



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

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Telephone Access:

Phone Number: (408) 418-9388

Meeting Number: 126 909 3174

Password: 1900

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – May 7, 2024 meeting.
5. Public input pertaining to Agenda items.
6. **Site Plan (SP-16-2024)** – Requested by JRK Investment Enterprises, LLC, 751 N. Bluemound Drive, for construction of three self-storage buildings and associated site improvements.
Action: Approve/deny SP-16-2024.
7. 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

May 7, 2024

Members Present: Chair Beth English, Commissioners Ron Wolff, John Weber, Cheryl Ulrich, Pam Crosby, Mark Heling, Ron Torrance, and Charles Klasen. Members Absent: none.

Also Present: Richard Downey, Town Administrator; Greg Koch, Interim Public Works Director; Nick Vande Hey, Town Engineer-McMahon; Brent Braun, IT Director; Tanner Russell, Town Planner; Michael Patza, Community Development Director; Tracy Olejniczak, Administrative Assistant; other interested parties, sign-in sheet=10, audience=9.

1. **ROLL CALL**

Chair English opened the meeting at 6:00 p.m. and roll call was taken.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Ulrich/Torrance) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – APRIL 16, 2024 MEETING.

Motion (Weber/Crosby) to approve the April 16, 2024 Plan Commission minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT PERTAINING TO AGENDA ITEMS NOT INCLUDED IN A PUBLIC HEARING.**

There was no public input.

6. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-09-2024) REQUESTED BY WISCONSIN IGNITION INTERLOCK DEVICE, INC., 701 N. HICKORY FARM LANE, FOR OPERATION OF AN AUTOMOBILE SERVICE BUSINESS THAT INCLUDES INSTALLATION AND SERVICE OF IGNITION INTERLOCK DEVICES.

Chair English opened Public Hearing #1 at 6:03 p.m. There was no public input.

Motion (Torrance/Weber) to close Public Hearing #1 at 6:03 p.m. Motion carried, all voting aye.

7. **SPECIAL EXCEPTION PERMIT (SE-09-2024)** – REQUEST BY WISCONSIN IGNITION INTERLOCK DEVICE, INC., 701 N. HICKORY FARM LANE, FOR OPERATION OF AN AUTOMOBILE SERVICE BUSINESS THAT INCLUDES INSTALLATION AND SERVICE OF IGNITION INTERLOCK DEVICES.

Planner Russell provided details regarding the proposed use. No changes are proposed to the building or site. In response to a question from Commissioner Torrance required the requirement of a Special Exception Permit, Planner Russell explained the Zoning Code requirement for the permit due to the automobile service use.

In response to a follow-up question from Commissioner Torrance regarding work being conducted within or outside the building, Planner Russell stated the work would be conducted inside the building.

Motion (Heling/Crosby) to recommend approval of Special Exception Permit (SE-09-2024) requested by Wisconsin Ignition Interlock Device, Inc., 701 N. Hickory Farm Lane, for the operation of an automobile service business that includes installation and service of ignition interlock devices. Motion control, all voting aye.

8. **SITE PLAN (SP-14-2024)** – REQUEST BY M&K PROPERTIES OF THE FOX VALLEY, LLC, DBA KP HEATING AND COOLING, LLC, 5601 W. INTEGRITY WAY, FOR CONSTRUCTION OF A NEW COLD STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Planner Russell provided details regarding the proposed building and future phases of development, which will require additional approvals from the Plan Commission.

In response to a question from Commissioner Heling regarding future buildings and asphalt paving, Planner Russell indicated that there is not a definitive timeline for future phases but the paving would be done with construction of the future/final buildings and that paving is not part of this project.

Motion (Heling/Torrance) to approve Site Plan (SP-14-2024) requested by M&K Properties of the Fox Valley, LLC, dba KP Heating and Cooling, LLC, 5601 W. Integrity Way, for construction of a cold storage building and associated site improvements, subject to Town Engineer approval of the Drainage and Erosion Control Plans. Motion carried, all voting aye.

9. **SITE PLAN (SP-15-2024)** – REQUEST BY APPLETON LUMBER COMPANY, DBA KONZ WOOD PRODUCTS, 616 N. PERKINS STREET, FOR CONSTRUCTION OF A WAREHOUSE ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

Director Patza provided details regarding the building addition and associated stormwater management.

Motion (Ulrich/Crosby) to approve Site Plan (SP-15-2024) requested by Appleton Lumber Company, dba Konz Wood Products, 616 N. Perkins Street, for construction of a warehouse addition and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans. Motion carried, all voting aye.

10. **SITE PLAN AMENDMENT (SPA10-2024)** – REQUEST BY FOX VALLEY TECHNICAL COLLEGE, 7 N. SYSTEMS DRIVE, FOR INSTALLATION OF A FREESTANDING SOLAR ENERGY SYSTEM.

Director Patza provided details regarding the proposed solar system and additional information regarding the proposed location. He provided additional details regarding input from the Fire and Police Departments that addressed site safety and security of the solar system.

Motion (Heling/Torrance) to approve Site Plan Amendment (SPA-10-2024) requested by Fox Valley Technical College, 7 N. Systems Drive, for installation of a freestanding solar energy system. Motion carried, all voting aye.

11. ADJOURNMENT.

Motion (Weber/Heling) to close the Plan Commission meeting at 6:11 p.m. Motion carried, all voting aye.

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

MEETING DATE: May 21, 2024
FROM: Tanner Russell, Town Planner
TYPE: Site Plan
APPLICATION NO: SP-16-2024
APPLICANT: JRK Investment Enterprises, LLC
ADDRESS: 751 N. Bluemound Drive
TAX PARCEL ID: 101-119401

REQUEST

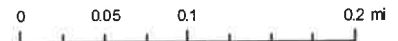
PROPOSED USE(S): Operation of a self-storage business.
PROJECT DESCRIPTION: Construction of three self-storage buildings and associated site improvements.
ZONING CLASSIFICATION: IND – Industrial District
PLAT/CSM ACCURATE PARCEL LINES/LOT RECORDED: Yes.

Background Information: Applicant proposes the construction of three self-storage buildings and associated site improvements. The location of the site meets the requirements outlined in Ordinance O-01-2024, which further restricts the location of new self-storage establishments within the Town. The buildings will range in size from 7,980 sq. ft. to 12,000 sq. ft. The site has frontage on N. Bluemound Drive. The existing site access from N. Bluemound Drive will not change as part of this project. This plan represents Phase 1 of the future development for this site, which will include additional storage units. Each future phase will require Site Plan approval from the Plan Commission.

Since the project results in less than one acre of land disturbance and less than 20,000 sq. ft. of new impervious surface, on-site stormwater management is not required. The Town Engineer is reviewing the Drainage and Erosion Control Plans and their approval is a condition of Site Plan approval. The Landscaping and Site Lighting Plans have been approved by staff. All other code requirements are met with this request.

Recommended Action: Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-16-2024) requested by JRK Investment Enterprises, LLC, 751 N. Bluemound Drive, for construction of three self-storage buildings and associated site improvements, subject to Town Engineer approval of the Drainage and Erosion Control Plans.

