



PLAN COMMISSION AGENDA
Tuesday, August 4, 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 21, 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. **Neighborhood Information Meeting** – Conditional Use Permit (CUP-05-20) requested by Schmidt Bros. Custom Homes, Inc., on behalf of ART Acquisitions LLC, 4265 N. Deer Valley Court, to allow grading and filling associated with the construction of a single-family home. **Action:** Hear testimony/close meeting.
7. **Conditional Use Permit (CUP-05-20)** – Request by Schmidt Bros. Custom Homes, Inc., on behalf of ART Acquisitions LLC, 4265 N. Deer Valley Court, to allow grading and filling associated with the construction of a single-family home. **Action:** Recommend approval/denial of CUP-05-20. (TOWN BOARD ACTION 8/4/2020)
8. **Special Exception Amendment (SEA1-02-09)** – Request by Fox Valley Technical College, 5 N. Systems Drive, to allow replacement and operation of an electronic message center sign. **Action:** Recommend approval/denial of SEA1-02-09. (TOWN BOARD ACTION 8/18/2020)
9. **Site Plan Amendment (SPA1-00-09)** – Request by Fox Valley Technical College, 5 N. Systems Drive, to remove an existing electronic message center sign and install a new electronic message center sign. **Action:** Approve/deny SPA1-00-09.
10. 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, 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

July 21, 2020

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

Also Present: James March, Town Administrator; Katie Schwartz, Public Works Director; 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 (Hidde/Boeckers) to approve the agenda. Motion carried, all voting aye.

3. **APPROVAL OF MINUTES** – JULY 7, 2020 MEETING.

Motion (Boeckers/Hidde) 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. **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.

Planner Patza explained project details and its location on the Fleet Farm property.

Motion (Stadel/Boeckers) to approve 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. Motion carried, all voting aye.

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.

Motion (Hidde/Weber) to approve the Site Plan Amendment (SPA1-15-19) requested by PR Appleton West, Inc., dba Pizza Ranch, 5450 W. Integrity Way, for installation of a new pylon sign. Motion carried, all voting aye.

8. ADJORNMENT.

Motion (Boeckers/Stadel) to adjourn the meeting at 6:06 p.m. Motion carried, all voting aye.

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

6/7.

**Town of Grand Chute
Conditional Use Permit Application Review
Schmidt Bros. Custom Homes, Inc., on behalf of
ART Acquisitions LLC**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: July 28, 2020

Address: 4265 N. Deer Valley Court

App. #: CUP-05-20

REQUEST

Applicant is under contract to build a single-family home on this property. In order to complete grading, filling and house construction, some work will occur with the Shoreland Zoning District. A County Conditional Use Permit is required.

