

GRAND CHUTE PLAN COMMISSION MINUTES

June 19, 2018

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

Members Absent: Duane Boeckers

Also Present: James March, Town Administrator; Mary Baxter, Executive Secretary/Human Resources; Bob Heimann, IT Director; Brent Braun, IT Support; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Michael Patza, Town Planner; interested parties (audience attendance = 8)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – JUNE 5, MEETING.

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

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

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – AVAILABLE UPON REQUEST.

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-06-18) REQUESTED BY TOWN OF GRAND CHUTE, FOR GRADING AND FILLING WITHIN 300' OF A NAVIGABLE STREAM FOR STORM SEWER INSTALLATION AND CONSTRUCTION OF AN OUTFALL STRUCTURE AT ARROWHEAD PARK, 5000 W. ASTER LANE.

Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:04 p.m.

There was no public input.

Motion (Crosby/Huth) to close the Neighborhood Information Meeting #1 at 6:05 p.m. Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-06-18)** – REQUEST BY TOWN OF GRAND CHUTE, FOR GRADING AND FILLING WITHIN 300' OF A NAVIGABLE STREAM FOR STORM SEWER INSTALLATION AND CONSTRUCTION OF AN OUTFALL STRUCTURE AT ARROWHEAD PARK, 5000 W. ASTER LANE.

Planner Patza provided details on this Public Works Department project that will to address stormwater issues at Arrowhead Park.

Motion (Sherman/Hidde) to recommend approval of the Conditional Use Permit (CUP-06-18) requested by the Town of Grand Chute, to allow grading and filling associated with storm sewer installation and construction of an outfall structure at Arrowhead Park, 5000 W. Aster Lane. Motion carried, all voting aye.

9. **NEIGHBORHOOD INFORMATION MEETING #2** – CONDITIONAL USE PERMIT (CUP-05-18) REQUESTED BY FAR NIENTE LLC, ON BEHALF OF LKQ CORPORATION, 5050 N. WREN DRIVE, TO ALLOW GRADING AND FILLING WITHIN 300 FEET OF A NAVIGABLE STREAM FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING, STORMWATER POND, AND ASSOCIATED SITE IMPROVEMENTS.

Chairman Schowalter opened Neighborhood Information Meeting #2 at 6:07 p.m.

Jack Richeson, project engineer from Martenson & Eisele Inc., indicated he was available to answer any questions regarding the project.

Motion (Hidde/Weber) to close Neighborhood Information Meeting #2 at 6:08 p.m. Motion carried, all voting aye.

10. **CONDITIONAL USE PERMIT (CUP-05-18)** – REQUEST BY FAR NIENTE LLC, ON BEHALF OF LKQ CORPORATION, 5050 N. WREN DRIVE, TO ALLOW GRADING AND FILLING WITHIN 300 FEET OF A NAVIGABLE STREAM FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING, STORMWATER POND, AND ASSOCIATE SITE IMPROVEMENTS.

Planner Patza provided project details and indicated site access will be limited to N. Wren Drive. A permit for a small wetland impact is required for this project, that permit has been submitted to the Wisconsin Department of Natural Resources.

Motion (Stadel/Sherman) to recommend approval of Conditional Use Permit (CUP-05-18) requested by Far Niente LLC, on behalf of LKQ Corporation, 5050 N. Wren Drive, to allow grading and filling associated with the construction of a new commercial building, storm water pond, and associated site improvements. Motion carried, all voting aye.

11. **SITE PLAN (SP-12-18)** – REQUEST BY FAR NIENTE LLC, ON BEHALF OF LKQ CORPORATION, 5050 N. WREN DRIVE, FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING, STORMWATER POND, AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Huth/Sherman) to approve the Site Plan (SP-12-18) requested by Far Niente LLC, on behalf of LKQ Corporation, 5050 N. Wren Drive, for construction of a commercial building, stormwater pond and associated site improvements, subject to: (1) Town Board approval of Conditional Use Permit (CUP-05-18 and, (2) staff approval of the Site Lighting Plan. Motion carried, all voting aye.

12. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-10-18) REQUESTED BY KOLOSSO ENTERPRISES LIMITED PARTNERSHIP, DBA KOLOSSO TOYOTA, 3000 W, WISCONSIN AVENUE, FOR OPERATION OF AN ELECTRIC MESSAGE CENTER SIGN.

The Chairman opened Public Hearing #1 at 6:10 p.m.

There was no public input.

Motion (Stadel/Sherman) to close Public Hearing #1 at 6:10 p.m. Motion carried, all voting aye.

13. **SPECIAL EXCEPTION (SE-10-18)** – REQUEST BY KOLOSSO ENTERPRISES LIMITED PARTNERSHIP, DBA KOLOSSO TOYOTA, 3000 W, WISCONSIN AVENUE, FOR OPERATION OF AN ELECTRIC MESSAGE CENTER SIGN.

