

GRAND CHUTE PLAN COMMISSION MINUTES

May 15, 2018

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

Also Present: James March, Town Administrator; Bob Heimann, IT Director; Brent Braun, IT Support; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Mary Baxter, Executive Secretary/Human Resource; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; interested parties (audience attendance = 13)

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** – MAY 1, MEETING.

Motion (Hidde/Boeckers) 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. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-04-18) REQUESTED BY CHICK-FIL-A, INC., DBA CHICK-FIL-A, 3775 W. COLLEGE AVENUE, TO ALLOW GRADING WITHIN 300 FEET OF A NAVIGABLE STREAM FOR THE CONSTRUCTION OF A RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS.

Chairman Schowalter opened the Neighborhood Information Meeting at 6:03 p.m.

Kevin Virobik, 1010 S. Timmers Lane, expressed concerns over drainage conditions downstream and the impact of runoff from this property. He also expressed concerns for traffic safety at the intersection of College Avenue and Kools Avenue.

Peter Coons, representing Wheel and Sprocket, 3939 W. College Avenue, also expressed traffic concerns in the immediate area. He did state that he looks forward to the increased business this new restaurant will bring to the community.

Chris Wagner, owner of the property at 3945 W. College Avenue, stated his concerns for traffic flow in the immediate area.

Motion (Hidde/Sherman) to close the Neighborhood Information Meeting at 6:09 p.m. Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-04-18)** – REQUEST BY CHICK-FIL-A, INC., DBA CHICK-FIL-A, 3775 W. COLLEGE AVENUE, TO ALLOW GRADING WITHIN 300 FEET OF A NAVIGABLE STREAM FOR THE CONSTRUCTION OF A RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided an overview of the project and the impact from site grading work. He noted that on-site stormwater management will consist of underground chambers. He also addressed the traffic concerns expressed by neighbors. Town staff is in discussions with the WiDOT about finding solutions for better traffic flow at the College/Kools intersection.

Motion (Stadel/Crosby) to recommend approval of the Conditional Use Permit (CUP-04-18) requested by Chick-fil-A, Inc., dba Chick-fil-A, 3775 W. College Avenue, to allow grading associated with the construction of a restaurant and associated site improvements, subject to: (1) Town Board approval of

Special Exception Amendment SEA1-14-05; and, (2) Town Engineer approval of the Stormwater Management and Erosion Control Plans.

In response to a question from Commissioner Sherman, Planner Patza said that WiDOT is analyzing the possibility of adding dedicated left turn lanes onto College Avenue.

Motion to recommend approval of CUP-04-18 carried, all voting aye.

9. **SPECIAL EXCEPTION AMENDMENT (SEA1-14-05)** – REQUEST BY GRAND CHUTE HOLDINGS LLC, ON BEHALF OF KT REAL ESTATE HOLDINGS LLC, CHICK-FILA INC., AND 1451 WASHBURN LLC BUSINESS BANK, 3721, 3775 AND 3939 W. COLLEGE AVENUE, FOR AN AMENDMENT TO THE RESTRICTIVE COVENANTS AND EASEMENTS FOR THE PLANNED UNIT DEVELOPMENT (PUD) OF GROWTH CONCEPTS, LLC TO MODIFY THE LOCATION OF AN ACCESS EASEMENT..

Planner Patza said PUD for the three adjacent properties was approved in 2005. The proposed amendment will relocate the cross-access easement to the south side and align it with the new driveway on S. Kools Street.

Motion (Sherman/Crosby) to recommend approval of the Special Exception Amendment (SPA1-14-05) requested by Grand Chute Holdings, LLC, on behalf of KT Real Estate Holdings, LLC, Chick-fil-A, Inc., and 1451 Washburn LLC Business Bank, 3721, 3775, and 3939 W. College Avenue, to amend the restrictive covenants and easements for the Planned Unit Development (PUD) of Growth Concepts, LLC, to modify the location of an access easement. Motion carried, all voting aye.

10. **SITE PLAN (SP-07-18)** – REQUEST BY CHICK-FIL-A, INC., DBA CHICK-FIL-A, 3775 W. COLLEGE AVENUE, FOR CONSTRUCTION OF A RESTAURANT, STORMWATER FACILITY AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided an overview of the building and site development associate with this project. Approval of site signage is included.

Motion (Sherman/Boeckers) to approve the Site Plan (SP-07-18) requested by Chick-fil-A, Inc., dba Chick-fil-A, for construction of a restaurant, stormwater facility, and associated site improvements, subject to: (1) Town Board approval of Special Exception SEA1-14-05; (2) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (3) Town Board approval of Conditional Use Permit CUP-04-18. Motion carried, all voting aye.

11. **SIT PLAN (SP-08-18)** – REQUEST BY MIDWEST PROPERTIES 1 LLC, 1894 AND 1898 S. TECHNOLOGY DRIVE, FOR CONSTRUCTION OF AN INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Hidde/Crosby) to approve the Site Plan (SP-08-18) requested by Midwest Properties 1, LLC, 1894 and 1898 S. Technology Drive, for construction of an industrial building and associated site improvements. Motion carried, all voting aye.

12. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn the meeting at 6:21 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary