



PLAN COMMISSION AGENDA

Tuesday, October 4, 2016 6:00 p.m.
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – September 20, 2016 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing** – Rezoning (Z-07-16) requested by Fox Communities Credit Union, on behalf of Wayne and Marlene Wilcox, to rezone the property at 2605 W. Highway Drive from RSF Single-Family Residential District to CL Local Commercial District. **Action:** Hear testimony/close hearing.
8. **Rezoning (Z-07-16)** – Request by Fox Communities Credit Union, on behalf of Wayne and Marlene Wilcox, to rezone the property at 2605 W. Highway Drive from RSF Single-Family Residential District to CL Local Commercial District. **Action:** Recommend approval/denial of Z-07-16. (TOWN BOARD ACTION 10/18/2016) *Ordinance No. O-11-2016*
9. **Site Plan (SP-21-16)** – Request by Grand View Townhomes LLC, dba Grand View Townhomes, 551 N. Bluemound Drive, for construction of a 40-unit multifamily development and associated site improvements. **Action:** Approve/deny SP-21-16.
10. **Site Plan (SP-22-16)** – Request by Garrow Properties LLC, dba Garrow Oil & Propane, 520 W. Edgewood Drive, for construction of a new propane truck garage and associated site improvements. **Action:** Approve/deny SP-22-16.
11. **Site Plan Amendment (SPA3-00-80)** – Request by River Island Investments, LLC, 1400 S. Van Dyke Road, for construction of a refuse corral, parking lot expansion and associated site improvements. **Action:** Approve/deny SPA3-00-80.
12. **Site Plan Amendment (SPA2-00-85)** – Request by OMSAI LLC, dba Budget Inn of Appleton, 1032 S. Westland Drive, to modify an approved pylon sign by increasing the sign height to 25 feet. **Action:** Approve/deny SPA2-00-85.
13. **Grand Chute Code Update** – Review and discuss proposed Ordinance No. O-08-2016, establishing natural landscaping standards. **Action:** Schedule Public Hearing for October 18, 2016.
14. **Petition for Neighborhood Rezoning** – Review and discuss petition from residents on Olde Casaloma Drive and W. Parkway Boulevard, requesting rezoning of properties from AGD General Agricultural District to RSF Single-Family Residential District. (*Discussion-only. No action to be taken at this meeting.*)
15. Adjournment.

A quorum of the Town Board, Park Commission, Police and Fire Commission, Board of Appeals, and Licensing Committee may be present at this meeting. No official action of these bodies will be taken. **Accommodation Notice**-Any person requiring special accommodation who wishes to attend this meeting should contact (**Administration at 832-1573**) at least 48 hours in advance.

GRAND CHUTE PLAN COMMISSION MINUTES

September 20, 2016

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

Members Absent: none

Also Present: James March, Town Administrator; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Bob Heimann, IT Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; other interested parties (audience attendance = 4)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

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

4. **APPROVAL OF MINUTES** – SEPTEMBER 6, 2016 MEETING.

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

5. **PUBLIC INPUT**

Ron Wolff, 4615 N. Richmond Street, asked that the Town form two committees, one to create a building/development checklist and one to study how the Town assesses the cost of new roads. He described his recent experience with obtaining approvals and permits for two buildings at his property and stated he was not aware of how the County would become involved with some required permits. Concerning road costs, he said he cannot afford the estimated cost for the frontage road that will extend across his property. He stated his opinion that what the Town will charge for the road is far greater than the services he receives in return.

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

7. **SITE PLAN (SP-20-16)** – REQUEST BY UNISON CREDIT UNION, 750 W. EVERGREEN DRIVE, FOR CONSTRUCTION OF A NEW COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Stadel/Huth) to approve the Site Plan (SP-20-16) requested by Unison Credit Union, 750 W. Evergreen Drive, for a new commercial building and associated site improvements, subject to staff approval of the Landscape Plan. Motion carried, all voting aye.

8. **SITE PLAN AMENDMENT (SPA1-17-85)** – REQUEST BY NAVITUS HEALTH SOLUTIONS LLC, DBA NAVITUS HEALTH SOLUTIONS, 1025 W. NAVITUS DRIVE, FOR A NEW MONUMENT SIGN.

Motion (Sherman/Hidde) to approve the Site Plan Amendment (SPA1-17-15) requested by Navitus Health Solutions LLC, dba Navitus Health Solutions, 1025 W. Navitus Drive, for installation of a new monument sign. Motion carried, all voting aye.

9. **GRAND CHUTE CODE UPDATE** – STAFF REPORT ON PROGRESS WITH CODE AMENDMENTS FOR IMPLEMENTING NATURAL LANDSCAPING STANDARDS.

Planner Patza provided background information on a proposed code amendment that would provide standards for natural landscape areas on developed properties. This is intended to provide criteria when

a property owner selects a yard area that will be maintained with native, weed-free plantings that do not require regular mowing. He noted that this code amendment would not permit someone to stop mowing their lawn and claiming it is a natural landscaping area. He explained that natural landscaping allows for bio-diversity and has a positive effect on erosion control and water quality. He summarized some of the code provisions that would regulate these areas while providing sufficient buffer between them and adjacent properties. The amended code would continue to prohibit noxious weeds from being allowed in a natural landscaping area. He noted that the proposed code amendment will be discussed at the October 4 meeting, in advance of a public hearing on October 18.

In response to a question from Commissioner Sherman, Planner Patza stated that the proposed code does not restrict the location of natural landscaping, so it would be allowed in front, side or rear yards with proper separation from adjacent properties.

Commissioner Sherman stated that he would prefer to see this restricted to rear yards only. He expressed concern over the challenge the Town already faces in enforcing weed control and removal. He also questioned if it will be difficult to determine when someone has created a natural landscape area and when they have chosen to stop mowing their yard. He noted that Prairie Hill Park is a natural area and questioned how many residents would like a similar setting in their neighbor's front yard.

Planner Patza noted that natural landscaping would be defined as an area that is intentionally planted with approved native materials. He noted that the WDNR provides a list of what planting materials are native to Wisconsin and are appropriate for natural landscaping.

Director Buckingham stated that this form of landscaping is costly to install and does require on-going care and maintenance, which is why it would appeal to only a select few property owners who have a strong commitment to the environment. He said the Town should not expect a large-scale change in lawn care and landscaping after this code is amended. He also reminded the Commission that it is possible some subdivision restrictive covenants may supersede these standards and not allow natural landscaping in front yards or other areas of a lot.

10. ADJOURNMENT.

Motion (Hidde/Huth) to adjourn at 6:26 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary

7/8.

**Town of Grand Chute
Rezoning Request
Fox Communities Credit Union, on behalf of Wayne & Marlene Wilcox**

To: Plan Commission

From: Michael Patza, Town Planner

Date: September 29, 2016

Address: 2605 W. Highway Drive

App. #: Z-07-16

REQUEST

Rezoning from **RSF Single-Family Residential to CL Local Commercial District** to allow future expansion of the credit union facility.

ANALYSIS

This vacant parcel is located directly west of Fox Communities Credit Union on W. Highway Drive. The vacant parcel to the south is also owned by the credit union, and is zoned CL Local Commercial District. Both of the parcels would be used for additional parking pending an expansion of the credit union facility. If these properties are used for parking in the future, landscaping requirements would create a buffer between the parking lot and the residential properties to the west. As part of the rezoning action, it will be necessary to amend the Comprehensive Plan to reflect a change to Urban-Commercial Use for this property.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation to amend the Comprehensive Plan to reflect Urban-Commercial Use for the property at 2605 W. Highway Drive, and to rezone the property from RSF Single-Family Residential District to CL Local Commercial District (Ordinance O-11-2016).

**Town of Grand Chute
Site Plan Review
Grand View Townhomes LLC, dba Grand View Townhomes**

To: Plan Commission
From: Michael Patza, Town Planner
Date: September 29, 2016
Address: 551 N. Bluemound Drive

App. #: SP-21-16

REQUEST

- 1. Proposed Use(s):** Multi-family residential use
- 2. Project Description:** Construction of a 40-unit multi-family residential development and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes the construction of a 40-unit multi-family development and associated site improvements. This is a 4.0 acre property that is zoned R-4 Multi-Family Residential. The project includes two separate 20-unit buildings. The proposed buildings will be 2 stories, feature a combination of brick and vinyl siding on the exterior, and have private entries for each unit. The housing development will feature one, two and three bedroom units. Some of the units will include an attached garage, which will complement the new surface parking provided. There will be two access points for the new development, one from N. Bluemound Drive and the other from W. Woodman Drive.

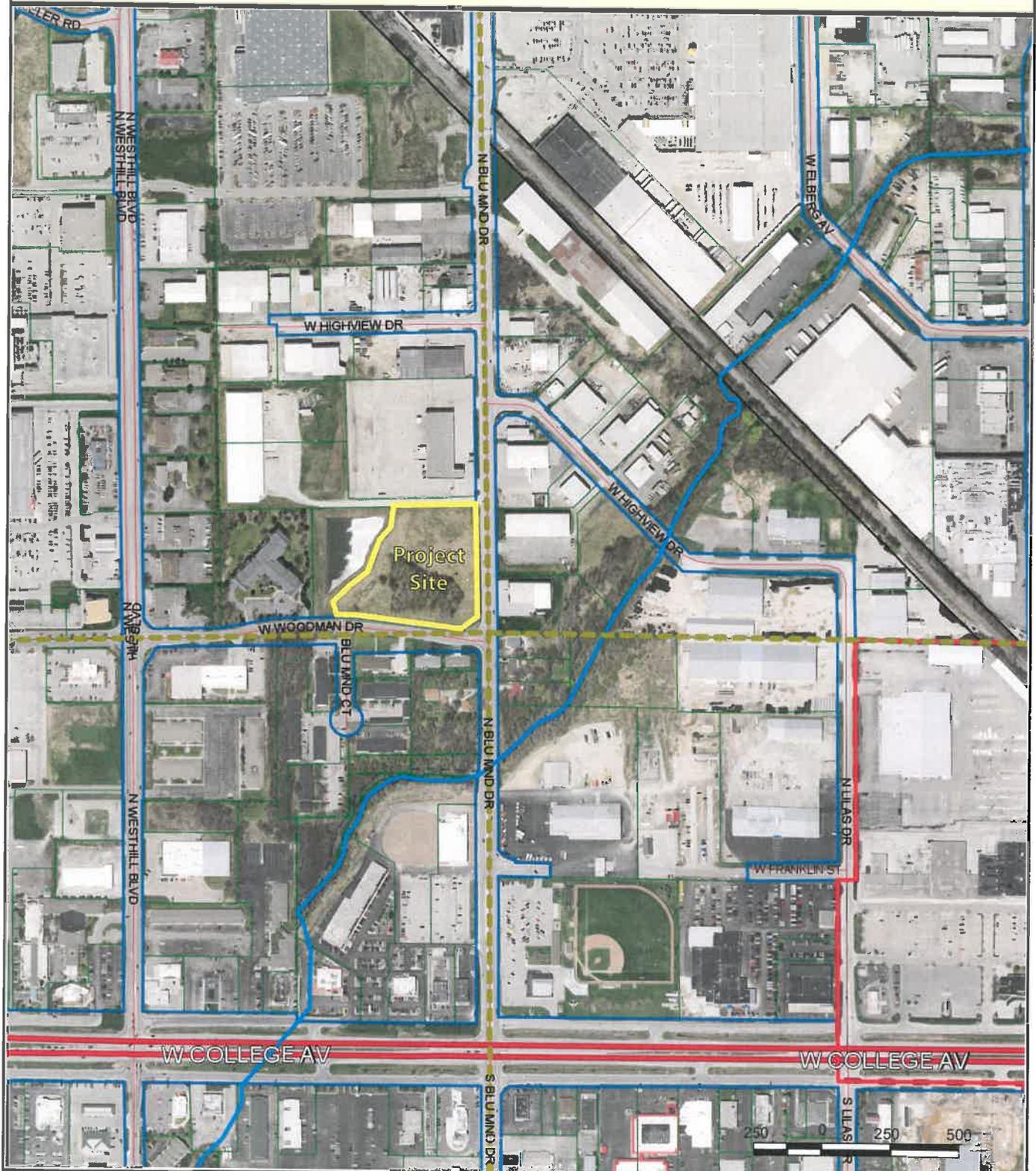
The Stormwater Management Plan for the project consists of using overland flow and storm sewer to direct runoff to a new retention pond on the southwest corner of the property. The Stormwater Management and Erosion Control Plans are being reviewed by the Town Engineer and their approval is a condition of Site Plan approval. The Landscape and Site Lighting Plans have been approved by staff. All other code requirements are met with this request.