Motion (Sherman/Huth) to recommend approval of Special Exception (SE-10-18) requested by Kolosso Enterprises Limited Partnership, dba Kolosso Toyota, 3000 W. Wisconsin Avenue, to allow operation of an electronic message center sign. Motion carried, all voting aye.

14. **SITE PLAN AMENDMENT (SPA1-00-04)** – REQUEST BY KOLOSSO ENTERPRISES LIMITED PARTNERSHIP, DBA KOLOSSO TOYOTA, 3000 W. WISCONSIN AVENUE, TO REMOVE TWO EXISTING SIGNS AND INSTALL TWO NEW PYLON SIGNS, INCLUDING AN ELECTRONIC MESSAGE CENTER.

Planner Patza provided details on the sign package and explained the provision in the Sign Code that allows for a second sign along the same frontage if certain criteria is met. At its June 14th, 2018 meeting the Zoning Board of Appeals had granted a variance to the smaller sign to allow an under clearance of 6'-8.5".

Motion (Weber/Huth) to approve Site Plan Amendment (SPA1-00-04) requested by Kolosso Enterprises Limited Partnership, dba Kolosso Toyota, 3000 W. Wisconsin Avenue, to remove two existing signs and install two new pylon signs, including an electronic message center, subject to Town Board approval of Special Exception SE-10-18. Motion carried, all voting aye.

15. **SPECIAL EXCEPTION AMENDMENT (SEA1-20-17)** – REQUESTED BY PEAPOM LLC, NKA BEHM PROPERTIES LLC DBA TEAM BEHM AND BUDGET AUTO SALES, 512 AND 502 W. NORTHLAND AVENUE, FOR OPERATION OF AN AUTOMOBILE SALES BUSINESS ON EXPANDED PROPERTY.

Motion (Stadel/Crosby) to recommend approval of Special Exception Amendment (SEA1-20-17) requested by Peapom LLC, nka Behm Properties LLC, dba Team Behm and Budge Auto Sales, 512 and 502 W. Northland Avenue, to allow operation of an automobile sales business on expanded property. Motion carried, all voting aye.

16. **CERTIFIED SURVEY MAP (CSM-09-18)** – REQUESTED BY BEHM PROPERTIES LLC, DBA TEAM BEHM AND BUDGET AUTO SALES, 512 AND 502 W. NORTHLAND AVENUE, FOR LOT CONSOLIDATION WITH ROADWAY DEDICATION.

Motion (Hidde/Sherman) recommend approval of the Certified Survey Map (CSM-09-18) requested by Behm Properties LLC, dba Team Behm & Budget Auto Sales, 512 and 502 W. Northland Avenue. Motion carried, all voting aye.

17. **SITE PLAN (SP-10-18)** – REQUESTED BY BEHM PROPERTIES LLC, DBA TEAM BEHM AND BUDGET AUTO SALES, 512 AND 502 W. NORTHLAND AVENUE, FOR CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Sherman/Crosby) to approve Site Plan (SP-10-18) requested by Behm Properties LLC, dba Team Behm & Budget Auto Sales, 512 and 502 W. Northland Avenue, for construction of a building addition and associated site improvements, subject to: (1) staff approval of the Drainage and Erosion Control Plans; (2) staff approval of the Site Lighting Plan; (3) Town Board approval of Certified Survey Map CSM-09-18; and, (4) Town Board approval of Special Exception Amendment SEA1-20-17. Motion carried, all voting aye.

18. **SITE PLAN (SP-11-18)** – REQUESTED BY JEFF DAY AND JOHN GARROW LLC, DBA AMERICAN OVERHEAD DOOR, 1911 W. WISCONSIN AVENUE, FOR CONSTRUCTION OF A STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Huth/Weber) to approve Site Plan (SP-11-18) requested by Jeff Day and John Garrow LLC, dba American Overhead Door, 1911 W. Wisconsin Avenue, for construction of a storage building and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans. Motion carried, all voting aye.

19. **SITE PLAN AMENDMENT (SPA3-15-02)** – REQUESTED BY BERGSTROM PREMIER MOTORCARS, INC., 3030 N. VICTORY LANE, TO REMOVE TWO EXISTING SIGNS AND INSTALL TWO NEW MONUMENT SIGNS.

Planner Patza explained the request is to remove and replace two signs on the frontage of N. Victory Lane. Past variances granted by the Zoning Board of Appeals, in 2002 & 2010, allow multiple signs along the N. Victory Lane frontage of this property.

Motion (Stadel/Crosby) to approve Site Plan Amendment (SPA3-15-02) requested by Bergstrom Premier Motorcars, Inc., 3030 N. Victory Lane, to remove two existing signs and install two new monument signs. Motion carried, all voting aye.

20. ADJOURNMENT.

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

Respectfully Submitted,

Tracy Olejniczak/MP
Community Development Secretary