - W NEUBERT RD.....A6
 - W NEW HORIZON BLVD.....D12
 - NICOLET CER.....C12
 - S NICOLET RD.....C10-C12
 - NIGHT SKY CT.....G4
 - W NOBLE LA.....F4
 - W NORFOLK ST.....F7
 - NORTH LAKE CT.....L2
 - NORTH LAKE RD.....L2
 - E NORTHLAND AVE.....M6, N6
 - W NORTHLAND AVE.....D6-F6
 - W NORTHLAND CT.....D5
 - N NORTHRIDGE CT.....D5
 - N NORTHSTAR DR.....H4

- ## O
- N OAKDALE LA.....F6
 - N OLDE CASALOMA DR.....C7, C8
 - W OLD OAK DR.....E4
 - OLIVER CT.....E4
 - S OLSON AVE.....E11
 - ONEIDA CT.....J5, I6
 - N ORION LA.....H4
 - N OUTGAMIE ST.....G5, G6
 - OUTER RING RD.....C9

- ## P
- W PACKARD ST.....A9-F9
 - PAMPAS DR.....E5
 - PARK PL.....C11
 - PARK LAWN CT.....I6
 - W PARKMOOR CT.....E7
 - W PARKRIDGE AVE.....D5, E6, I6
 - PARK SITE PL.....L2
 - PARKVIEW DR.....L1
 - E PARKVIEW WAY.....L1
 - W PARKWAY BLVD.....B7, C7
 - PENNSYLVANIA AVE.....A10
 - W PERWINKLE CT.....B11
 - W PERSHING LA.....C1
 - N PERKINS ST.....F7-F10
 - PHEASANT RUN CT.....F7
 - N PHEASANT LA.....B5
 - PINE CT.....C11
 - W PINE ST.....D11-D11
 - S PLEASANT ST.....A10
 - W PLEASANT WAY.....A8
 - PLEASANTVIEW CT.....E7
 - W POLARIS CT.....H4
 - W POPP LA.....E8
 - W POPPY DR.....B11
 - N POTATO POINT RD.....M8
 - N PRAIRIE ROSE LA.....B4
 - W PRAIRIE SONG LA.....B5
 - N PRAIRIEWOOD DR.....C5
 - N PRESERVATION TR.....C1
 - W PROSPECT AVE.....A12-F12
 - PROSPECT CT.....B12

- ## Q
- W QUAKER RIDGE LA.....D11

- ## R
- W RACHEL LA.....G4
 - N RAMBLING ROSE DR.....F8
 - W RANDALL ST.....F8
 - W RED BARN CT.....B5
 - W RED TAMARACK CT.....C5
 - N REXFORD ST.....E7, E8, E9
 - N RICHMOND ST.....H1-H12
 - S RIDGE LA.....C1
 - E RIDGE HAVEN LA.....L2
 - W RIDGEVIEW CIR.....I6
 - W RIDGEVIEW DR.....I6
 - N RIFLE RANGE RD.....D5
 - W ROBERTS AVE.....F9
 - ROSE CT.....I3
 - W ROSELAWN DR.....E5-H5
 - N ROSE MEADOW LA.....B5
 - ROSENBERY CT.....B5
 - N ROSENWOOD DR.....L1
 - N RUSSELLWOOD DR.....C5
 - W RUSSET CT.....F8
 - W RYEGRASS DR.....E5
 - N RYNDERS ST.....E8

- ## S
- SANCTUARY CT.....G6
 - SANCTUARY DR.....G6

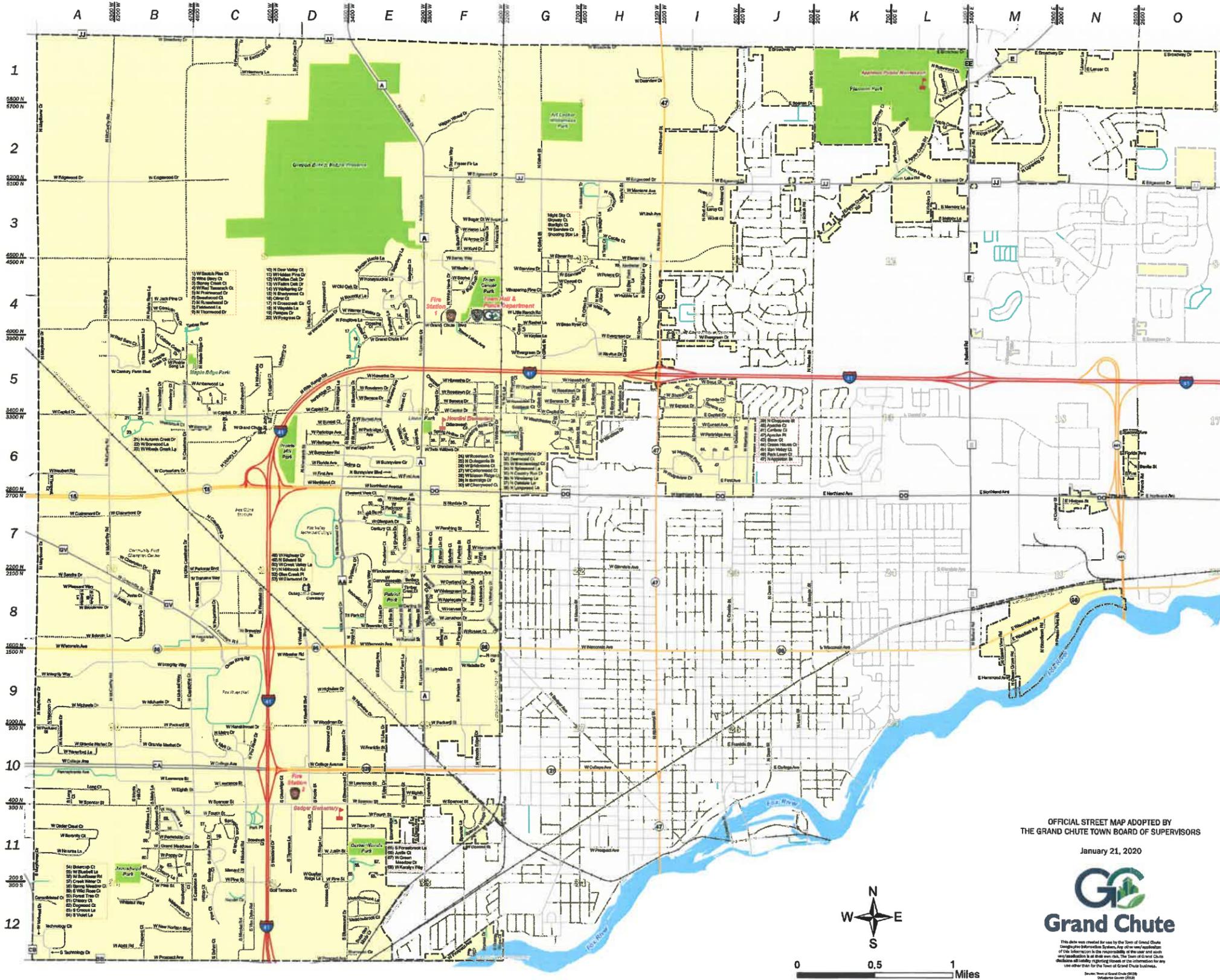
- ## S
- W SANDRA DR.....A8
 - W SCHROTH LA.....A8, B8
 - N SCHULZ RD.....J3
 - W SCOTCH PINE CT.....B4
 - E SECOND AVE.....N6
 - W SECOND ST.....F11
 - SELMA CT.....E8
 - SENECA CT.....E5
 - W SENECA DR.....E5-I5
 - W SERENITY CT.....A11
 - W SETTLERS CT.....E8
 - N SHADYWOOD CT.....E4
 - N SHAWNEE AVE.....E5
 - N SHAWNEE LA.....E5
 - N SHERRI LN CT.....H7
 - SHOOTING STAR LA.....F4
 - W SHOSHONE CT.....E4
 - E SIERRA LA.....J3
 - N SILKWOOD CL.....H3
 - N SILVERSPRING DR.....B8
 - SILOUX CT.....I5
 - W SIOUX DR.....I5
 - SKYWAY CT.....G4
 - N SKYLARK DR.....E7
 - N SKYWAY LA.....G4
 - W SOPHIA LA.....F4
 - E SPARTAN DR.....J2
 - SPENCER LA.....F11
 - W SPENCER ST.....A10-F10
 - SPENCER VILLAGE CT.....F11
 - N SPICewood LA.....F8
 - W SPRING HOLLOW DR.....F9
 - SPRING MEADOW CT.....C11
 - SPRINGBROOK CER DR.....C11
 - N SPRUCE ST.....H6
 - STAMES DR.....F12
 - N STAR POINT LA.....H4
 - W STARVIEW CT.....H4
 - W STARVIEW DR.....G4
 - STONEHEDGE LA.....E11
 - STONEY CREEK CT.....B5
 - N STORY DR.....H3
 - W SUGAR CT.....F3
 - W SUGAR LA.....F3
 - N SUGAR MAPLE LA.....E4
 - N SUGARBERRY LA.....E4
 - N SUMMIT ST.....H5
 - SUN VALLEY CT.....J6, F6
 - N SUNCREST LA.....F6, F6
 - W SUNFLOWER RD.....B11
 - S SUNNY SLOPE CT.....F12
 - N SUNNYVIEW BLVD.....E6
 - W SUNNYVIEW CIR.....E6
 - W SUNNYVIEW RD.....D6, E6
 - N SUNRIDGE DR.....G8
 - SUNRISE CT.....C11
 - N SUNRISE LA.....A9
 - W SUNSET AVE.....E6, I6
 - W SUNSET CT.....C5
 - N SYSTEMS DR.....E7, E8