The proposed project will be a joint effort between Horizon Development Group Inc. and the Appleton Housing Authority. Construction is scheduled to begin in the fall of 2016.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-21-16) requested by Grand View Townhomes LLC, dba Grand View Townhomes, 551 N. Bluemound Drive, for construction of a 40-unit multi-family residential development and associated site improvements subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans.

SP-21-16 -- 551 N. Blumound Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-

PROPOSED NEW DEVELOPMENT FOR:
GRAND VIEW TOWNHOMES, LLC
N. BLUEMOUND DR. • GRAND CHUTE, WI 54914

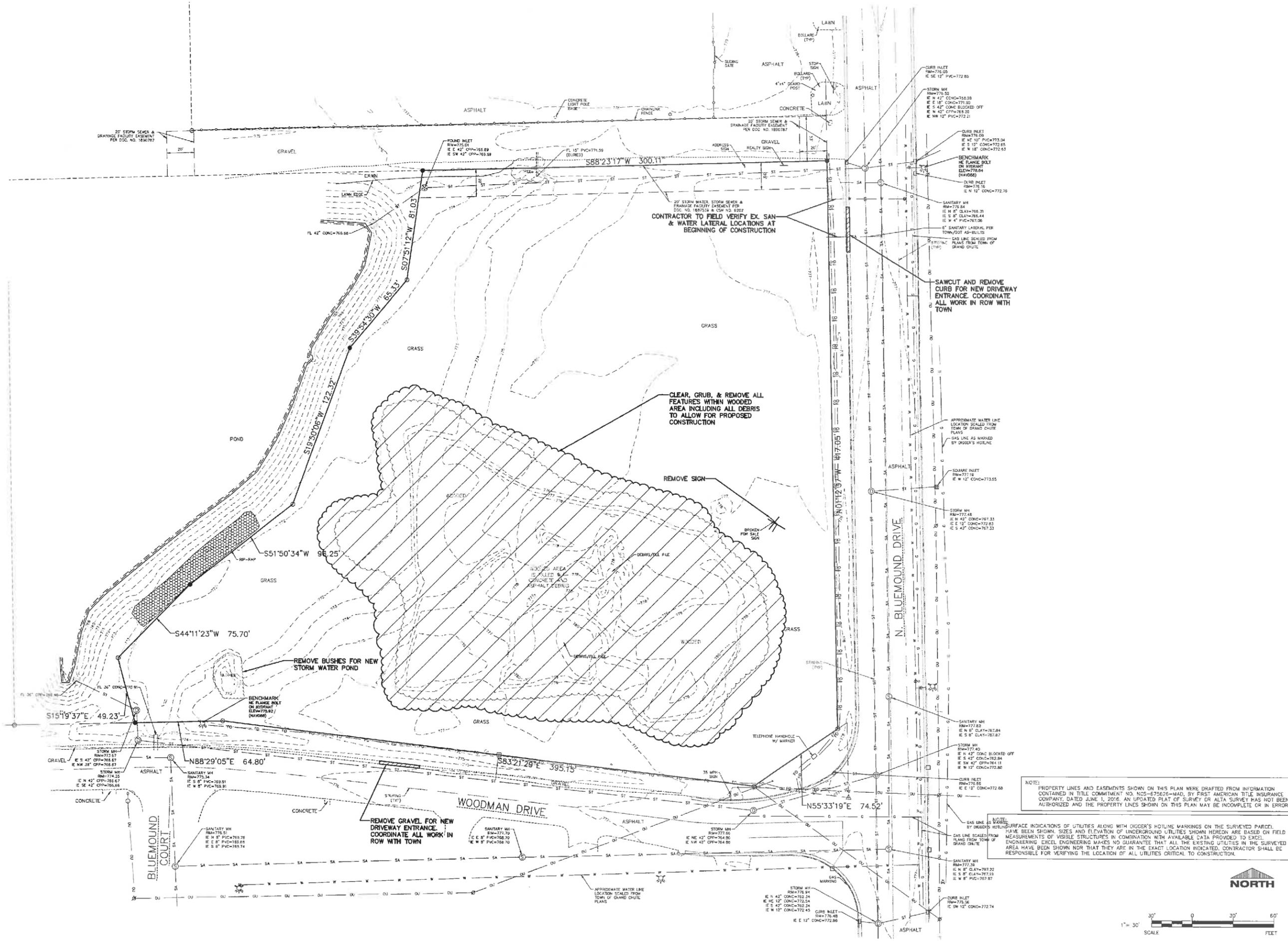
PROFESSIONAL SEAL

PRELIMINARY DATES
SEPTEMBER 9, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION
EXISTING SITE AND DEMOLITION PLAN
SHEET NUMBER

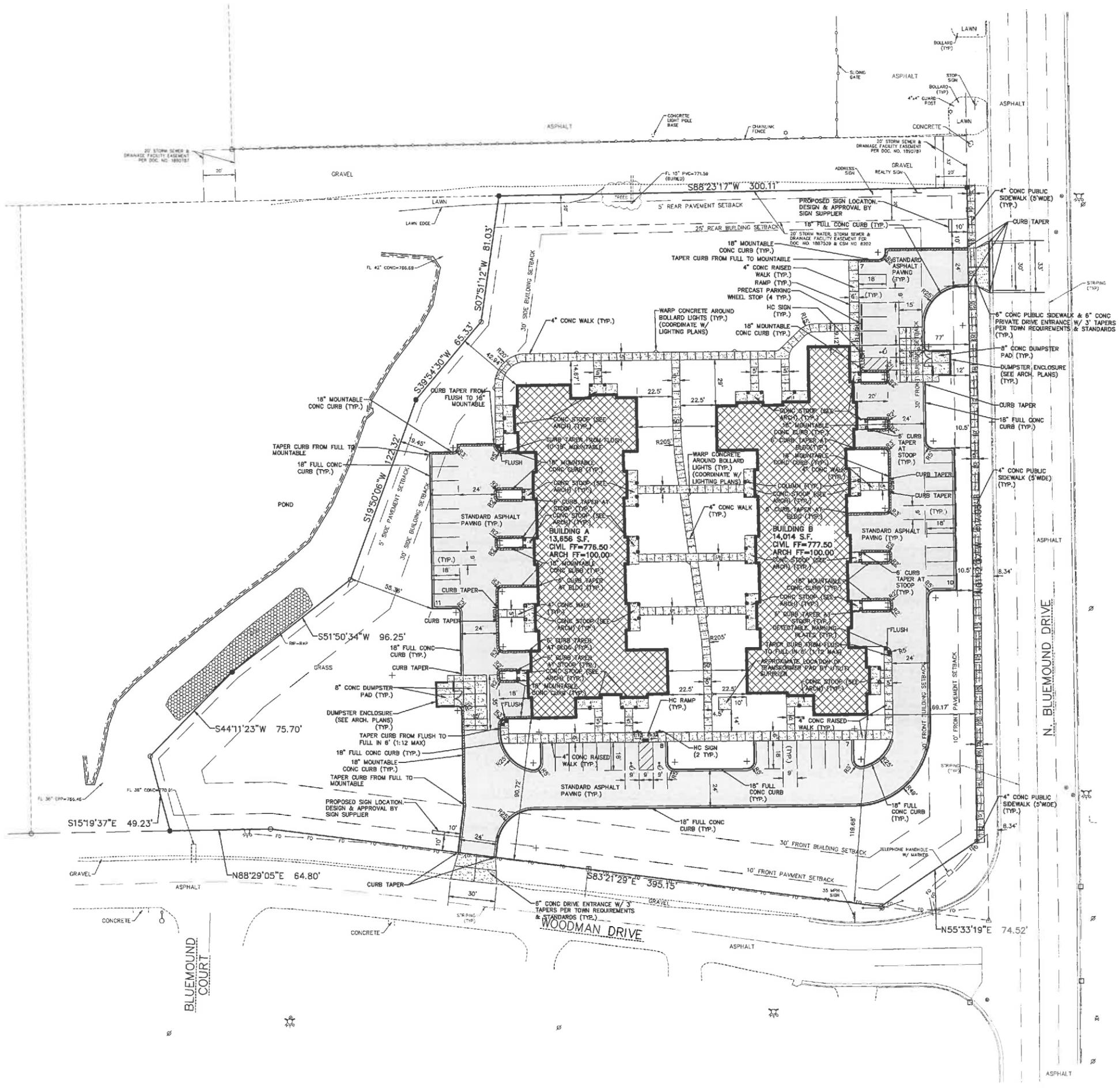
C1.1



NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. NCS-675626-MAD, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 1, 2016. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.





SITE INFORMATION:

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map Number 6202 filed in Volume 36 of Certified Survey Maps on Page 6202 as Document Number 1886798;

PROPERTY AREA: AREA = 174,062 S.F. (4.0 ACRES).