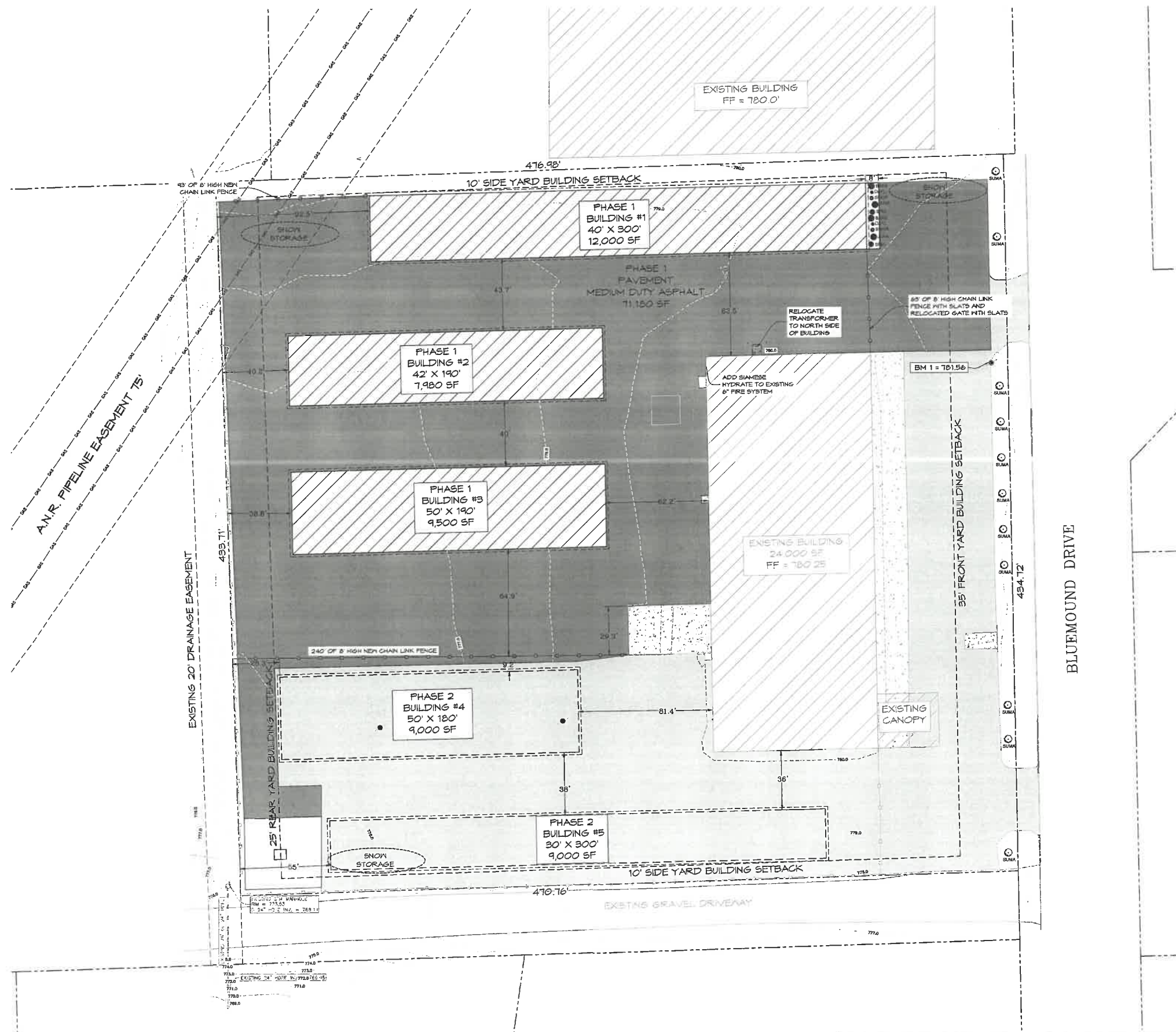
SP-16-2024 - Location Map



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:





1 OVERALL SITE PLAN
C2.0 1" = 30'-0"

| BENCHMARKS | | |
|------------|-----------|------------------------|
| LABEL | ELEVATION | DESCRIPTION |
| BM 1 | 781.56 | TOP OF LIGHT POLE CONC |

| DESCRIPTION | EXISTING | PROPOSED |
|----------------|-----------------|-----------------|
| CONTOUR MAJOR | --- 500 --- | --- 500 --- |
| CONTOUR MINOR | 499 | 499 |
| SANITARY SEWER | --- SSS --- | --- SSS --- |
| STORM SEWER | --- SSS --- | --- SSS --- |
| WATER MAIN | --- W --- | --- W --- |
| PROPERTY LINE | --- P --- | --- P --- |
| SILT FENCE | --- S --- | --- S --- |
| GRADING LIMIT | --- G --- | --- G --- |
| SPOT ELEVATION | ▲ 100.00 | ▲ 100.00 |