- ## T
- TEARDROP CT.....E6
 - TECHNOLOGY CIR.....A12
 - S TECHNOLOGY CT.....A12
 - N TEMPEST CT.....G6
 - N TERRI LA.....H3
 - N THISTLE LA.....G5
 - N THORNBERY DR.....B5
 - N THORNWOOD DR.....C5
 - W THOMAS ST.....D11, E11
 - TIMBER CREST CT.....B4, C4
 - TIMBER ROW.....B4, C4
 - S TIMMERS LA.....D11
 - N TONY CT.....C11
 - TOWNE LAKES AVE.....F5
 - TOWNE LAKES CIR.....E4
 - W TRASINO WAY.....C8
 - TRI PARK CT.....E8
 - TRI PARK WAY.....E7, E8
 - W TWIN WILLOW CT.....E8
 - W TWIN WILLOWS DR.....E7
 - N TYLER DR.....F7

- ## U
- W UTAH AVE.....H3

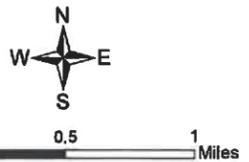
- ## V
- S VAN DYKE RD.....C12
 - N VICTORY CT.....G6
 - N VINCENT DR.....B9
 - S VIOLET LA.....B11

- ## W
- N WALDOGH DR.....A9
 - W WAGON WHEEL DR.....F2
 - W WARNER ESTATES DR.....D4, E4
 - W WATERFORD LA.....A10
 - WATERSTONE CT.....B12
 - W WYMAN CT.....E5
 - N WAYSIDE LA.....E5
 - W WELLSPRING DR.....E4
 - WESTBROOK CT.....B6
 - W WESTCHESTER CT.....B6
 - N WESTFIELD DR.....C8
 - N WESTHILL BLVD.....D9-D10
 - S WESTLAND DR.....D11
 - W WHEELER RD.....D9
 - WHISPERING PINE CT.....G4
 - S WHITMAN AVE.....F11
 - W WHITE HAWK DR.....G3 - F5
 - WHITETAIL WAY.....B12
 - N WHITNEY DR.....F5-F8
 - W WILDFLOWER LA.....B11
 - S WILD ROSE CT.....B11
 - S WILD ROSE LA.....B11
 - N WILHARMS DR.....F8
 - N WILLIAM ST.....E7
 - WILLIAMS ST.....E7
 - W WILLIS WAY.....H4
 - N WINDSOR LA.....B11
 - W WINDTREE DR.....H6
 - WINE BERRY CT.....B5
 - N WINESAP LA.....F8
 - W WINTERGREEN DR.....F8
 - W WISCONSIN AVE.....M6, N6
 - W WISCONSIN AVE.....A8-F8
 - N WOODLARK RD.....M6, M9
 - N WOODLAWN RD.....M8
 - W WOODMAN DR.....D10
 - W WOODS CREEK LA.....B8
 - N WOODS EDGE DR.....C10
 - N WOODSIDE CT.....F3
 - W WOODSTONE DR.....G6, H6
 - N WIREN DR.....F3



OFFICIAL STREET MAP ADOPTED BY THE GRAND CHUTE TOWN BOARD OF SUPERVISORS

January 21, 2020



Prepared: December 2019

MEMORANDUM

To: Chairman Schowalter and Plan Commission members

From: Robert Buckingham, Community Development Director

Date: December 10, 2019

Subject: Proposed Sign Code amendment

BACKGROUND

Over the past year, the Town was involved in potential litigation with a sign company that alleged constitutionally unequal treatment and Town liability for corresponding financial losses regarding billboards. Subsequently, the matter was resolved without the need for court action or other legal intervention. As a result of a settlement agreement reached in this matter, the Town has agreed to make certain amendments to its Sign Code with regard to billboards/off-premises signs.

The basic terms of the amendments are as follows:

1. The Town provides sign permit “credits” to Lamar Central Outdoor, LLC, allowing the company to erect 3 billboards/6 total sign faces in the future.
2. The Town agrees to increase the maximum number of billboards allowed in Grand Chute. The current maximum of 19 billboards/33 sign faces will increase by 5 billboards/10 sign faces (credits for 3 billboards/6 sign faces to Lamar, and add 2 billboards/4 sign faces previously approved for Bergstrom Automotive highway signs).
3. The Town removes the “mitigation of digital message signs” section of the Sign Code. The number of permissible billboards will be regulated by the “maximum number of billboards allowed” method under the Sign Code.

The attached document provides the amended language to the Sign Code, and the mitigation language that will be deleted from the ordinance. The required changes will affect just two sections of the Sign Code. All other requirements remain unchanged.

Reaching this settlement agreement was a positive outcome for the Town and the subsequent Sign Code amendments were deemed reasonable. Even after these changes are made, Grand Chute’s billboard regulations are still more restrictive than both state and federal requirements.

The only action to be taken at the December 17, 2019 meeting will be to schedule a public hearing for the January 7, 2020 meeting.

RECOMMENDATION

Staff recommends that the Plan Commission schedule a public hearing for January 7, 2020 to consider a proposed ordinance amendment to Chapter 535-109 of the Town of Grand Chute Municipal Code, pertaining to signs and billboards.

Amendments to Grand Chute Municipal Code
Chapter 535 Zoning, Article XV Signs and Billboards

Current §535-109C (to be repealed)

~~Existing off-premises advertising signs. Off-premises advertising signs and associated sign faces existing as of February 19, 2015, are subject to characterization as nonconforming in accordance with the provisions of § 535-104 D, and will represent the maximum number of such signs permitted within the Town of Grand Chute. As of February 19, 2015, the number of off-premises advertising signs was 19, and the number of off-premises advertising sign faces was 33.~~

Proposed Amended §535-109C. (to be recreated)

Existing and reserved off-premises advertising signs. Off-premises advertising signs (21 total) and associated sign faces (37 total) existing as of January 21, 2020 are subject to characterization as nonconforming in accordance with the provisions of § 535-104 D, Additionally, as of January 21, 2020, the Town of Grand Chute hereby reserves 3 off-premises advertising signs and 6 associated sign faces for future approval and permitting, subject to compliance with the provisions of this Chapter. As of January 21, 2020, the maximum number of such signs permitted within the Town of Grand Chute shall be 24 off-premises advertising signs and 43 associated sign faces.

Current §535-109F (to be repealed in its entirety)

~~Mitigation of digital multiple message signs. Since the maximum number of off-premises advertising signs permitted in Town of Grand Chute is capped and fixed at the number in the current sign inventory at any point in time, and because digital multiple message signs display more messages than a traditional static billboard, in order to receive approval for a new multiple message sign, mitigation through reduction of sign inventory must be provided, as follows:~~

~~(1)~~

~~The mitigation credit is one new digital multiple message sign permitted in exchange for the permanent removal of two existing off-premises advertising signs.~~

~~(2)~~

~~Each sign face is considered to meet the definition of a sign for the purposes of determining the mitigation credit.~~

~~(3)~~

~~An existing off-premises advertising sign must be a minimum 200 square feet in size to qualify for a mitigation credit.~~

~~(4)~~

~~The signs to be removed as part of mitigation must be in locations acceptable to and approved by the Town of Grand Chute as part of the special exception permit for the new digital multiple message sign.~~

~~(5)~~

~~A new digital multiple message sign installed in the same location as an existing nonconforming static billboard may be allowed, upon approval of a special exception permit, without the necessity of a variance that might otherwise be required.~~

~~(6)~~

~~A demolition permit is required for the removal of each sign being removed in mitigation of a new digital multiple message sign. A sign permit for the new sign will not be issued until all conditions of the associated demolition permit(s) have been met.~~

~~(7)~~

~~If the new digital multiple message sign is not installed within one year after the issuance of a sign permit, said permit will be revoked and the special exception permit for the sign will automatically expire.~~