EXISTING ZONING: R-4 (MULTI-FAMILY RES DISTRICT)

PROPOSED ZONING: R-4

PROPOSED USE: MULTI-FAMILY

AREA OF SITE DISTURBANCE: 3.75 AC. (163,350 S.F.)

SETBACKS: BUILDING: FRONT = 30'
SIDE = 30'
REAR = 25'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

PROPOSED BUILDING HEIGHT 27', 2 STORIES (MAX. HEIGHT 40', 2.5 STORIES)

PARKING REQUIRED: 1.5 SPACES PER DWELLING UNIT (60 SPACES REQ.)

PARKING PROVIDED: 61 TOTAL: 43 EXTERIOR & 18 GARAGE SPACES (4 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 4 HANDICAP STALLS PROVIDED: 4 (1 GARAGE SPACE)

BUILDING OCCUPANCY CLASSIFICATION = R2

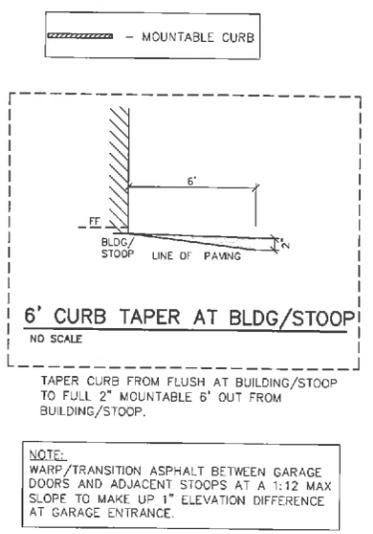
CLASS OF BUILDING CONSTRUCTION = VA

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	4.00	174,062	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	4.00	174,062	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	4.00	174,062	
BUILDING FLOOR AREA	0.64	27,670	15.9%
PAVEMENT (ASP. & CONC.)	0.94	41,150	23.6%
TOTAL IMPERVIOUS	1.58	68,820	39.5%
LANDSCAPE/ OPEN SPACE	2.42	105,242	60.5%



PROJECT INFORMATION
PROJECT NUMBER 1634900

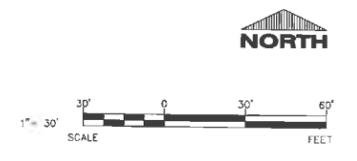
PROPOSED NEW DEVELOPMENT FOR:
GRAND VIEW TOWNHOMES, LLC
N. BLUEMOUND DR. • GRAND CHUTE, WI 54914

PROFESSIONAL SEAL

PRELIMINARY DATES
SEPTEMBER 9, 2016
SEPTEMBER 20, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION
SITE PLAN
SHEET NUMBER
C1.2



PROPOSED NEW DEVELOPMENT FOR:
GRAND VIEW TOWNHOMES, LLC
 N. BLUEMOUND DR. • GRAND CHUTE, WI 54914

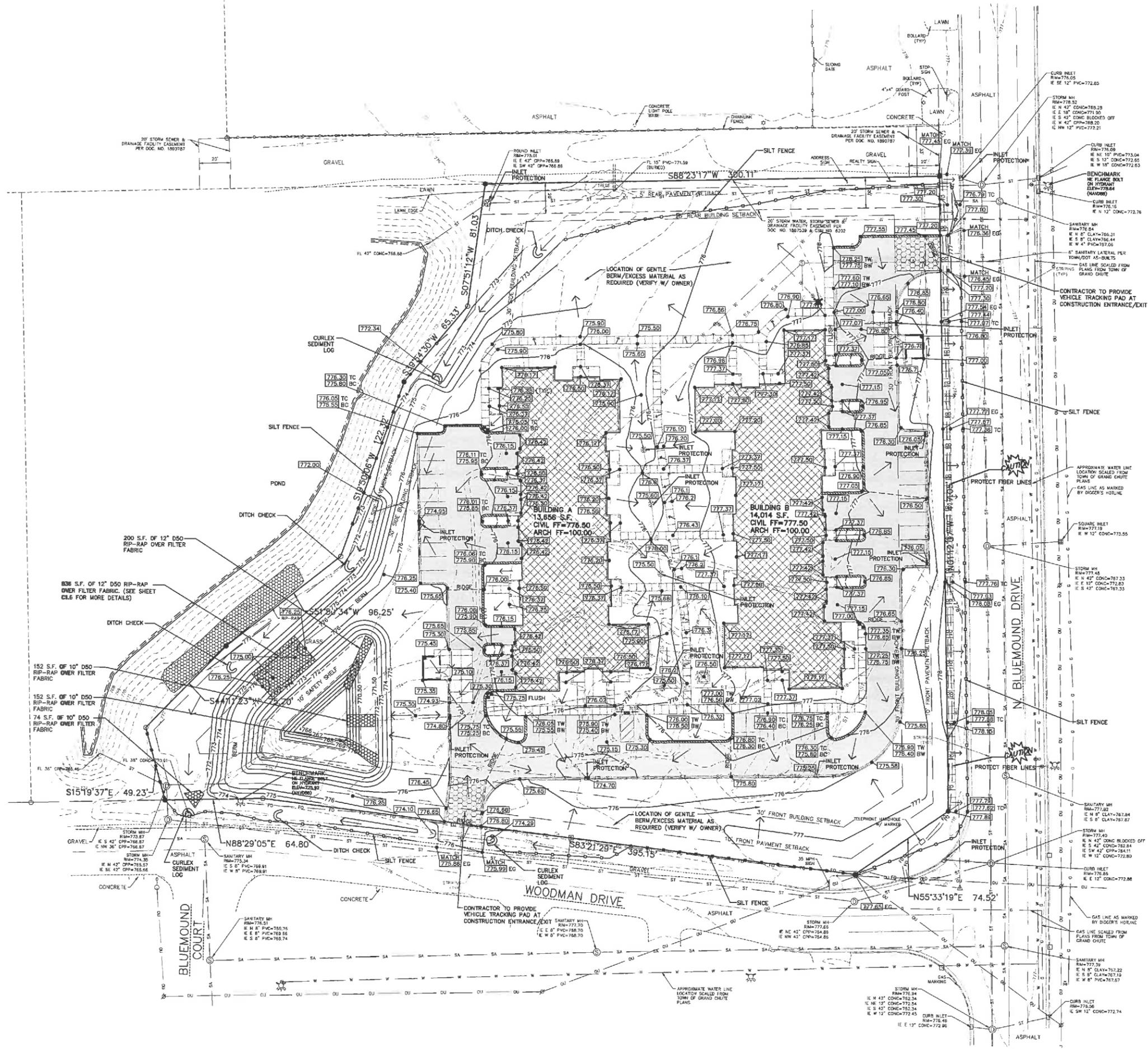
PROFESSIONAL SEAL

PRELIMINARY DATES
 SEPTEMBER 9, 2016
 SEPTEMBER 20, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION
 GRADING AND EROSION CONTROL PLAN

SHEET NUMBER
C1.3



TOTAL LAND DISTURBANCE
 3.75 AC

Itemized cost of Erosion Control:

Topsoil, Seed, and Mulch = \$2.00/SY x 10,500 SY = \$21,000
 Tracking Pad = \$300ea. x 1 = \$300
 Silt Fence = 1,330' x \$1/lin. ft = \$1,330
 Inlet Protection = \$50ea. x 14 = \$700
 Sediment Log = \$50ea. x 3 = \$150
 Total Erosion Control Cost Estimate = \$23,350

Itemized cost of Storm Water Management

Stormwater Pond = \$30,000ea. x 1 = \$30,000
 Total Stormwater Management Cost Estimate = \$30,000

PROPOSED NEW DEVELOPMENT FOR:
GRAND VIEW TOWNHOMES, LLC
N. BLUEMOUND DR. • GRAND CHUTE, WI 54914

PROFESSIONAL SEAL

PRELIMINARY DATES
SEPTEMBER 9, 2016
SEPTEMBER 20, 2016

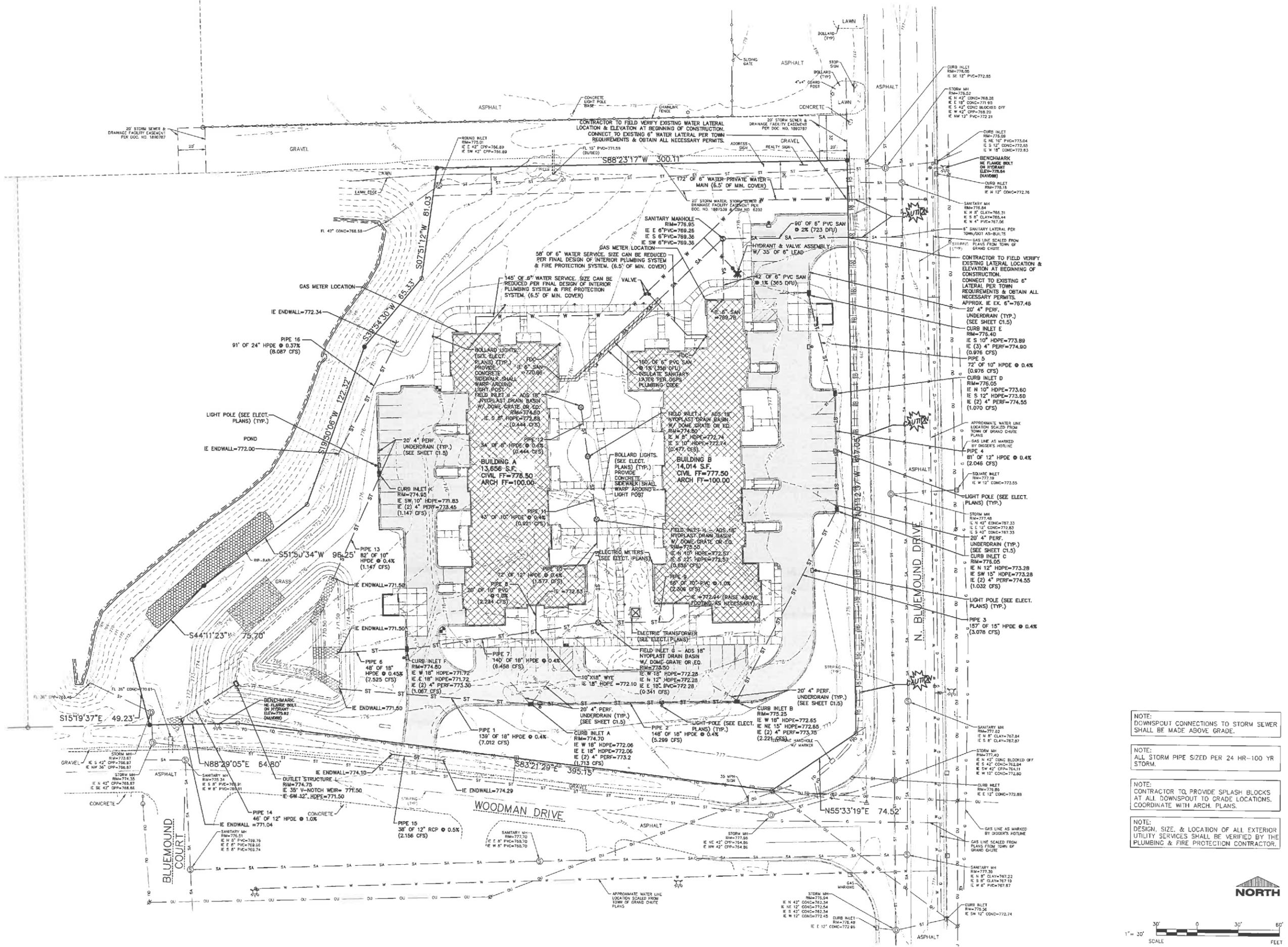
NOT FOR CONSTRUCTION

SHEET INFORMATION

UTILITY PLAN

SHEET NUMBER

C1.4



- NOTE:**
DOWNSPOUT CONNECTIONS TO STORM SEWER SHALL BE MADE ABOVE GRADE.
- NOTE:**
ALL STORM PIPE SIZED PER 24 HR-100 YR STORM.
- NOTE:**
CONTRACTOR TO PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT TO GRADE LOCATIONS. COORDINATE WITH ARCH. PLANS.
- NOTE:**
DESIGN, SIZE, & LOCATION OF ALL EXTERIOR UTILITY SERVICES SHALL BE VERIFIED BY THE PLUMBING & FIRE PROTECTION CONTRACTOR.