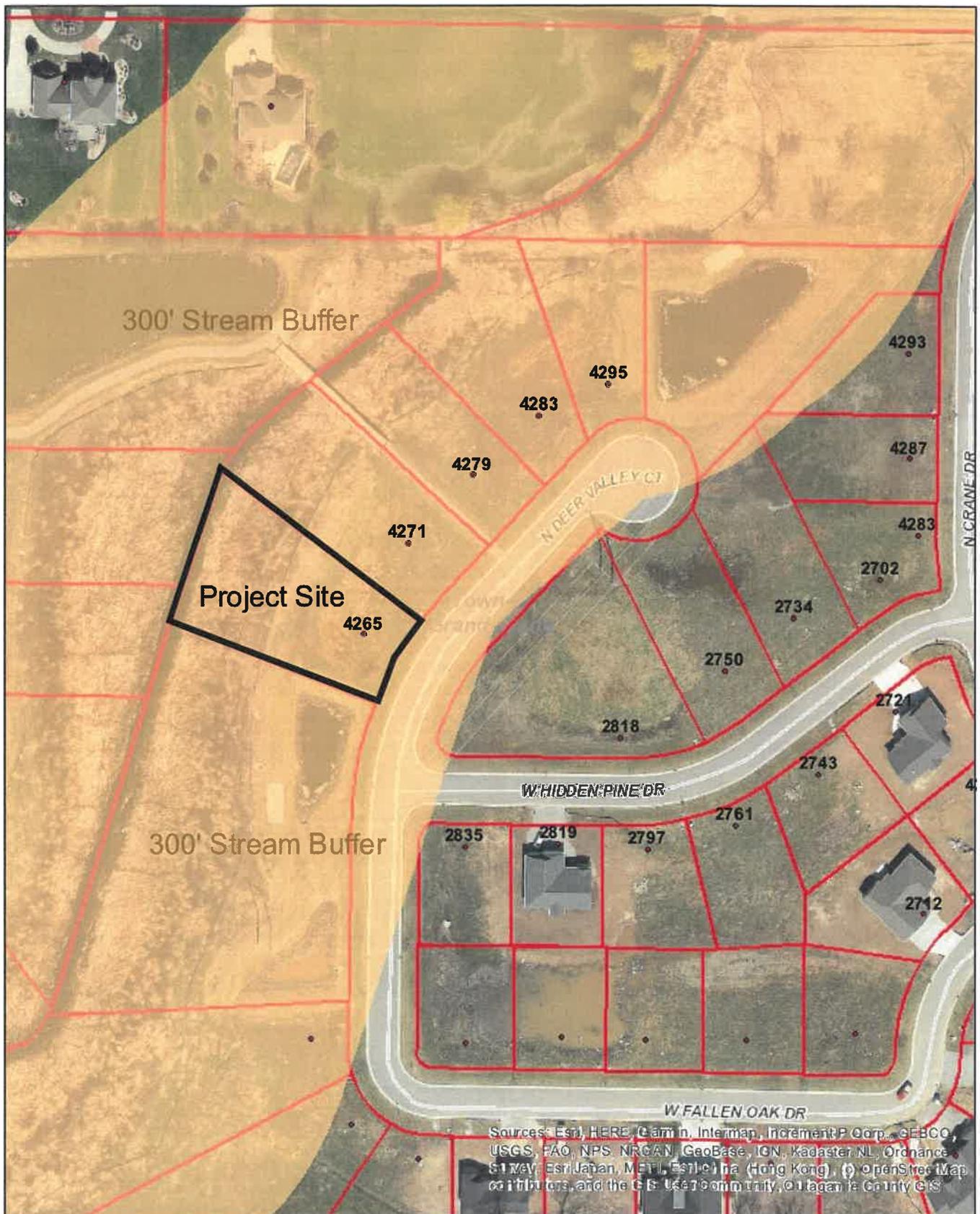
ANALYSIS

This is a platted lot within the Forest View Estates subdivision. When this area was opened for development, it was closely monitored by local, state and federal regulators to ensure protection of the navigable stream and adjoining floodplain and wetlands areas. The lots in the subdivision were all platted with these same protections in place. The subject property is one of several lots that while properly filled and buildable, still require a Conditional Use Permit due to the overarching 300' stream buffer imposed by the County. All grading, filling and house construction will occur upland from regulatory floodplain and wetlands boundaries and will have no impact on those designated areas or on the navigable stream. A vegetated swale will be provided within a drainage easement at the rear of the lot. This work will be completed per the approved drainage plan for the subdivision. Erosion control best management practices will be in place until any disturbed areas are stabilized.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-05-20) requested by Schmidt Bros. Custom Homes, Inc., on behalf of ART Acquisitions LLC, 4265 N. Deer Valley Court, to allow grading, filling and house construction within the Shoreland Zoning District.

CUP-06-20 -- 4265 N. Deer Valley Court

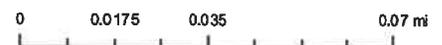


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community, Oregon County GIS

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.

