

GRAND CHUTE PLAN COMMISSION MINUTES

September 6, 2022

Members Present: Chair Brad Gehring, Commissioners Ron Wolff, Pam Crosby, John Weber, Cheryl Ulrich and Mark Heling. Members Absent: Commissioner Julie Hidde.

Also Present: James March, Town Administrator; Katie Schwartz, Public Works Director; Mark Van Der Wegen, Town Engineer; Brent Braun, IT Director; Michael Patza, Community Development Director; Tracy Olejniczak, Administrative Assistant; other interested parties, audience=5, sign-in sheet=5.

1. **ROLL CALL**

Chairman Gehring 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** – AUGUST 16, 2022 MEETING.

Motion (Crosby/Heling) to approve the August 16, 2022 Plan Commission minutes. Motion carried, all voting aye.

5. **PUBLIC HEARING #1** – REZONING (Z-11-22) REQUESTED BY COENEN FAMILY REVOCABLE TRUST & RUBY COENEN SURVIVOR TRUST, TO REZONE PROPERTY LOCATED IN THE 2500 BLOCK OF N. MAYFLOWER DRIVE, FROM AGD GENERAL AGRICULTURAL DISTRICT TO IND INDUSTRIAL DISTRICT.

Chairman Gehring opened Public Hearing #1 at 6:02 p.m.

Neil Schiesl, W6551 Brittany Drive, Appleton, WI, stated he was part of the development group interested in purchasing the property for a development including industrial flex space and storage.

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

6. **REZONING (Z-11-22)** – REQUEST BY COENEN FAMILY REVOCABLE TRUST & RUBY COENEN SURVIVOR TRUST, TO REZONE PROPERTY LOCATED IN THE 2500 BLOCK OF N. MAYFLOWER DRIVE, FROM AGD GENERAL AGRICULTURAL DISTRICT TO IND INDUSTRIAL DISTRICT. *ORDINANCE NO. O-18-2022*

Director Patza explained many of the aspects of this request are also relevant to the next Agenda item as the properties are adjacent and both are requesting rezoning from AGD General Agricultural District to IND Industrial District. He explained that the property is within Tax Increment District No. 4. Funds from the TID District will be used to extend utilities and street construction for the extension of W. Clairemont Drive. The rezoning request is consistent with the Grand Chute Comprehensive Plan and the Sports Facility District Master Plan, which was developed in conjunction with the Community First Champion Center. Site Plan approval and a Roadway Development Agreement will be required prior to any site development.

Motion (Heling/Weber) to recommend approval of Rezoning (Z-11-22) requested by Coenen Family Revocable Trust & Ruby Coenen Survivor Trust, to rezone the property located in the 2500 block of N. Mayflower Drive, from AGD General Agricultural District to IND Industrial District. (Ordinance No. O-18-2022) Motion carried, all voting aye.

7. **PUBLIC HEARING #2** – REZONING (Z-12-22) REQUESTED BY INGLESE PROPERTIES, LLC, TO REZONE THE PROPERTY LOCATED SOUTHWEST OF THE WEST TERMINUS OF W. CLAIREMONT DRIVE, FROM AGD GENERAL AGRICULTURAL DISTRICT TO IND INDUSTRIAL DISTRICT.

Chairman Gehring opened Public Hearing #2 at 6:06 p.m. There was no public input.

Motion (Heling/Ulrich) to close Public Hearing #2 at 6:06 p.m. Motion carried, all voting aye.

8. **REZONING (Z-12-22)** – REQUEST BY INGLESE PROPERTIES, LLC, TO REZONE THE PROPERTY LOCATED SOUTHWEST OF THE WEST TERMINUS OF W. CLAIREMONT DRIVE, FROM AGD GENERAL AGRICULTURAL DISTRICT TO IND INDUSTRIAL DISTRICT. *ORDINANCE NO. O-19-2022*

Director Patza explained that Site Plan approval and a Roadway Development Agreement will be required prior to site development.

Motion (Heling/Crosby) to recommend approval of Rezoning Z-12-22 requested by Inglese Properties, LLC, to rezone the property located southwest of west terminus of W. Clairemont Drive, from AGD General Agricultural District to IND Industrial District. (Ordinance No. O-19-2022) Motion carried, all voting aye.

9. **PUBLIC HEARING #3** – SPECIAL EXCEPTION PERMIT (SE-13-22) REQUESTED BY PETERS CONCRETE COMPANY, FOR OPERATION OF A CONTRACTOR STORAGE YARD ON PROPERTY LOCATED WEST OF W. DEERVIEW DRIVE THAT IS ZONED AGD GENERAL AGRICULTURAL DISTRICT.

Chairman Gehring opened Public Hearing #3 at 6:08 p.m. There was no public input.

Motion (Ulrich/Heling) to close Public Hearing #3 at 6:08 p.m. Motion carried, all voting aye.

10. **SPECIAL EXCEPTION PERMIT (SE-13-22)** – REQUESTED BY PETERS CONCRETE COMPANY, FOR OPERATION OF A CONTRACTOR STORAGE YARD ON PROPERTY LOCATED WEST OF W. DEERVIEW DRIVE THAT IS ZONED AGD GENERAL AGRICULTURAL DISTRICT.

Director Patza explained the applicant is proposing to expand the existing stockpile operation to the adjacent property to the west to stockpile topsoil. Wetland areas identified on the site will not be impacted by the proposed use.

Motion (Heling/Weber) to recommend approval of Special Exception Permit (SE-13-22) requested by Peters Concrete Company, for operation of a contractor storage yard on property located west of W. Deerview Drive that is zoned AGD General Agricultural District, subject to staff approval of the Drainage and Erosion Control Plans. Motion carried, all voting aye.

11. ADJOURNMENT.

Motion (Ulrich/Weber) to adjourn the meeting at 6:11 p.m. Motion carried, all voting aye.

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