100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1634900

PROPOSED NEW DEVELOPMENT FOR:
GRAND VIEW TOWNHOMES, LLC
N. BLUEMOUND DR. • GRAND CHUTE, WI 54914

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPTEMBER 20, 2016

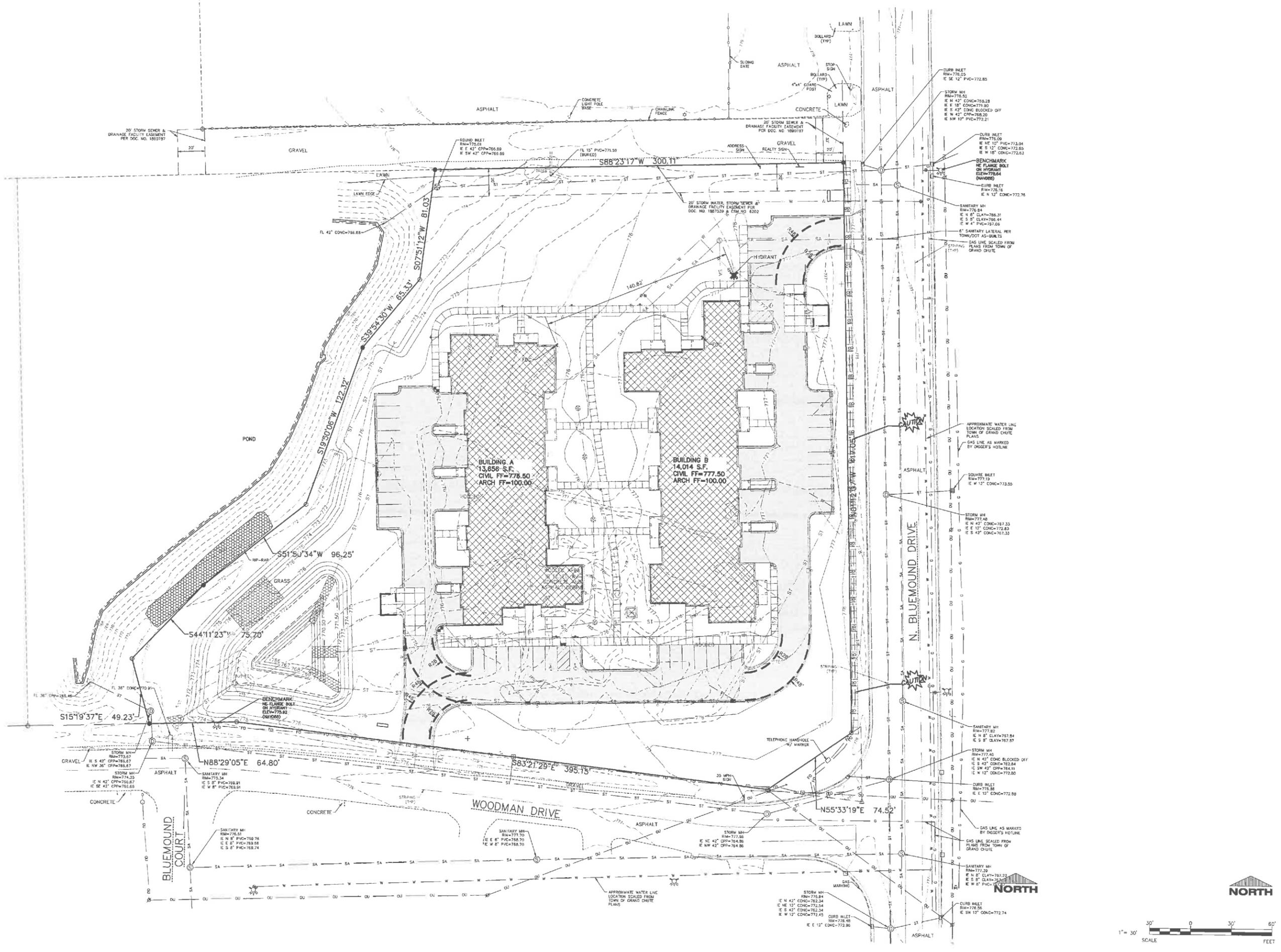
NOT FOR CONSTRUCTION

SHEET INFORMATION

FIRE TRUCK TURNS

SHEET NUMBER

FD





- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - SWO Swamp White Oak
 - BC Bald Cypress
 - GSL Greenspire Linden

- ORNAMENTAL TREES (DECIDUOUS)**
- PFC Prairie Fire Flowering Crabapple
 - ABFP Autumn Blaze Callery Pear

- EVERGREEN TREES**
- CF Concolor Fir
 - FVJ Fairview Upright Juniper (upright)
 - NS Norway Spruce
 - BHS Black Hills Spruce

- EVERGREEN SHRUBS**
- CGB Chisagoland Green Boxwood
 - SGJ Sea Green Juniper
 - KCPJ Kallay Compact Pfitzer Juniper

- DECIDUOUS SHRUBS**
- CRTD Cardinal Redtwig Dogwood
 - CW Common Witchhazel
 - IH Incrediball Hydrangea
 - GLS Gro Low Fragrant Sumac
 - SHS Staghorn Sumac
 - PPSR Pink Pavement Series Rose
 - AWS Anthony Waterer Spirea
 - NFS Neon Flash Spirea
 - MKL Miss Kim Dwarf Lilac
 - KSV Fragrant Koreanspice Viburnum

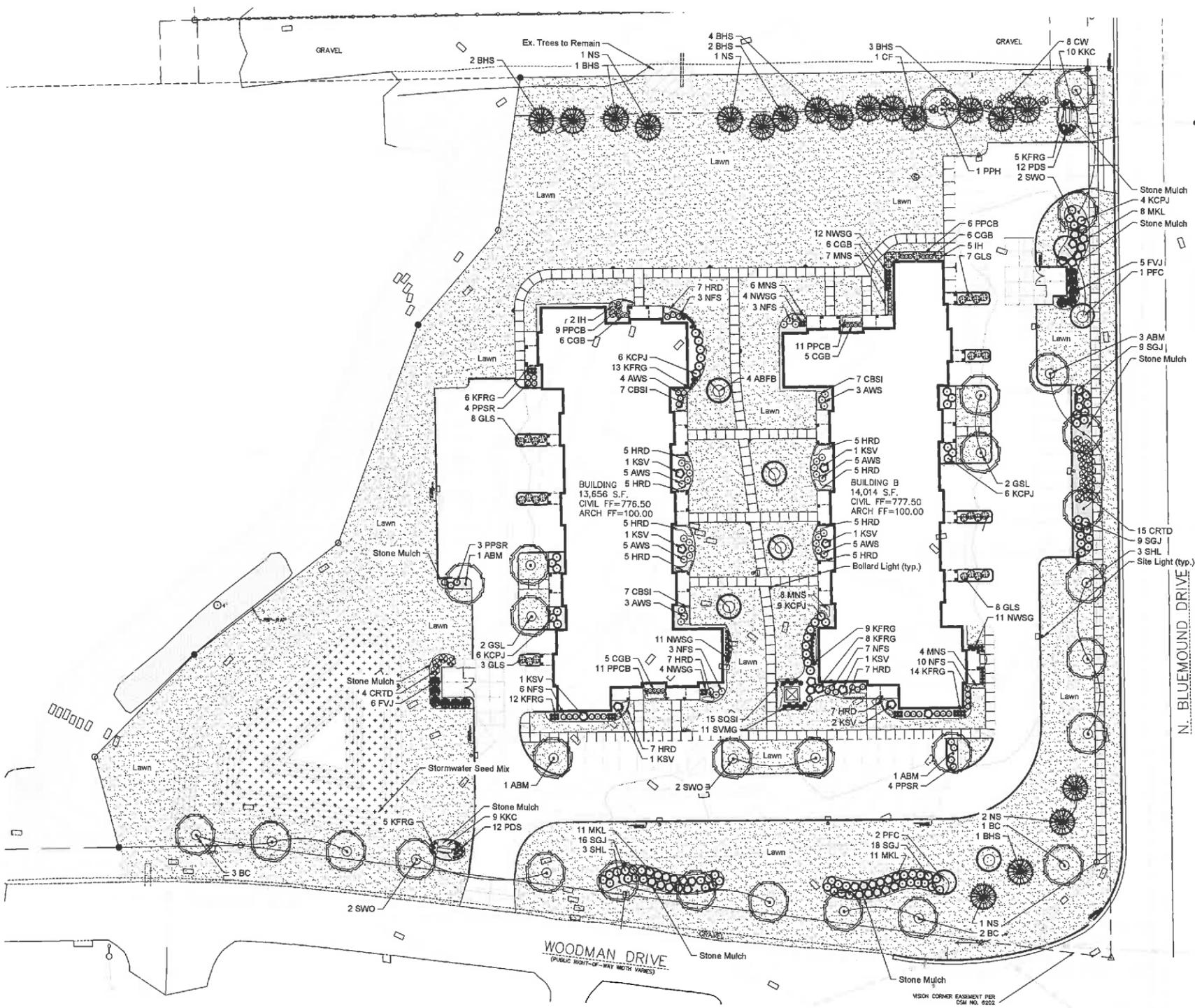
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - SVMG Silver Variegated Maidengrass
 - NWSG Northwind Switchgrass
 - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
 - PPCB Palace Purple Coralbells
 - CBSI Caesars' Brother Siberian Iris
 - SQSI Snow Queen Iris
 - KKC Dwarf Catmint
 - MNS May Night Salvia

