

GRAND CHUTE PLAN COMMISSION MINUTES

February 20, 2020

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

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; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 13) Supervisor Eric Davidson.

1. **ROLL CALL**

Chairman Schowalter opened the meeting at 6:04 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – FEBRUARY 4, 2020 MEETING.

Motion (Boeckers/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. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-01-20) REQUESTED BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING AND A CULVERT CROSSING ASSOCIATED WITH THE EXTENSION OF W. EVERGREEN DRIVE, BETWEEN N. GILLETT STREET AND N. ORION LANE.

Chairman Schowalter asked the Town Engineer to provide detail on this request.

Nick Vande Hey, McMahon Group, explained that as part of the Evergreen Drive extension east of Gillett Street it is necessary to provide a culvert crossing at the tributary to Mud Creek. He noted that the new roadway will be 37 feet wide with a trail on the north side and a sidewalk on a portion of the south side. The culvert crossing will consist of four 12' x 4' concrete pipes and one 12' x 5' pipe. He explained the existing floodplain mapping in this area and the proposed revisions needed to provide added flood storage areas. The flood management plan also allows water from the 100-year event (rainfall totaling 5" – 6" in 24 hours) to flow over the road. All of these floodplain measures are designed to accommodate the 100-year event with no rise in surface water elevations on adjoining properties. He also noted that peak flow control will be provided from the Gillett Street Pond and a new pond being built along the south side of the new road.

Chairman Schowalter opened Neighborhood Meeting #1 at 6:11 p.m.

Linda Noie, 3808 N. Gillett Street, said she opposes this roadway project. She described the flooding that occurs on her property and expressed concern for the loss of wetlands and impact on wildlife. She stated her opinion that all this flooding is due to development to the north and east that drains straight to the stream behind her house. She described the investment she had to make to stop water from coming into her basement. She also stated that many new residents in the area are using Gillett Street but were not assessed for the work as she was. She stated her opinion that highway noise has increased because the sound of traffic bounces off the garages at the nearby apartments.

Greg Reed, 4010 N. Gillett Street, expressed his thanks to the Town for installing a fence around the Gillett Street Pond. It has diminished the goose population. He asked if the roadway project will affect any wetlands and if so, how it will be mitigated.

Motion (Hidde/Sherman) to close Neighborhood Information Meeting #1 at 6:21 p.m. Motion carried, all voting aye.

Nick Vande Hey responded to questions raised by the public. He explained that the fencing around the Gillett Street Pond is temporary and will be removed once vegetation has been established. He stated that the wetlands will be reduced by approximately 0.7 acres. It will be mitigated through the purchase of Wetland Mitigation Bank Credits from the DNR. In response to the flooding concerns raised by Ms. Noie, he explained that this project will not fix that but it certainly will not make it worse.

8. **CONDITIONAL USE PERMIT (CUP-01-20)** – REQUEST BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING AND A CULVERT CROSSING ASSOCIATED WITH THE EXTENSION OF W. EVERGREEN DRIVE, BETWEEN N. GILLETT STREET AND N. ORION LANE.

Motion (Sherman/Ulrich) to recommend approval of the Conditional Use Permit (CUP-01-20) requested by the Town of Grand Chute to allow grading, filling and a culvert crossing associated with the extension of W. Evergreen Drive, between N. Gillett Street and N. Orion Lane.

Commissioner Sherman stated that from a safety standpoint, this road project is critical to the community.

Motion to approve CUP-01-20 carried, all voting aye.

9. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-05-20) REQUESTED BY JASON D. FELDKAMP AND NICHOLE M. VANDENBERG, 1952 N. REXFORD STREET, TO ALLOW CONSTRUCTION OF A 1,216 SQUARE FOOT DETACHED GARAGE.

Chairman Schowalter opened Public Hearing #1 at 6:26 p.m. There was no public input.

Motion (Hidde/Boeckers) to close Public Hearing #1 at 6:27 p.m. Motion carried, all voting aye.

10. **SPECIAL EXCEPTION PERMIT (SE-05-20)** – REQUEST BY JASON D. FELDKAMP AND NICHOLE M. VANDENBERG, 1952 N. REXFORD STREET, TO ALLOW CONSTRUCTION OF A 1,216 SQUARE FOOT DETACHED GARAGE.

Motion (Sherman/Ulrich) to recommend approval of the Special Exception Permit (SE-05-20) requested Jason D. Feldkamp and Nichole M. Vandenberg, 1952 N. Rexford Street, to allow construction of a 1,216 sq. ft. detached garage, with the condition that no other accessory buildings or structures may be constructed on the property. Motion carried, all voting aye.

11. **CERTIFIED SURVEY MAP (CSM-04-20)** – REQUEST BY ANTHONY L. SCHMIDT, 500 BLOCK OF W. BROADWAY DRIVE, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION.

Motion (Ulrich/Boeckers) to recommend approval of Certified Survey Map (CSM-04-20) requested by Anthony L. Schmidt, for property located in the 500 block of W. Broadway Drive (Tax Key# 101-007902). Motion carried, all voting aye.

12. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn the meeting at 6:31 p.m. Motion carried, all voting aye.

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