



**PLAN COMMISSION AGENDA**  
Tuesday, July 21, 2020 - 6:00 pm  
Town Hall - 1900 W. Grand Chute Blvd.

**\*\*VIRTUAL MEETING PARTICIPATION OPTIONS\*\***

Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=m97ee0d5a3c80813cd8b499a8e4907f9b>

Access Code: 620-057-177

Meeting Password: 1900

Telephone Access:

Dial: (408) 418-9388

Access Code: 620-057-177

Meeting Password: 1900

1. Roll Call.
2. Approval of Agenda.
3. Approval of Minutes – July 7, 2020 meeting.
4. Public Input. **No public input** will be permitted at this meeting out of a concern for fairness and safety as many attendees will be attending remotely without any meaningful ability to participate.
5. Community Development Director's Report.
6. **Site Plan Amendment (SPA1-00-01)** – Request by MFF Mortgage Borrower 11 LLC, dba Mills Fleet Farm, 1000 N. Bluemound Drive, for reconfiguration of the warehouse parking lot and associated site improvements. **Action:** Approve/deny SPA1-00-01.
7. **Site Plan Amendment (SPA1-15-19)** – Request by PR Appleton West, Inc., dba Pizza Ranch, 5450 W. Integrity Way, for installation of a new pylon sign. **Action:** Approve/deny SPA1-15-19.
8. 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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## GRAND CHUTE PLAN COMMISSION MINUTES

July 7, 2020

Members Present: Chairman Dave Schowalter, Commissioners Brad Gehring, Robert Stadel, Julie Hidde, Duane Boeckers, Pam Crosby, John Weber, Cheryl Ulrich. Members Absent: None.

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

1. **ROLL CALL**

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

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES** – JUNE 16, 2020 MEETING.

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

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

5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – NO REPORT TONIGHT.

6. **PUBLIC HEARING #1 (Continued from 6/16/2020 Plan Commission Meeting)** – SPECIAL EXCEPTION PERMIT (SE-10-20) REQUESTED BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT DESIGNATION OF THE WHITE HAWK WEST CONDOMINIUM.

Derek Liebhauser, GCD, LLC, provided an overview of the proposed condominium project, noting that this will be a 36-unit development consisting of nine 4-unit buildings. He described the architectural and landscape features of the project, and noted that a condominium association will manage all maintenance and upkeep of the property.

Planner Patza read correspondence from Scott and Amy Froelich, 2358 W. Barley Way into the record. They expressed a desire for one-story buildings, for a retention pond between their property and the buildings, and for quality architectural materials.

Darrell Krause, 2346 W. Barley Way, expressed his disappointment that one of the buildings will be near his property, with less than 80 feet between his home and the building. He also expressed disappointment that a retention pond was not being placed there instead of a building.

**Motion (Hidde/Boeckers) to close Public Hearing #1 at 6:12 p.m.** Motion carried, all voting aye.

7. **SPECIAL EXCEPTION PERMIT (SE-10-20)** – REQUEST BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT DESIGNATION OF THE WHITE HAWK WEST CONDOMINIUM.

Planner Patza provided an overview of the project, noting the architectural and landscaping enhancements that are included.

**Motion (Hidde/Crosby) to recommend approval of the Special Exception Permit (SE-10-20) requested by GCD, LLC, 4620 N. Lynndale Drive, for a Planned Unit Development designation of the White Hawk West Condominium, subject to Town Engineer approval of Stormwater Management and Erosion Control Plans.** Motion carried, all voting aye.

8. **CONDO PLAT (CP-03-20)** – REQUEST BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR APPROVAL OF THE CONDO PLAT FOR WHITE HAWK WEST CONDOMINIUM.

**Motion (Boeckers/Hidde) to recommend approval of the Condo Plat (CP-03-20) for White Hawk West Condominium, subject to Town Board approval of Special Exception SE-10-20.** Motion carried, all voting aye.

9. **SITE PLAN (SP-11-20)** – REQUEST BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR CONSTRUCTION OF 36 CONDOMINIUM UNITS, A STORMWATER FACILITY, AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Boeckers/Hidde) to approve the Site Plan (SP-11-20) requested by GCD, LLC, 4620 N. Lynndale Drive, for construction of 36 condo units, a stormwater facility, and associated site improvements, subject to: (1) Town Engineer approval of Stormwater Management and Erosion Control Plans; (2) Town Board approval of Special Exception SE-10-20; and, (3) Town Board approval of Condo Plat CP-03-20.** Motion carried, all voting aye.