PLANT KEY

Parcel Zoning:	R-4
Frontage Landscaping:	
Total LF of Frontage	880 LF
Required Shade Trees (40 feet / Shade Tree)	22 Trees
Total LF of Parking Frontage	314 LF
Required Parking Frontage Plantings (80%)	251 LF
Perimeter Landscaping:	
Total LF of Perimeter Adj. to side/rear yard	113 LF
Required Shade Trees (40 feet / Shade Tree)	3 Trees
Interior Landscaping:	
Impervious Surface Area	32345 SF
Required Interior Landscaping (5% of Imp. Surface)	1617 SF
Interior Landscape Area Provided:	1911 SF
Required Shade Trees (160 SF / Int. Landscaping)	10 Trees
Buffer Yard Landscaping:	
Total LF of Bufferyard	779 LF
Less Existing Vegetation at North Property Line	25 LF
Less Linear Footage Along Ex. Detention Pond	398 LF
Required Evergreens at Bufferyard (@ 15' spacing)	33 Trees

CODE COMPLIANCE



OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

North



PROJECT INFORMATION

PROJECT NUMBER 1634900

PROPOSED NEW DEVELOPMENT FOR:
GRANDVIEW TOWNHOMES
 N. BLUEMOUND DR. • GRAND CHUTE, WI 54914



PRELIMINARY DATES

09/21/16

NOT FOR CONSTRUCTION

SHEET INFORMATION

LANDSCAPE PLAN

SHEET NUMBER

L100

- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - SWO Swamp White Oak
 - BC Bald Cypress
 - GSL Greenspice Linden

- ORNAMENTAL TREES (DECIDUOUS)**
- PFC Prairie Fire Flowering Crabapple
 - ABFP Autumn Blaze Callery Pear

- EVERGREEN TREES**
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 - FVJ Fairview Upright Juniper (upright)
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 - SGJ Sea Green Juniper
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 - CW Common Witchhazel
 - IH Incredible Hydrangeas
 - GLS Gro Low Fragrant Sumac
 - SHS Staghorn Sumac
 - PPSR Pink Pavement Series Rose
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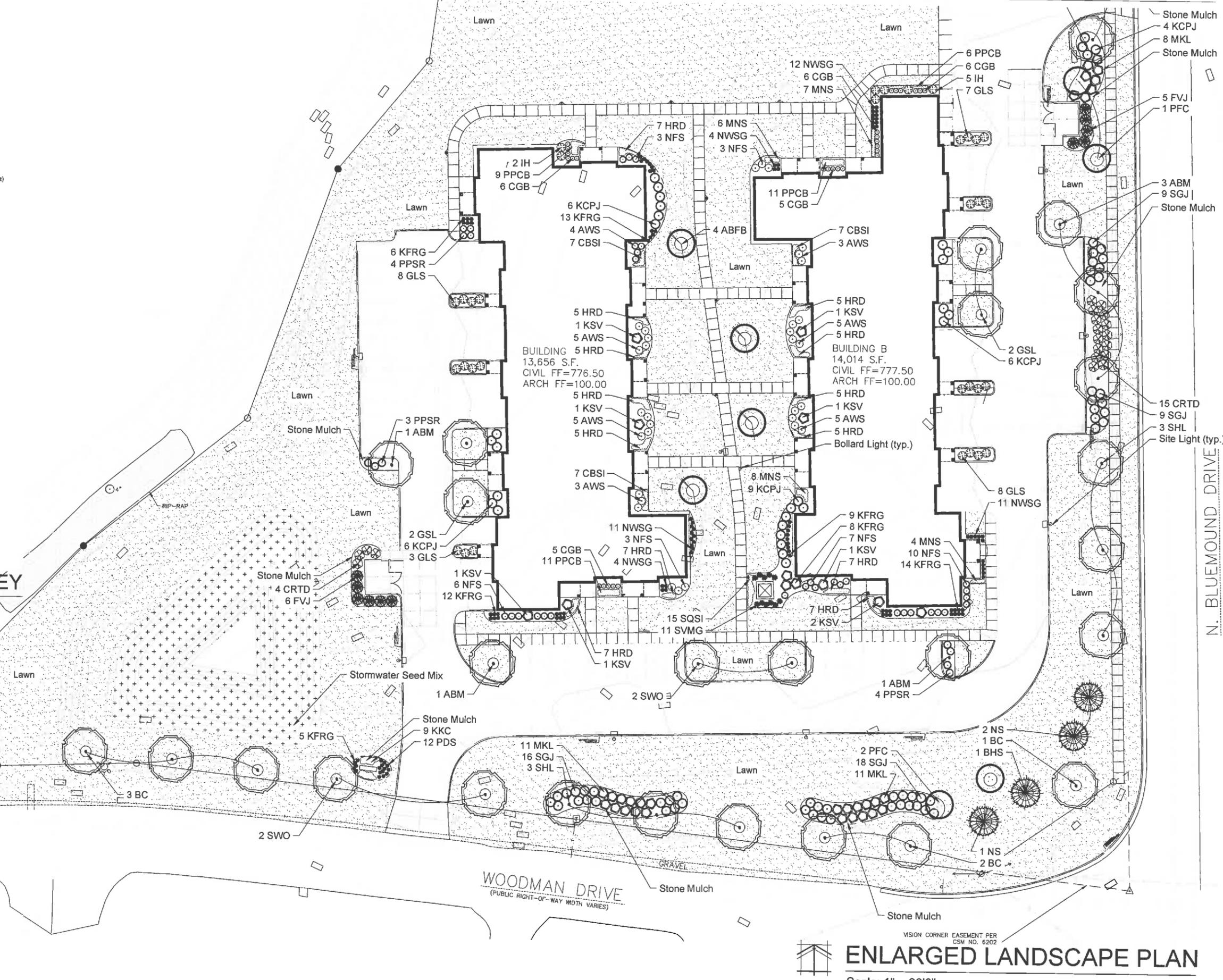
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 - SVMG Silver Variegated Maidengrass
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 - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
 - PPCB Palace Purple Coralbells
 - CBSI Caesars' Brother Siberian Iris
 - SQSI Snow Queen Iris
 - KKC Dwarf Catmint
 - MNS May Night Salvia

PLANT KEY

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-4011
MAY 15:00-11:00
WIS STATUTE 103.11(7)(197A)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1634900

PROPOSED NEW DEVELOPMENT FOR:

GRANDVIEW TOWNHOMES

N. BLUEMOUND DR. • GRAND CHUTE, WI 54914

PROFESSIONAL SEAL

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 438-014
STATE OF WISCONSIN

PRELIMINARY DATES

09/21/16

NOT FOR CONSTRUCTION

SHEET INFORMATION

LANDSCAPE ENLARGED

SHEET NUMBER

L101

ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"

North



STEPHEN
PERRY
SMITH
ARCHITECTS, INC.



HORIZON
DEVELOP • BUILD • MANAGE

Grandview Townhomes

Grand Chute, WI

front & rear perspectives

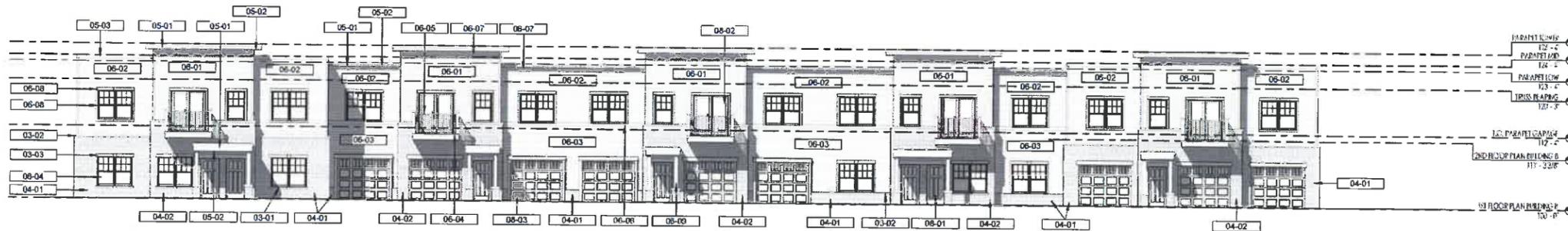
09.08.16



4 SOUTH ELEVATION - BUILDING A
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION - BUILDING A
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - BUILDING A
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION - BUILDING A
SCALE: 3/32" = 1'-0"

KEYNOTES - PER SHEET	
03-01	PRECAST SILL
03-02	PRECAST BAND
03-03	PRECAST LINTEL/HEADER
04-01	BRICK VENEER A
04-02	BRICK VENEER B
05-01	PREFINISHED METAL FASCIA
05-02	PREFINISHED METAL SOFFIT
05-03	PREFINISHED METAL CORNING
06-01	VINYL SIDING A (4" PROFILE)
06-02	VINYL SIDING B (6" PROFILE)
06-03	VINYL SIDING C (6" PROFILE)
06-04	COMPOSITE BALCONY BLOCKING
06-05	BALCONY RAILING
06-06	COMPOSITE TRIM BAND
06-07	COMPOSITE SOFFIT TRIM BAND
06-08	COMPOSITE WINDOW AND DOOR TRIM BOARD
06-09	COMPOSITE TRIM BOARD WRAPPED POST
08-01	FIBERGLASS INSULATED ENTRY DOOR
08-02	VINYL SLIDING PATIO DOOR
08-03	PREFINISHED INSULATED OVERHEAD DOOR
08-04	VINYL SINGLE-RING WINDOW



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705

spsarchitects.com

PROJECT

GRANDVIEW
TOWNHOMES

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	824
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.08.16

SHEET

BUILDING ELEVATIONS - BUILDING A

A401

PROJECT

GRANDVIEW
TOWNHOMES

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	824
ISSUED FOR	MUNICIPAL REVIEW
DATE	09.08.16

SHEET

BUILDING ELEVATIONS - BUILDING B

A402



4 NORTH ELEVATION - BUILDING B
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - BUILDING B
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - BUILDING B
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION - BUILDING B
SCALE: 3/32" = 1'-0"



