

GRAND CHUTE PLAN COMMISSION MINUTES

September 19, 2023

Members Present: Chair Beth English, Commissioners Ron Wolff, Pam Crosby, John Weber, Cheryl Ulrich, Mark Heling, and Ron Torrance. Members Absent: Commissioner Charles Klasen.

Also Present: Jeff O'Dell, Interim Town Administrator; Katie Schwartz; Nick VandeHey, Engineer-McMahon; Brent Braun, IT Director; Michael Patza, Community Development Director; Tanner Russell, Town Planner; Tracy Olejniczak, Administrative Assistant; other interested parties, audience=9, sign-in sheet=12.

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

4. **APPROVAL OF MINUTES** – SEPTEMBER 5, 2023 MEETING.

Motion (Torrance/Weber) to approve the September 5, 2023 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** – REZONING (Z-06-2023) REQUESTED BY IONE IMMEL-BERG, BERGSTROM PROPERTIES, INC., AND THE TOWN OF GRAND CHUTE, TO REZONE MULTIPLE PROPERTIES LOCATED SOUTH OF W. CAPITOL DRIVE FROM RSF SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2 TWO-FAMILY RESIDENCE DISTRICT TO CL LOCAL COMMERCIAL DISTRICT.

Chair English opened the Public Hearing #1 at 6:02 p.m.

Jason Borkowski, 3418 N. Woodhaven Court, stated he was in opposition to the rezoning due to the potential decreased property values with the change to commercial zoning; increased light pollution; reduced enjoyment of surrounding property owners, increased traffic, and loss of wildlife habitat.

Motion (Torrance/Ulrich) to close Public Hearing #1 at 6:05 p.m. Motion carried, all voting aye.

7. **REZONING (Z-06-2023)** - REQUEST BY IONE IMMEL-BERG, BERGSTROM PROPERTIES, INC., AND THE TOWN OF GRAND CHUTE, TO REZONE MULTIPLE PROPERTIES LOCATED SOUTH OF W. CAPITOL DRIVE FROM RSF SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2 TWO-FAMILY RESIDENCE DISTRICT TO CL LOCAL COMMERCIAL DISTRICT. (*Ordinance No. O-12-2023*)

Director Patza provided details regarding the subject property including environmental conditions that will impact future development. He also provided details regarding the small portion of land owned by the Town, comprised of a vacated pedestrian way, which would need to be deeded back to the adjoining property owner. The proposed rezoning is compatible with the adjacent commercial uses to the south and with the Urban designation of this district identified in the Town of Grand Chute Comprehensive Plan.

In response to a question by Commissioner Wolff regarding a landscaping berm similar to the berm installed for the Werner Electric project, Director Patza stated that there is room for some type of a landscape buffer and past experiences working with the proposed developer have been positive.

Motion (Heling/English) to recommend approval of Rezoning (Z-06-2023) requested by lone Immel-Berg, Bergstrom Properties, Inc., and Town of Grand Chute to rezone multiple properties located south of W. Capitol Drive from RSF Single-Family Residential District and R-2 Two-Family Residence District to CL Local Commercial District. (*Ordinance No. O-12-2023*) Motion carried, all voting aye.

8. **Certified Survey Map (CSM-10-2023)** – REQUESTED BY IONE IMMEL-BERG AND THE TOWN OF GRAND CHUTE, FOR A LOT CONSOLIDATION CSM WITH ROADWAY DEDICATION INCLUDING MULTIPLE PROPERTIES ON THE SOUTH SIDE OF W. CAPITOL DRIVE.

Motion (Torrance/Crosby) to recommend approval of Certified Survey Map (CSM-10-2023) requested by lone Immel-Berg and the Town of Grand Chute, for a lot consolidation Certified Survey Map with roadway dedication, subject to Town Board approval of a Quit Claim Deed for the Town-owned property. Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – PROPOSED TOWN OF GRAND CHUTE COMPREHENSIVE OUTDOOR RECREATION PLAN (CORP) 2024-2028.

Chair English opened the Public Hearing #2 at 6:12 p.m.

John Kneer, Rettler Corporation, provided an overview of the proposed CORP by providing a presentation.

Commissioner Torrance stated his perspective that the document was very thorough and asked if Mr. Kneer felt the community input was sufficient.

Mr. Kneer stated there was very good input/feedback through the public participation process including the survey and public workshop.

Commissioner Torrance asked if recruiting volunteers for projects was considered as he did not see it in the report.

Mr. Kneer explained that project cost estimates were included in the CORP and that using volunteer groups to complete potential projects is always an option.

Commissioner Torrance shared his experience with his neighborhood working on their park which brings the community together and builds strength towards the park use and care.

Commissioner Ulrich stated her satisfaction with and value of the document and expressed her appreciation to the group that worked on it.

Motion (Heling/Torrance) to close Public Hearing #2 at 6:28 p.m. Motion carried, all voting aye.

10. **TOWN OF GRAND CHUTE COMPREHENSIVE OUTDOOR RECREATION PLAN (CORP) 2024-2028**

Commissioner Torrance expressed concern regarding the length of the document and time Commissioners were given for review.

Motion (Heling/Crosby) to recommend approval of the Town of Grand Chute Comprehensive Outdoor Recreation Plan (CORP) 2024-2028. Motion carried, 6 Commissioners voting aye. Commissioner Torrance abstained.

11. **SPECIAL EXCEPTION AMENDMENT PERMIT (SEA-04-2023)** – REQUEST BY CRUZ ARVIZU, DBA FOX VALLEY CRUZ ROOFING, 4421 N. MCCARTHY ROAD, FOR CONSTRUCTION OF A STORAGE BUILDING.

Director Patza provided details regarding the proposed building and the current use associated with the property.

Motion (Heling/Crosby) to recommend approval of Special Exception Amendment Permit (SEA-04-2023) requested by Cruz Arvizu, dba Fox Valley Cruz Roofing, 4421 N. McCarthy Road, for construction of a storage building. Motion carried, all voting aye.

12. ADJOURNMENT.

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

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