10. **SITE PLAN (SP-05-20)** – REQUEST BY PRIME STORAGE APPLETON LLC, DBA COLLEGE AVENUE SELF STORAGE, 200 N. LYNNDALE DRIVE, FOR CONSTRUCTION OF A STORMWATER POND TO SERVE AN ADJACENT DEVELOPMENT LOCATED IN THE CITY OF APPLETON.

Planner Patza stated that the stormwater pond would serve a redevelopment project at the adjacent former K-Mart site in the City of Appleton.

**Motion (Ulrich/Hidde) to approve the Site Plan (SP-05-20) requested by Prime Storage Appleton LLC, dba College Avenue Self Storage, 200 N. Lynndale Drive, for construction of a stormwater pond to serve an adjacent development project located in the City of Appleton.** Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA1-00-96)** – REQUEST BY COMMUNITY BLOOD CENTER, INC., DBA THE COMMUNITY BLOOD CENTER, 4330 W. SPENCER STREET, FOR CONSTRUCTION OF A VESTIBULE ADDITION, PARKING LOT MODIFICATIONS, AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided background on the project, noting that the applicant acquired 4330 W. Spencer Street, which will be the new location of the donor center. The adjacent building at 4406 W. Spencer Street will be utilized for office space.

**Motion (Hidde/Weber) to approve the Site Plan Amendment (SPA1-00-96) requested by Community Blood Center, Inc., dba The Community Blood Center, 4330 W. Spencer Street, for construction of a vestibule addition, parking lot modification, and associated site improvements.** Motion carried, all voting aye.

12. **CERTIFIED SURVEY MAP (CSM-09-20)** – REQUEST BY THE TOWN OF GRAND CHUTE, 1900 W. GRAND CHUTE BOULEVARD, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION (EVERGREEN DRIVE EXTENSION).

Director Buckingham stated that the CSM provides right-of-way for the extension of Evergreen Drive along the south side of the Town Hall campus. In addition, two lots are created, one of which will be held by the Town for utility purposes and the other that could be sold for private development.

**Motion (Boeckers/Hidde) to recommend approval of the Certified Survey Map (CSM-09-20) requested by the Town of Grand Chute, 1900 W. Grand Chute Blvd., for a two-lot CSM with roadway dedication.** Motion carried, all voting aye.

13. ADJORNMENT.

**Motion (Boeckers/Crosby) to adjourn the meeting at 6:26 p.m.** Motion carried, all voting aye.

Respectfully Submitted,  
Tracy Olejniczak/BB  
Com. Dev. Admin. Asst.

DRAFT

**Town of Grand Chute  
Site Plan Amendment Review  
MFF Mortgage Borrower 11 LLC, dba Mills Fleet Farm**

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**To:** Plan Commission  
**From:** Michael Patza, Town Planner  
**Date:** July 15, 2020  
**Address:** 1000 N. Bluemound Drive

**App. #: SPA1-00-01**

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**REQUEST**

- 1. Proposed Use(s):** Commercial use.
- 2. Project Description:** Reconfiguration of the warehouse parking lot and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