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

GRANDVIEW
TOWNHOMES

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

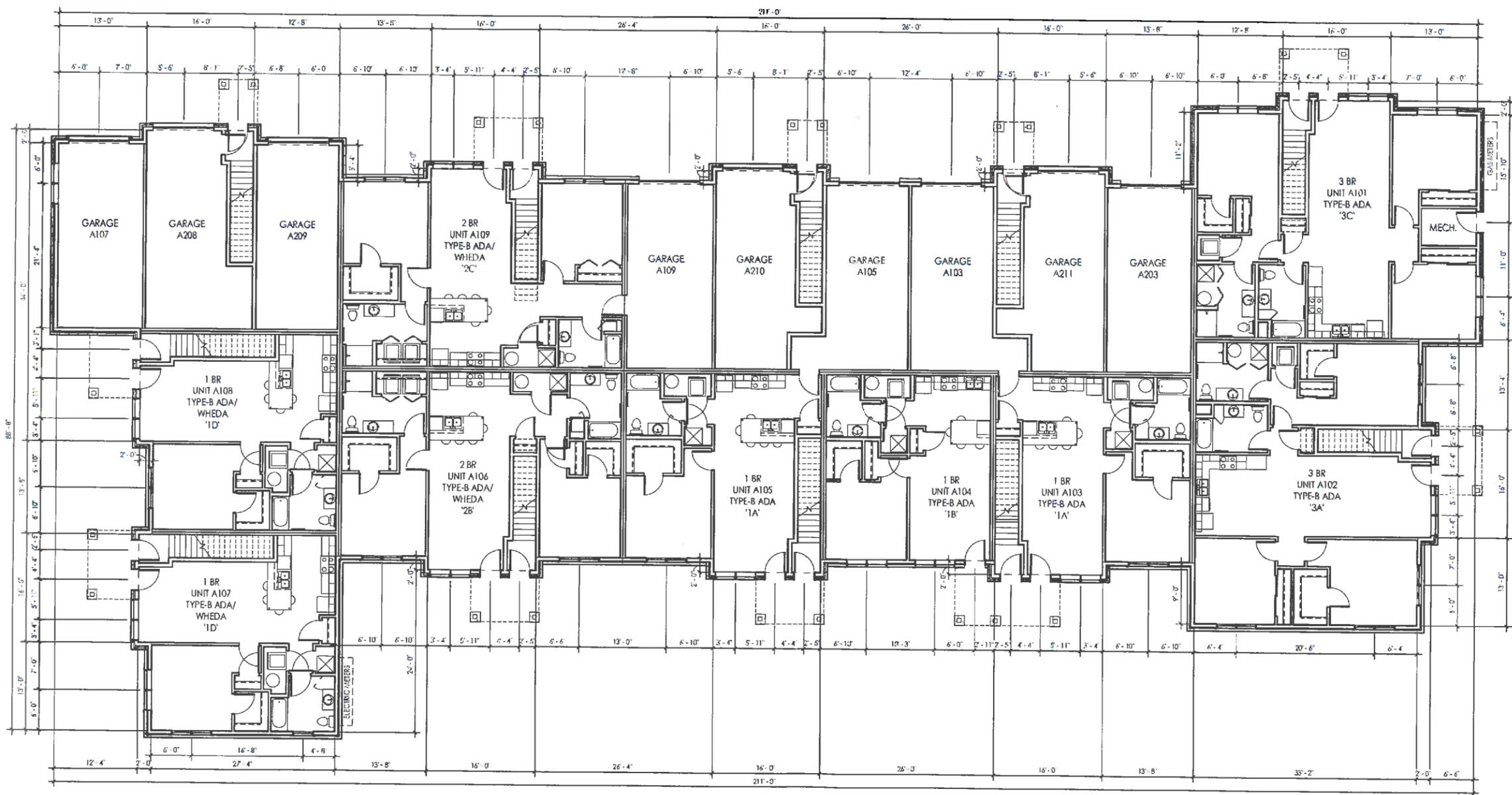
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	824
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.08.16

SHEET

FIRST FLOOR PLAN - BUILDING A

A101





215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

GRANDVIEW
TOWNHOMES

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

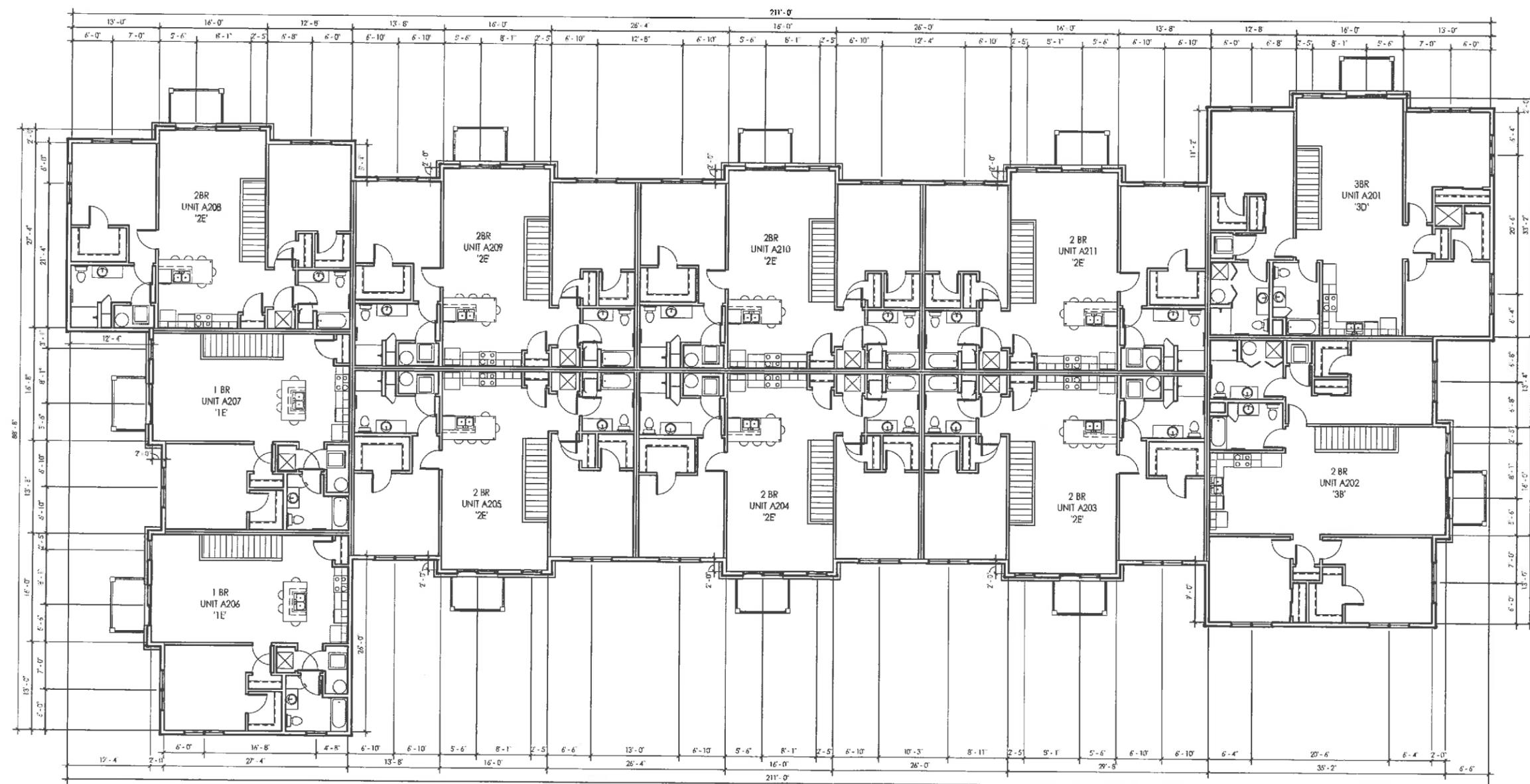
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	824
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.08.16

SHEET

SECOND FLOOR PLAN - BUILDING A

A102



1 2ND FLOOR PLAN BUILDING A
1/8" = 1'-0"



215 N. WATER STREET, SUITE 250
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PROJECT

GRANDVIEW
TOWNHOMES

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

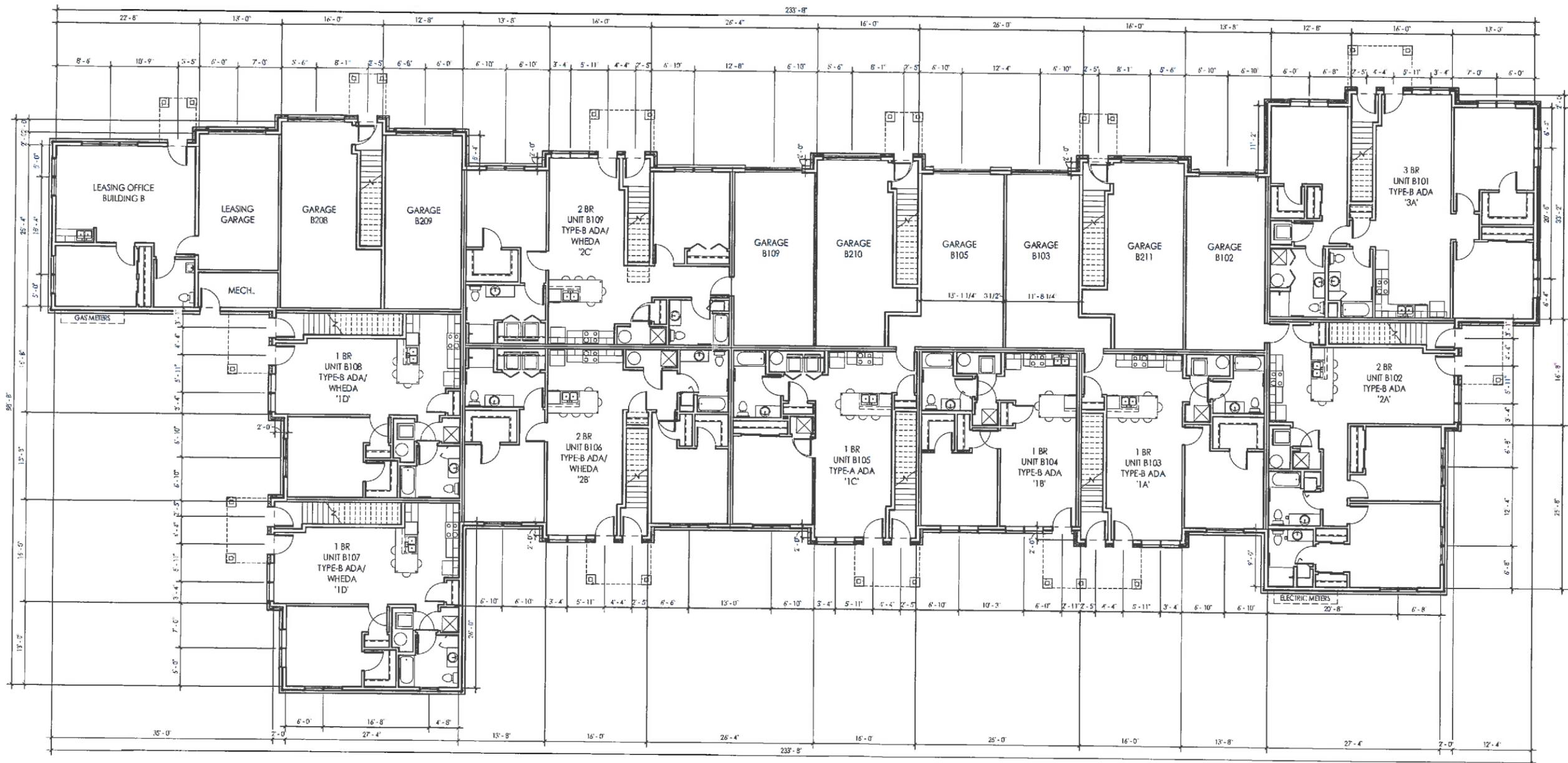
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	824
ISSUED FOR	MUNICIPAL REVIEW
DATE	09.08.16