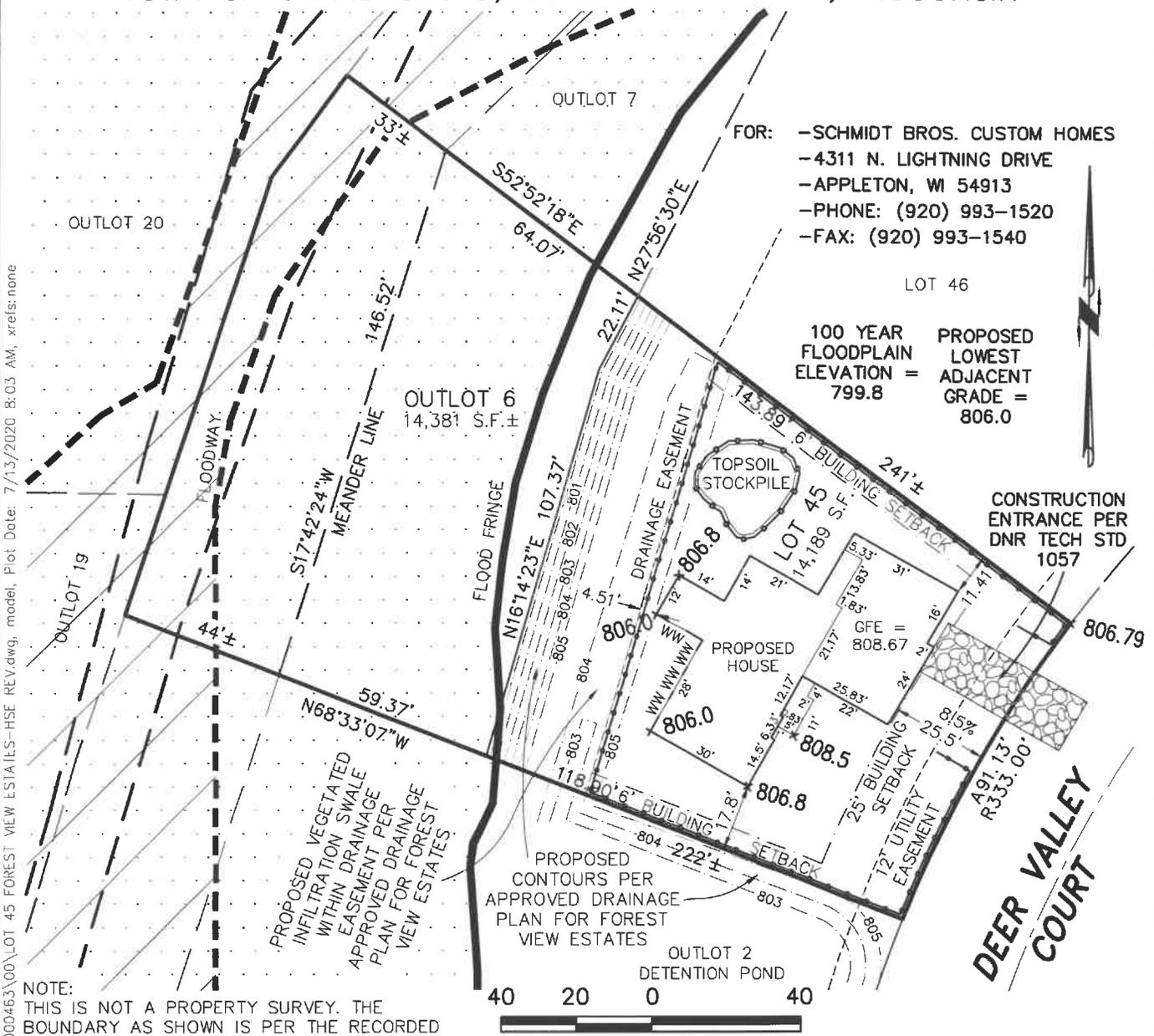
Author:

Copyright:



HOUSE LAYOUT

LOT 45, FOREST VIEW ESTATES,
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



FOR: -SCHMIDT BROS. CUSTOM HOMES
-4311 N. LIGHTNING DRIVE
-APPLETON, WI 54913
-PHONE: (920) 993-1520
-FAX: (920) 993-1540

LOT 46

100 YEAR FLOODPLAIN ELEVATION = 799.8
PROPOSED LOWEST ADJACENT GRADE = 806.0

CONSTRUCTION ENTRANCE PER DNR TECH STD 1057

PROJECTS\0086\92000463\00\LOT 45 FOREST VIEW ESTATES-HSE REV.dwg, model, Plot Date: 7/13/2020 8:03 AM, xrefs:none

NOTE:
THIS IS NOT A PROPERTY SURVEY. THE BOUNDARY AS SHOWN IS PER THE RECORDED PLAT OR SURVEY OF RECORD.