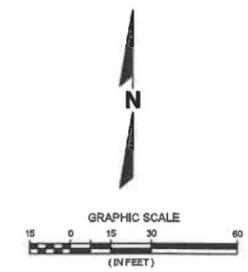
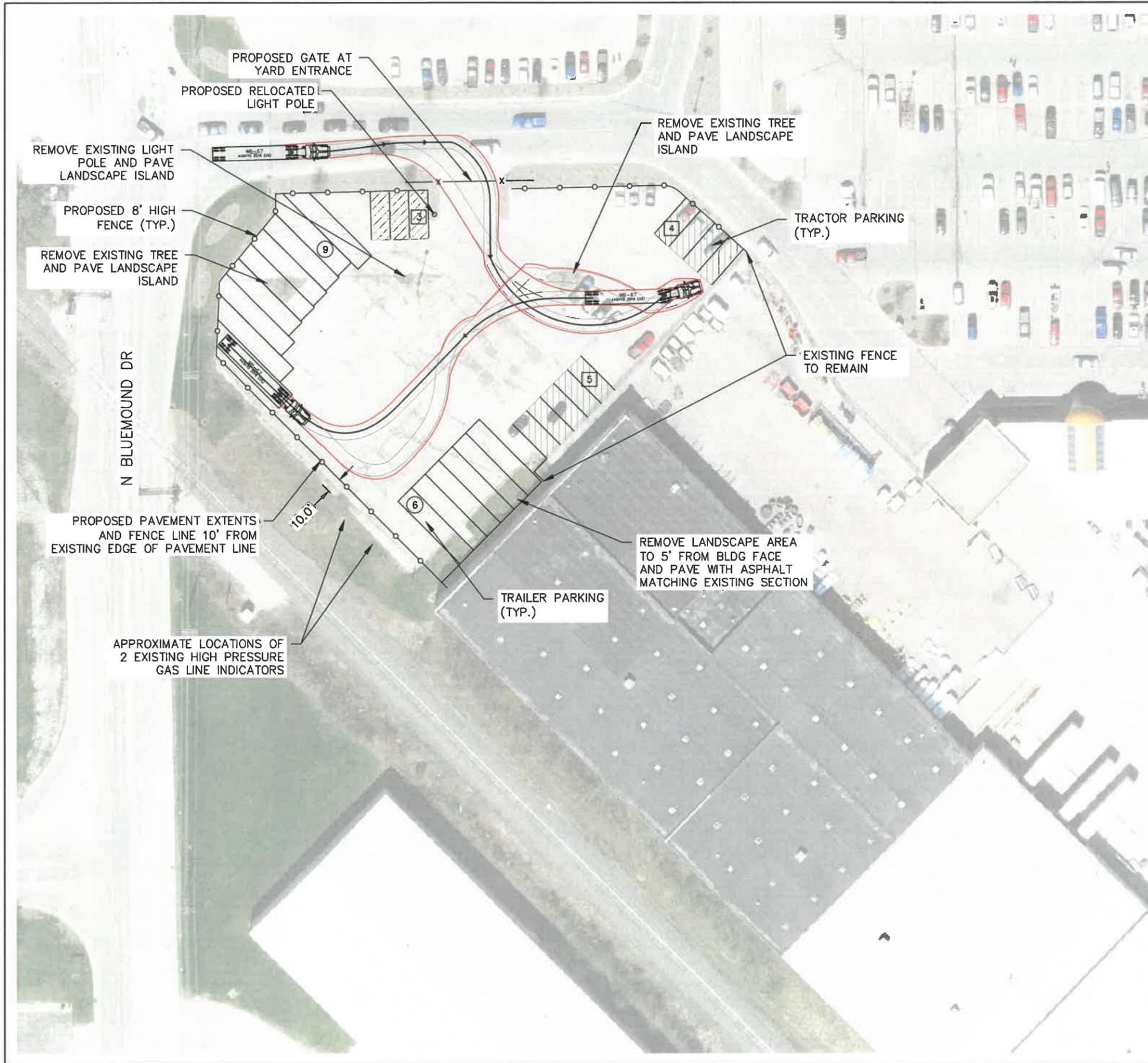
**ANALYSIS**

Applicant proposes to reconfigure the existing warehouse parking lot to accommodate a higher volume of truck traffic and allow for storage of semi-trailers. The parking lot will be enclosed with an 8' security fence and entrance gate. The first phase of the project includes modifications to the parking lot on the northwest side of the warehouse. A second phase will include modifications to the area on the northeast side of the building. The project includes modifications to site lighting, which have 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 Amendment (SPA1-00-01) requested by MFF Mortgage Borrower 11 LLC, dba Mills Fleet Farm, 1000 N. Bluemound Drive, for reconfiguration of the warehouse parking lot and associated site improvements.**



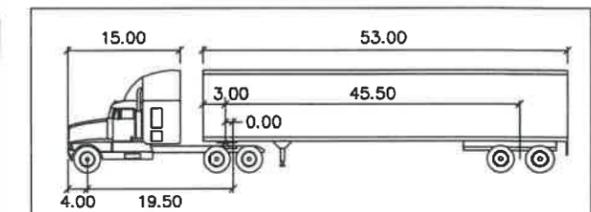


**NOTES**

EXISTING LANDSCAPE ISLANDS, INCLUDING TREES AND LIGHT POLES, TO BE REMOVED WITHIN PROPOSED FENCE LINE EXTENTS.

RED AND BLUE LINES ON TRUCK TURN CORRESPOND TO VEHICLE BODY OVERHANG. GRAY LINES ON TRUCK TURN CORRESPOND TO VEHICLE WHEEL TRACKS.