SHEET

FIRST FLOOR PLAN - BUILDING B

A104



1 1ST FLOOR PLAN BUILDING B
1/8" = 1'-0"



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

GRANDVIEW
TOWNHOMES

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

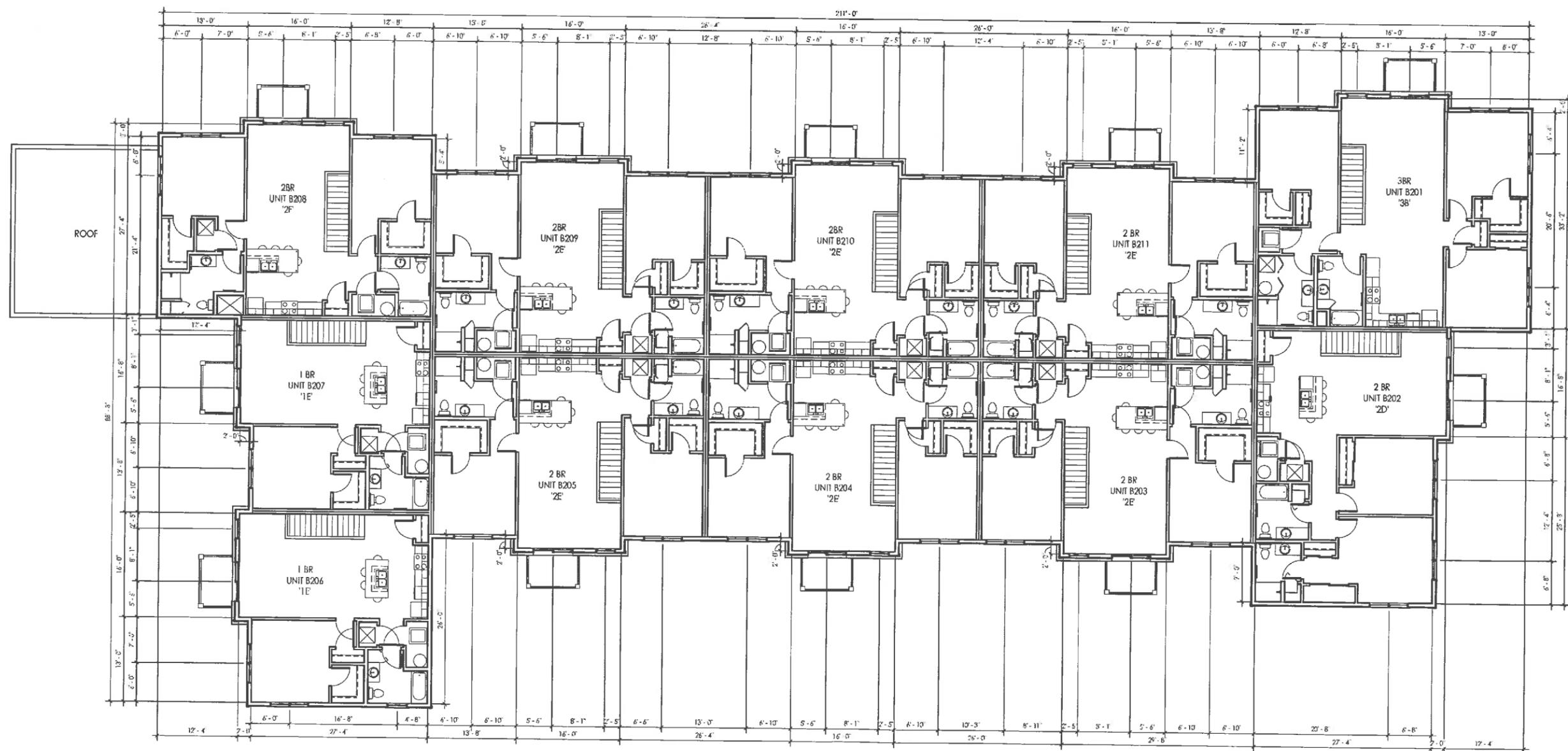
INFORMATION

PROJECT ARCHITECT SPS
PROJECT MANAGER _____
PROJECT NUMBER 824
ISSUED FOR MUNICIPAL REVIEW
DATE 09.08.16

SHEET

SECOND FLOOR PLAN - BUILDING B

A105



**Town of Grand Chute
Site Plan Review
Garrow Properties LLC, dba Garrow Oil & Propane**

To: Plan Commission
From: Michael Patza, Town Planner
Date: September 29, 2016
Address: 520 W. Edgewood Drive **App. #: SP-22-16**

REQUEST

- 1. Proposed Use(s):** Continued industrial use
- 2. Project Description:** Construction of a new propane truck garage and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

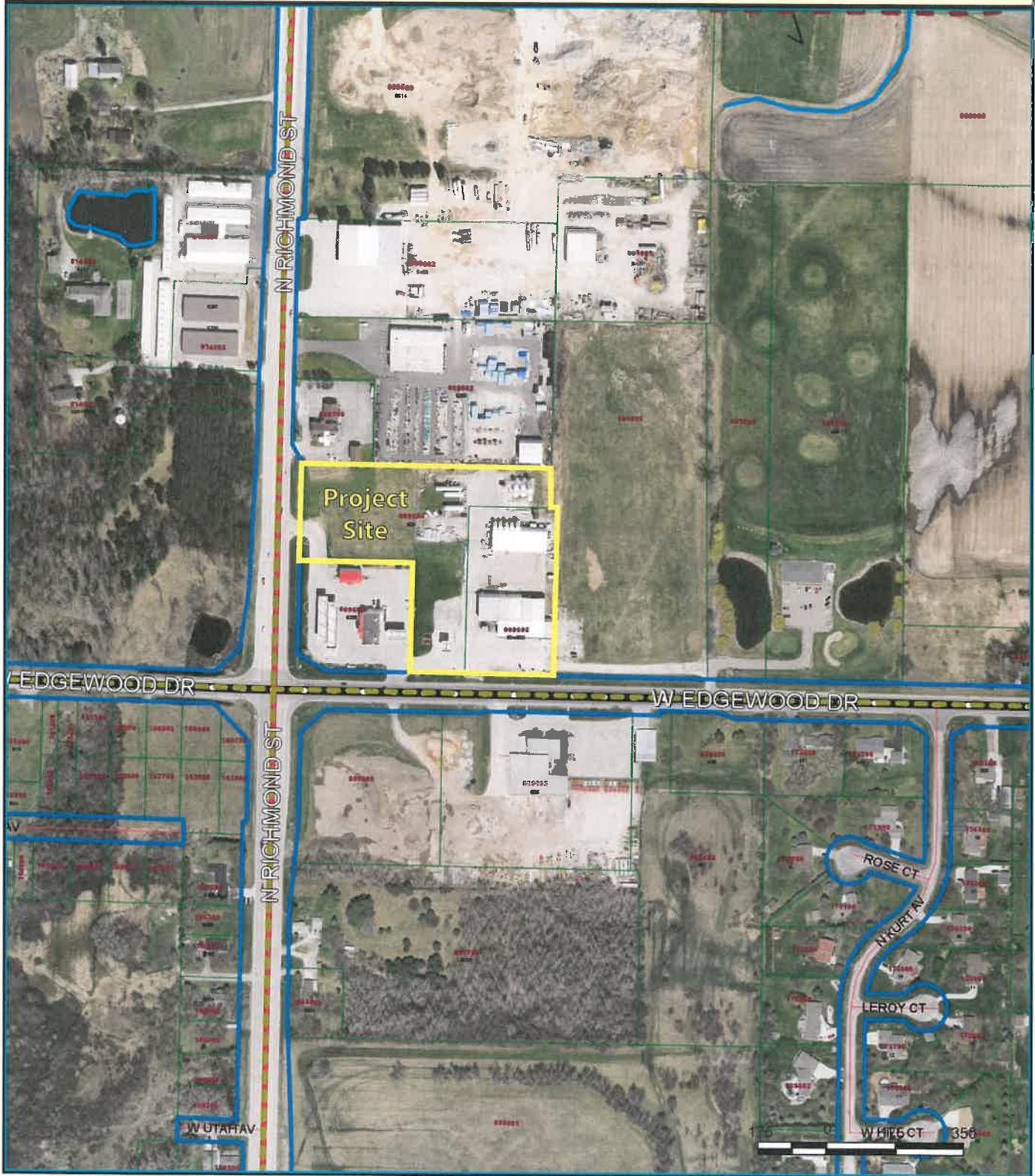
Applicant proposes the construction of a 3,900 sq. ft. industrial building and associated site improvements. The building will be open on the east side, and be used to store propane trucks that are currently stored outside. The exterior on the south side of the new building will feature a brick wainscot, which meets the architectural requirements outlined in the Zoning Code.

Since the project will result in less than 4,000 sq. ft. of new impervious surface, on-site stormwater management is not required. The Drainage and Erosion Control Plans have been approved by staff. The Landscape Plan has been approved by staff. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-22-16) requested by Garrow Properties LLC, dba Garrow Oil & Propane, 520 W. Edgewood Drive, for construction of a new propane truck garage and associated site improvements.