THE HOME BUILDER IS RESPONSIBLE FOR VERIFYING THAT THE LOCATION OF THE FOUNDATION AS SHOWN IS IN CONFORMANCE WITH ALL RECORDED EASEMENTS, PRIVATE COVENANTS AND BUILDING SETBACKS.

FIELD STAKING OF THE FOUNDATION WILL BEGIN UPON THE APPROVAL FROM THE HOME BUILDER FOR THE LOCATION AS SHOWN.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.

SCALE - FEET

LEGEND

- * 806.79 - PROPOSED ELEVATION
- 808.67 - PROPOSED TOP OF WALL ELEVATION
- WW - WINDOW WELL
- — — — — SILT SOCK



Project No. S0086 92000463.00 Date JULY 2020 Scale 1"=40'
 Drawn By CWK Field Book _____ Page _____
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284

File No. CAD

**Town of Grand Chute
Special Exception Amendment Request
Fox Valley Technical College
Electronic Message Center Sign Replacement**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: July 28, 2020

Address: 5 N. Systems Drive

App. #: SEA1-02-09

REQUEST

1. **Proposed Use:** Continued higher education use.
2. **Project Description:** Replacement and operation of an electronic message center sign
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

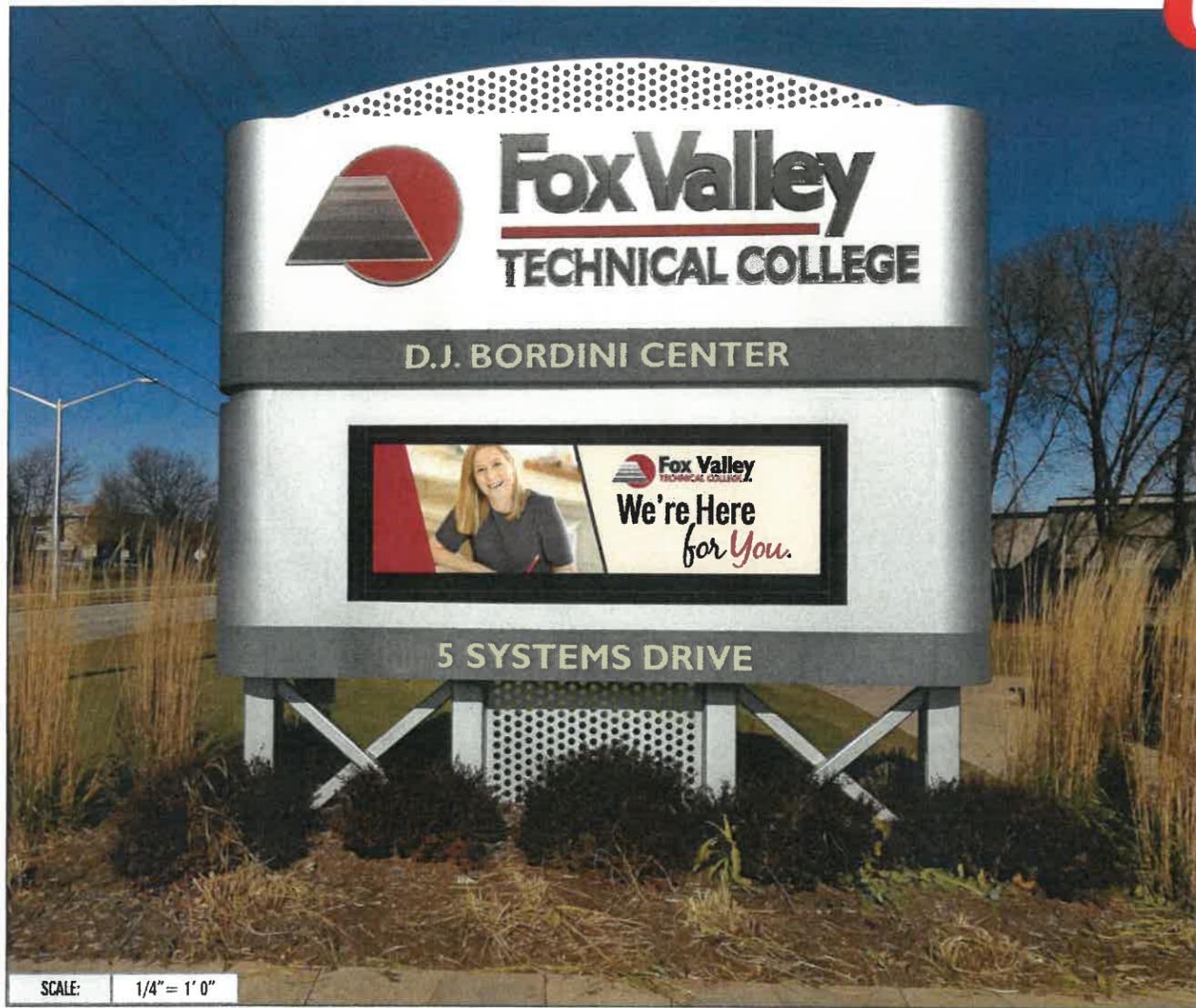
Applicant seeks approval to replace an existing electronic message center sign with a new electronic message center sign. The Town approved the existing sign in 2009. That sign cabinet will be removed and a new electronic message center sign cabinet of the exact same size (14 square feet) will be installed in its place. The requested action is to approve an amendment to the existing Special Exception, recognizing this sign replacement. All code requirements are met with this request.