- (15) TRAILER SPACES (55'x12')
- TRAILER VEHICLE BODY
- (12) TRACTOR SPACES (30'x12')
- TRACTOR VEHICLE BODY



WB-67

feet	
Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 28.4
Articulating Angle	: 75.0

DATE	DESCRIPTION

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

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Mount Pleasant, WI | Neenah, WI | Irvine, CA

**FLEET FARM YARD MODIFICATIONS  
APPLETON, WI**

**SITE EXHIBIT  
PHASE 1**

© COPYRIGHT 2020 R.A. Smith, Inc.
DATE: 05/18/2020
SCALE: 1" = 30'
JOB NO. 3200111
PROJECT MANAGER: PAUL V. MCLHERAN, P.E.
DESIGNED BY: AJS
CHECKED BY: PVM
<b>SHEET NUMBER</b> 1 OF 4

**811**  
Know what's below.  
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.



**Town of Grand Chute  
Site Plan Amendment Review  
PR Appleton West, Inc., dba Pizza Ranch**

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: July 15, 2020**

**Address: 5450 W. Integrity Way**

**App. #: SPA1-15-19**

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**REQUEST**

- 1. Proposed Use(s):** Restaurant use.
- 2. Project Description:** Installation of a new pylon sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

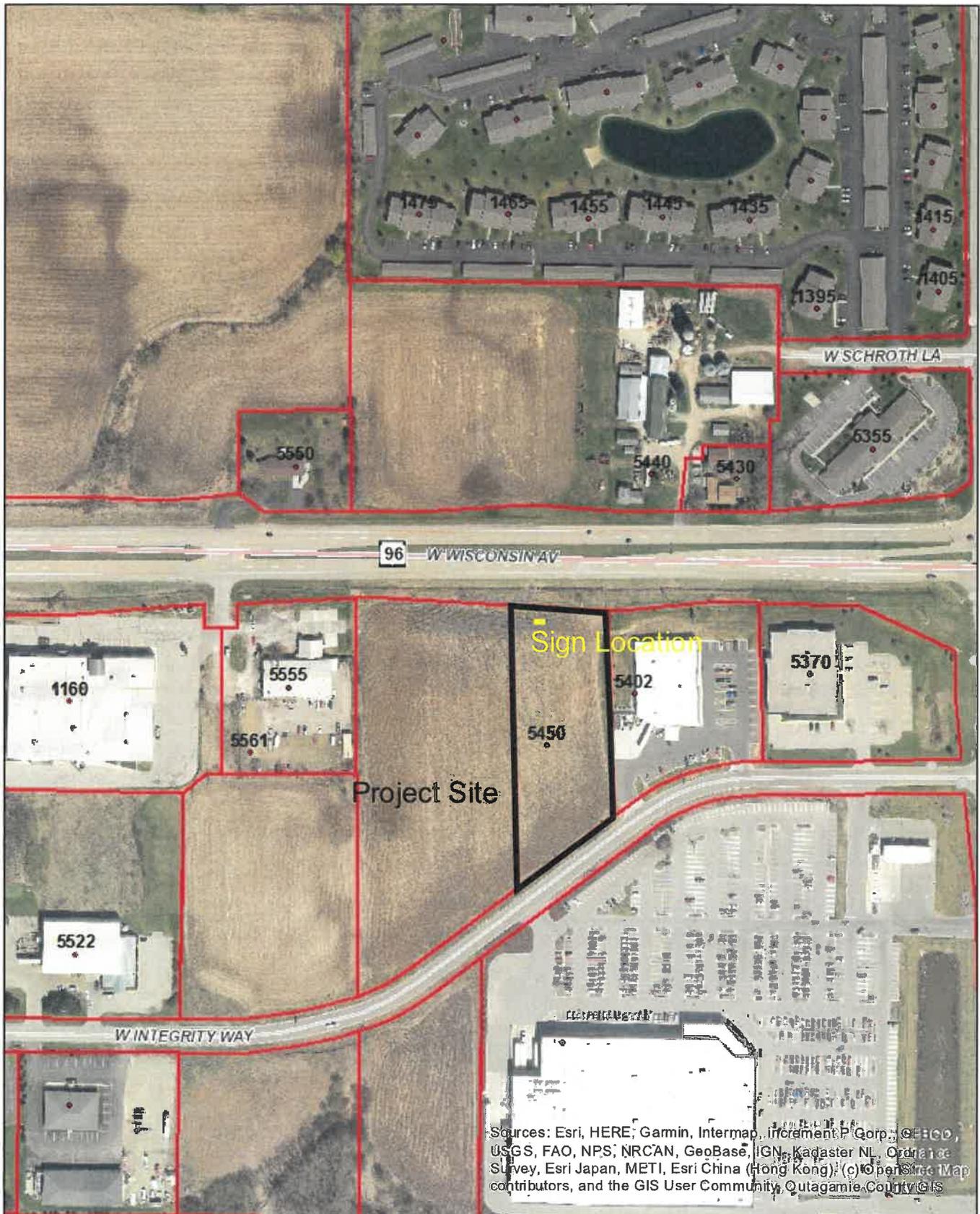
