

## GRAND CHUTE PLAN COMMISSION MINUTES

July 7, 2020

Members Present: Chairman Dave Schowalter, Commissioners Brad Gehring, Robert Stadel, Julie Hidde, Duane Boeckers, Pam Crosby, John Weber, Cheryl Ulrich. Members Absent: None.

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

3. **APPROVAL OF MINUTES** – JUNE 16, 2020 MEETING.

**Motion (Hidde/Boeckers) 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. **PUBLIC HEARING #1 (Continued from 6/16/2020 Plan Commission Meeting)** – SPECIAL EXCEPTION PERMIT (SE-10-20) REQUESTED BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT DESIGNATION OF THE WHITE HAWK WEST CONDOMINIUM.

Derek Liebhauser, GCD, LLC, provided an overview of the proposed condominium project, noting that this will be a 36-unit development consisting of nine 4-unit buildings. He described the architectural and landscape features of the project, and noted that a condominium association will manage all maintenance and upkeep of the property.

Planner Patza read correspondence from Scott and Amy Froelich, 2358 W. Barley Way into the record. They expressed a desire for one-story buildings, for a retention pond between their property and the buildings, and for quality architectural materials.

Darrell Krause, 2346 W. Barley Way, expressed his disappointment that one of the buildings will be near his property, with less than 80 feet between his home and the building. He also expressed disappointment that a retention pond was not being placed there instead of a building.

**Motion (Hidde/Boeckers) to close Public Hearing #1 at 6:12 p.m.** Motion carried, all voting aye.

7. **SPECIAL EXCEPTION PERMIT (SE-10-20)** – REQUEST BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT DESIGNATION OF THE WHITE HAWK WEST CONDOMINIUM.

Planner Patza provided an overview of the project, noting the architectural and landscaping enhancements that are included.

**Motion (Hidde/Crosby) to recommend approval of the Special Exception Permit (SE-10-20) requested by GCD, LLC, 4620 N. Lynndale Drive, for a Planned Unit Development designation of the White Hawk West Condominium, subject to Town Engineer approval of Stormwater Management and Erosion Control Plans.** Motion carried, all voting aye.

8. **CONDO PLAT (CP-03-20)** – REQUEST BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR APPROVAL OF THE CONDO PLAT FOR WHITE HAWK WEST CONDOMINIUM.

**Motion (Boeckers/Hidde) to recommend approval of the Condo Plat (CP-03-20) for White Hawk West Condominium, subject to Town Board approval of Special Exception SE-10-20.** Motion carried, all voting aye.

9. **SITE PLAN (SP-11-20)** – REQUEST BY GCD, LLC, 4620 N. LYNNDALE DRIVE, FOR CONSTRUCTION OF 36 CONDOMINIUM UNITS, A STORMWATER FACILITY, AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Boeckers/Hidde) to approve the Site Plan (SP-11-20) requested by GCD, LLC, 4620 N. Lynndale Drive, for construction of 36 condo units, a stormwater facility, and associated site improvements, subject to: (1) Town Engineer approval of Stormwater Management and Erosion Control Plans; (2) Town Board approval of Special Exception SE-10-20; and, (3) Town Board approval of Condo Plat CP-03-20.** Motion carried, all voting aye.

10. **SITE PLAN (SP-05-20)** – REQUEST BY PRIME STORAGE APPLETON LLC, DBA COLLEGE AVENUE SELF STORAGE, 200 N. LYNNDALE DRIVE, FOR CONSTRUCTION OF A STORMWATER POND TO SERVE AN ADJACENT DEVELOPMENT LOCATED IN THE CITY OF APPLETON.

Planner Patza stated that the stormwater pond would serve a redevelopment project at the adjacent former K-Mart site in the City of Appleton.

**Motion (Ulrich/Hidde) to approve the Site Plan (SP-05-20) requested by Prime Storage Appleton LLC, dba College Avenue Self Storage, 200 N. Lynndale Drive, for construction of a stormwater pond to serve an adjacent development project located in the City of Appleton.** Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA1-00-96)** – REQUEST BY COMMUNITY BLOOD CENTER, INC., DBA THE COMMUNITY BLOOD CENTER, 4330 W. SPENCER STREET, FOR CONSTRUCTION OF A VESTIBULE ADDITION, PARKING LOT MODIFICATIONS, AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided background on the project, noting that the applicant acquired 4330 W. Spencer Street, which will be the new location of the donor center. The adjacent building at 4406 W. Spencer Street will be utilized for office space.

**Motion (Hidde/Weber) to approve the Site Plan Amendment (SPA1-00-96) requested by Community Blood Center, Inc., dba The Community Blood Center, 4330 W. Spencer**

**Street, for construction of a vestibule addition, parking lot modification, and associated site improvements.** Motion carried, all voting aye.

12. **CERTIFIED SURVEY MAP (CSM-09-20)** – REQUEST BY THE TOWN OF GRAND CHUTE, 1900 W. GRAND CHUTE BOULEVARD, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION (EVERGREEN DRIVE EXTENSION).

Director Buckingham stated that the CSM provides right-of-way for the extension of Evergreen Drive along the south side of the Town Hall campus. In addition, two lots are created, one of which will be held by the Town for utility purposes and the other that could be sold for private development.

**Motion (Boeckers/Hidde) to recommend approval of the Certified Survey Map (CSM-09-20) requested by the Town of Grand Chute, 1900 W. Grand Chute Blvd., for a two-lot CSM with roadway dedication.** Motion carried, all voting aye.

13. ADJORNMENT.

**Motion (Boeckers/Crosby) to adjourn the meeting at 6:26 p.m.** Motion carried, all voting aye.

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