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 Amendment (SEA1-02-09) requested by Fox Valley Technical College, 5 N. Systems Drive, to allow replacement and operation of an electronic message center sign.

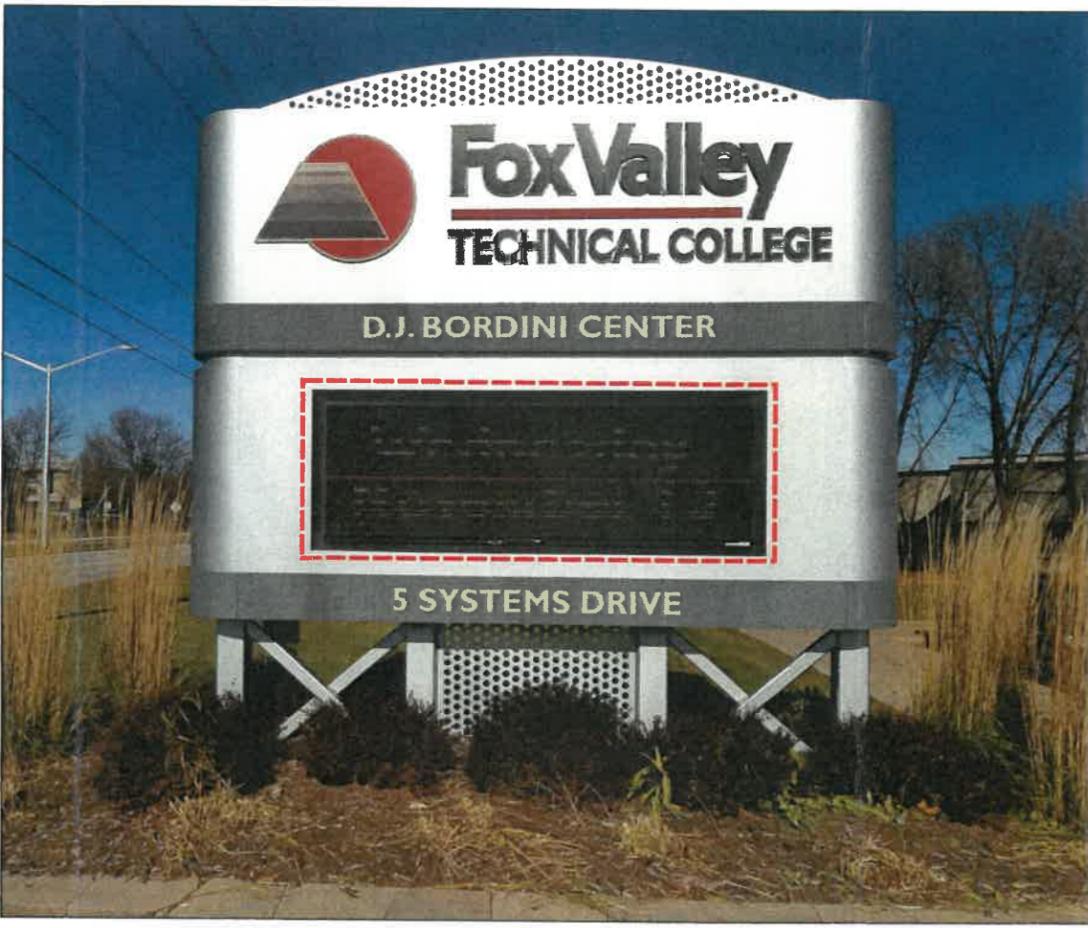


C

SCALE: 1/4" = 1' 0"

LOCATION VIEW

NEW 10MM FULL-COLOR WATCHFIRE EMCs
 CABINET SIZE: 29" H x 87" L
 VIEWING AREA: 24" x 84" L
 INSTALLED INTO EXISTING D/F LIT MONUMENT SIGN
 (GAPS SHEETED W/ BLACK PAINTED ALUMINUM)



EXISTING VIEW

REMOVE & DISPOSE OF EXISTING EMCs

2400 Holly Road • Neenah, WI 54956
 Tel: 920.734.1601 • Fax: 920.734.1622

www.AppletonSIGN.com

CLIENT:	FVTC - DJ BORDINI CENTER
STREET ADDRESS:	5 SYSTEMS DR
CITY / STATE:	APPLETON, WI
SCOPE:	VSIGN - 2020 - F
DATE:	06/17/20
SALES:	ROD FREDRICKSON
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	

REQUIRED ITEMS	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS ?	

REVISION SCHEDULE	

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID #. PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

1. Provide and Install the following: C. Replace existing Optec electronic message center with new 10MM full color Watchfire electronic message center. RWF communication.

OPT. #1

200211-01

1

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DETAILED DESIGN!
 CAN BE USED FOR PRODUCTION

**Town of Grand Chute
Site Plan Amendment Review
Fox Valley Technical College**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: July 28, 2020

Address: 5 N. Systems Drive

App. #: SPA1-00-99

REQUEST

- 1. Proposed Use(s):** Continued higher education use.
- 2. Project Description:** Remove existing electronic message center sign and install a new electronic message center sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant seeks approval to replace an existing electronic message center sign with a new electronic message center sign. The Town approved the existing sign in 2009. That sign cabinet will be removed and a new electronic message center sign cabinet of the exact same size (14 square feet) will be installed in its place. All code requirements are met with this request.

RECOMMENDATION

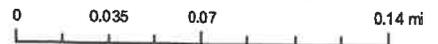
Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-99) requested by Fox Valley Technical College, 5 N. Systems Drive, to remove an existing electronic message center sign and install a new electronic message center sign, subject to Town Board approval of Special Exception Amendment SEA1-02-09.