**ANALYSIS**

Applicant seeks approval to install a new pylon sign. The sign will be 25' in height and 68 sq. ft. in size. The sign will be located along the W. Wisconsin Avenue frontage on the north side of the site. All code requirements are met with this request.

**RECOMMENDATION**

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-15-19) requested by PR Appleton West, Inc., dba Pizza Ranch, 5450 W. Integrity Way, to install a new pylon sign.

# SPA1-15-19 -- 5450 W. Integrity Way



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Community, Outagamie County GIS

**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

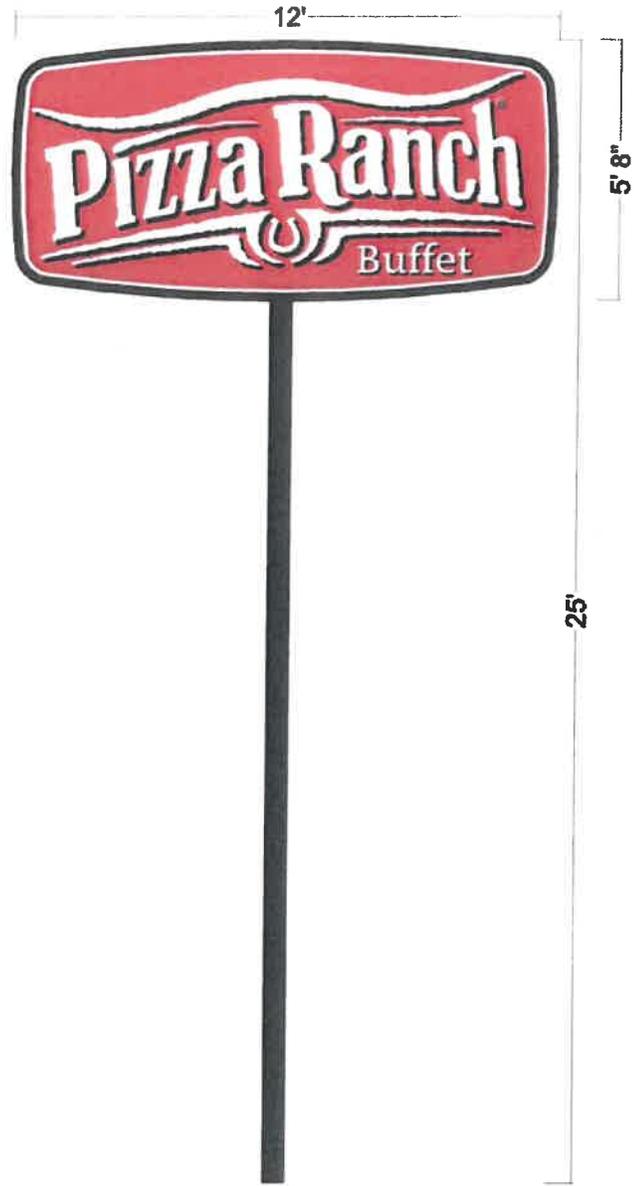
Author:

Copyright:



**LOCATION: GRAND CHUTE, WI**

68¢



1020 Wilbur Ave PO BOX 2098  
 319-233-4604 • 800-728-4604  
 Fax: 319-233-7514

605 Iowa Ave. West  
 641-752-6605 • 888-656-7446  
 Fax: 641-752-6766

**PROJECT**  
PIZZA RANCH

**LOCATION**  
GRAND CHUTE, IA

**REP.** SARAH AUSTIN  
**DESIGNER** HMF  
**SKETCH #** 6-28-19  
**ORDER #**

**SCALE** 1/4" = 1'0"  
**FILE** PIZZA RANCH/GRAND CHUTE.FS  
**PRINT FILE** /  
**REVISION(S)** -

**CLIENT APPROVAL**

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