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

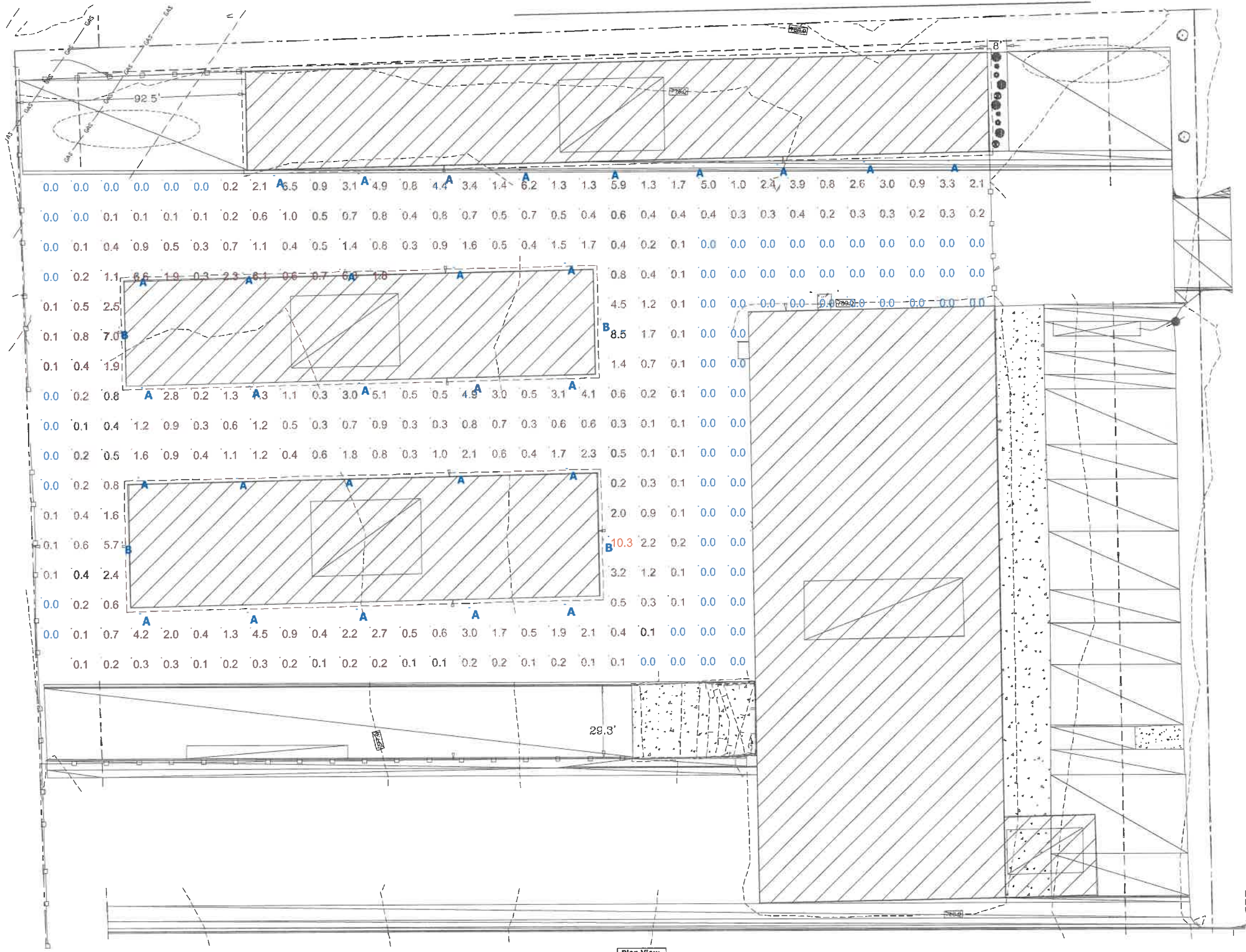
| No. | Date | Description |
|-----|------|-------------|
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Page Information

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|-----------------------|-----------------------|
| Drawn By C.F. | Approved By C.J.F. |
| Project No. 20-000 | Date 4/22/2024 |
| Sheet No. | |

| Schedule | | | | |
|----------|-------|----------|-------------------|----------------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number |
| □ | A | 29 | RAB Lighting Inc. | SLIM17FA1SAD3 |
| □ | B | 4 | RAB Lighting Inc. | SLIM17FA30AD3 |

| Statistics | | | | | | |
|--------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | + | 1.0 fc | 10.3 fc | 0.0 fc | N/A | N/A |



Plan View

BLUEMOUND DRIVE



JRK INVESTMENT Old Fleet Farm

Designer
Date 4/3/2024
Scale Not to Scale
Drawing No.

Summary