SPA1-00-09 -- 5 N. Systems Drive



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Author:
Copyright:



CLIENT:	FVTC - DJ BORDINI CENTER
STREET ADDRESS:	5 SYSTEMS DR
CITY / STATE:	APPLETON, WI
SCOPE:	YSIGN - 2020 - F
DATE:	06/17/20
SALES:	ROD FREDRICKSON
DESIGNER:	COURTNEY MUELLER

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SQUARE FOOTAGE:	

COLOR SCHEDULE	

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FIELD SURVEY?	
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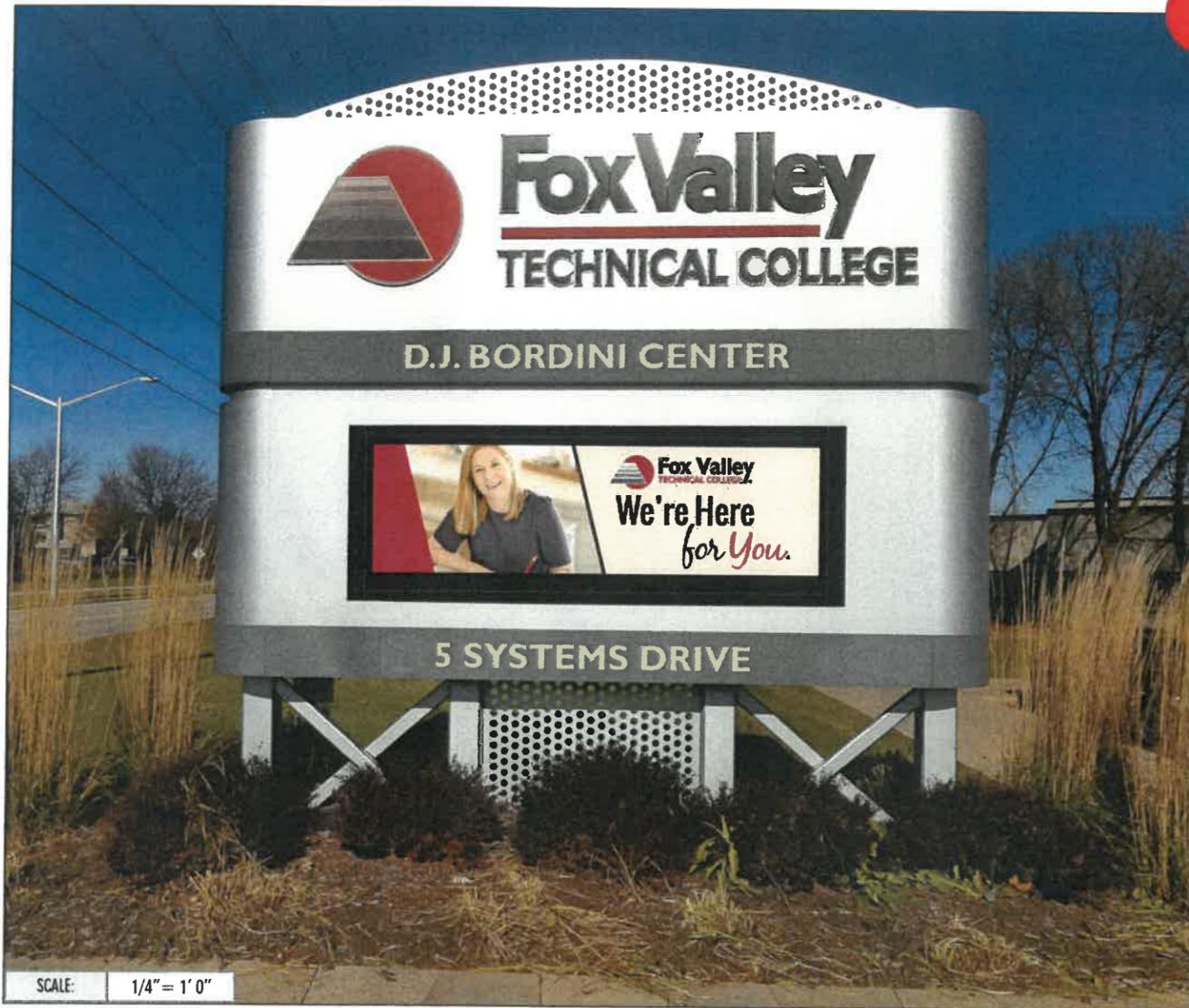
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