SP-22-16 -- 520 W. Edgewood Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-

**Town of Grand Chute
Site Plan Review
River Island Investments, LLC**

To: Plan Commission
From: Michael Patza, Town Planner
Date: September 29, 2016
Address: 1400 S. Van Dyke Road

App. #: SPA3-00-80

REQUEST

- 1. Proposed Use(s):** Continued commercial use
- 2. Project Description:** Construction of a refuse corral, parking lot expansion, and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

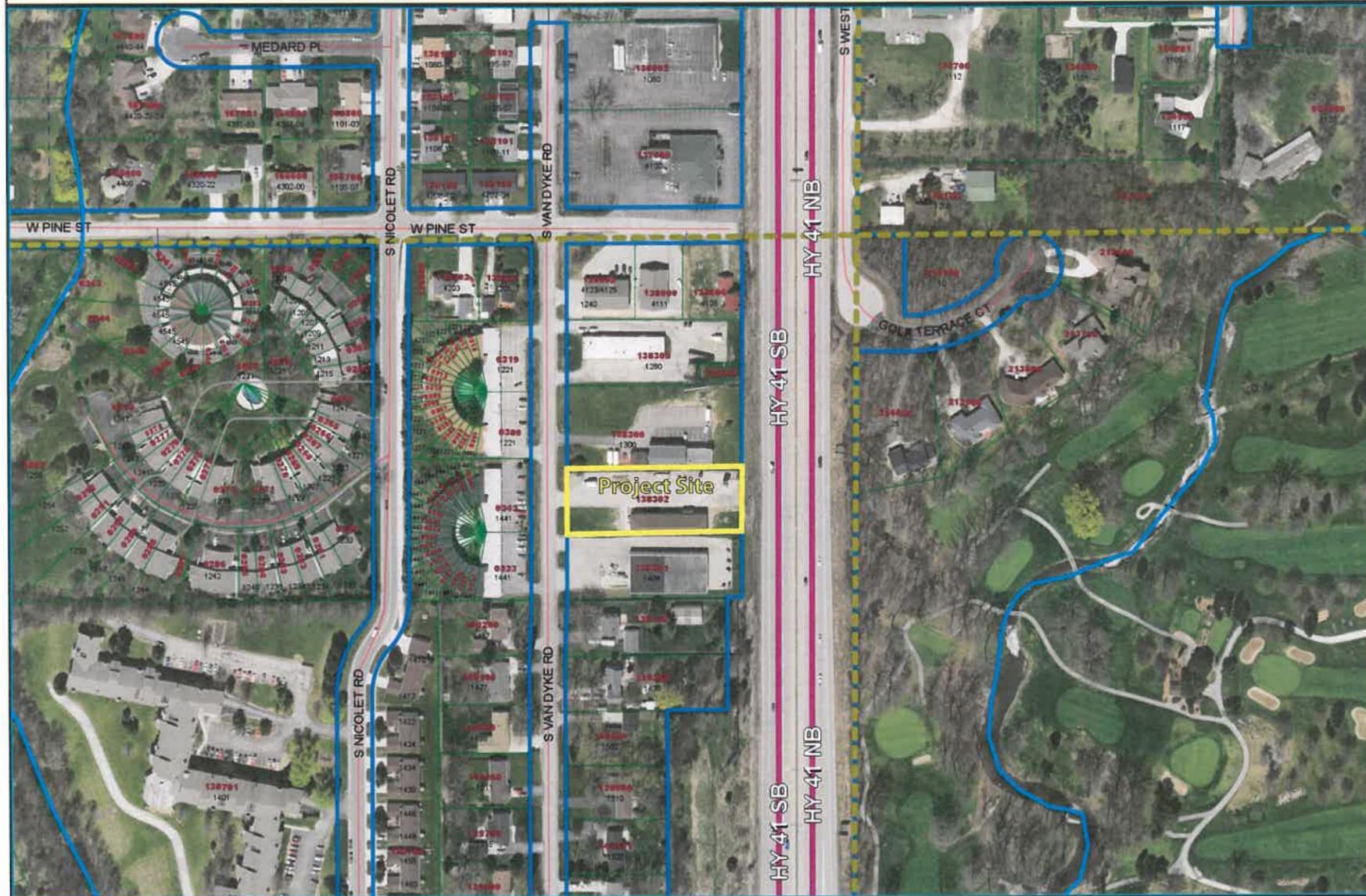
Applicant proposes the construction of a refuse corral and a new concrete slab that will be used for additional parking. The refuse corral will be constructed with split face concrete blocks. Landscaping will be implemented to provide screening for the new parking area and refuse corral.

Since the project will result in less than 4,000 sq. ft. of new impervious surface, on-site stormwater management is not required. The Drainage and Erosion Control Plans have been approved by staff. The Landscape Plan has been approved by staff. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA3-00-80) requested by River Island Investments, LLC, 1400 S. Van Dyke Road, for construction of a refuse corral, parking lot expansion, and associated site improvements.

SPA3-00-80 -- 1400 S. Van Dyke Road



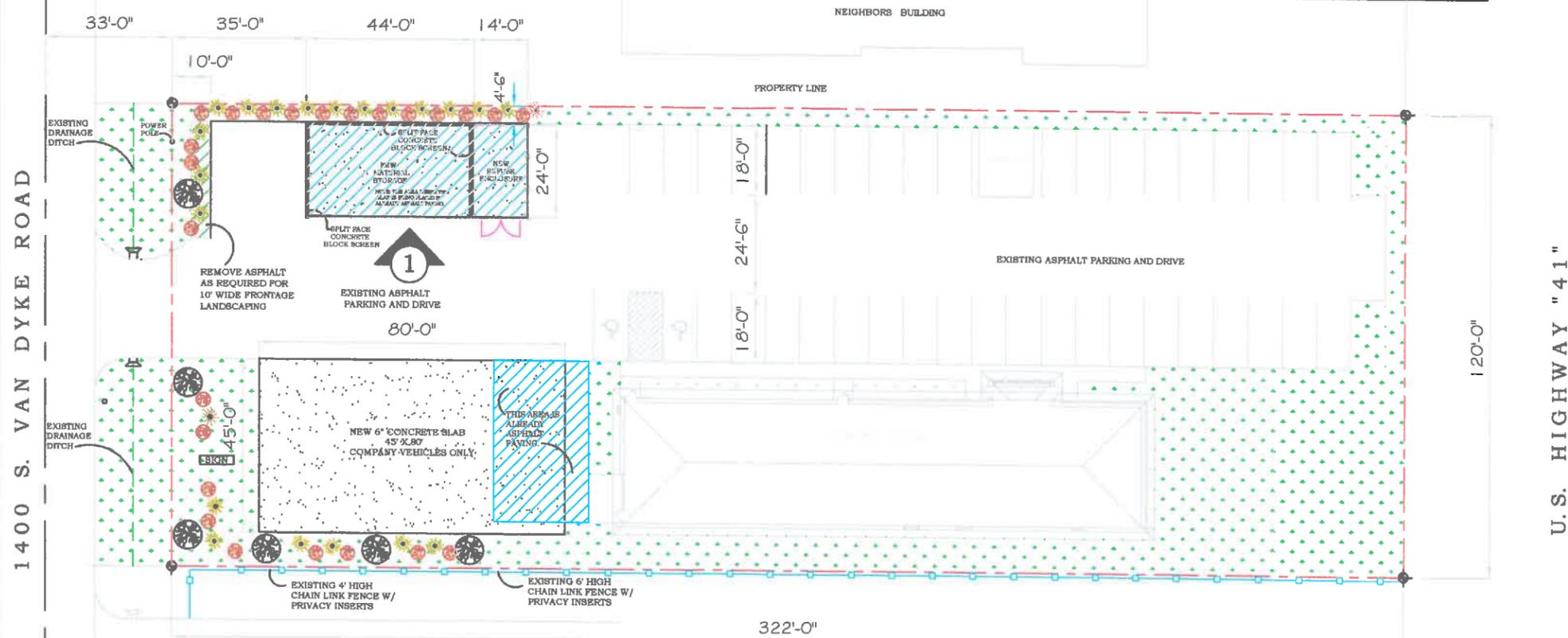
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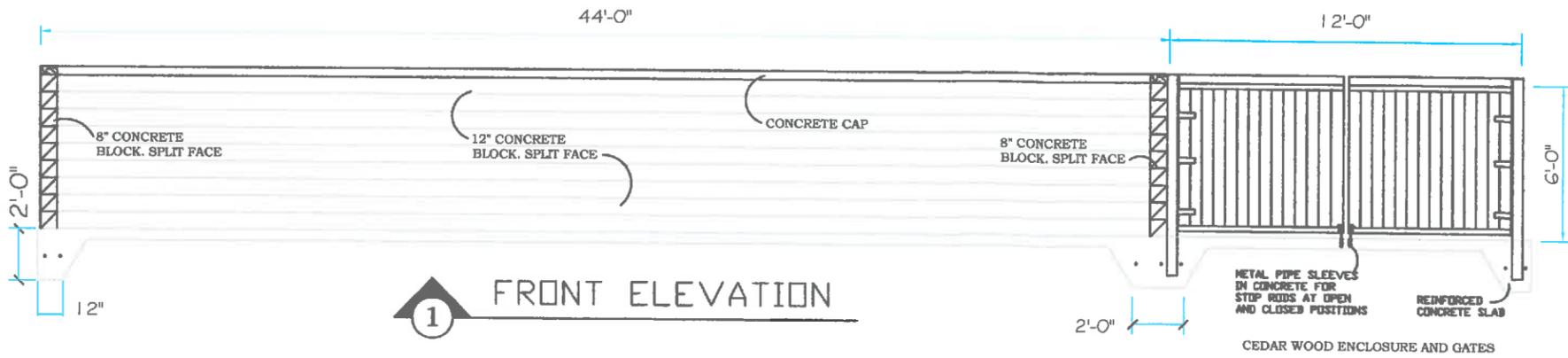
KEY TO SITE PLAN			
	3' DECIDUOUS SHRUB		6' HIGH, 6" SPLIT FACE CONCRETE BLOCK WALL
	3' EVERGREEN SHRUB		NOTE: THIS AREA IS ALREADY ASPHALT PAVING.
	6' ORNAMENTAL TREE		6' HIGH CEDAR WOOD ENCLOSURE AND GATES
	LAWN		NEW CONCRETE SLAB
	EXISTING DRAINAGE DITCH		

REFUSE ENCLOSURE FOR:
RIVER ISLAND INVESTMENTS, LLC
 1400 S. VAN DYKE ROAD
 GRAND CHUTE, WI



FRONTAGE LANDSCAPE:
 ONE ORNAMENTAL TREE @ 40' O.C.
 STAGGERED ROW OF EVERGREEN/
 DECIDUOUS PLANTINGS 3' HIGH
 ACROSS 80% OF THE FRONTAGE

PROPOSED SITE/LANDSCAPE PLAN



1 FRONT ELEVATION

KEY TO DRAWINGS	
A-1	PROPOSED SITE/LANDSCAPE PLAN, ENCLOSURE DETAILS
A-2	FOUNDATION AND FLOOR PLANS, SECTION
A-3	SITE DRAINAGE/EROSION CONTROL PLAN AND DETAILS

PRT NE SW SEC32 COM AT INTRS S/L PINE ST &
 E/L VAN DYKE RD S411.2FT TO POB S120FT E
 322FT N 120FT W 322FT TO POB SED32 T21N
 R17E .89AC M/L

REVISIONS

PHONE: (920) 729-9632
 EMAIL: acordrj@aol.com

ROBERT ACORD - ARCHITECT
 1210 MAPLE STREET
 NEENAH, WI 54956

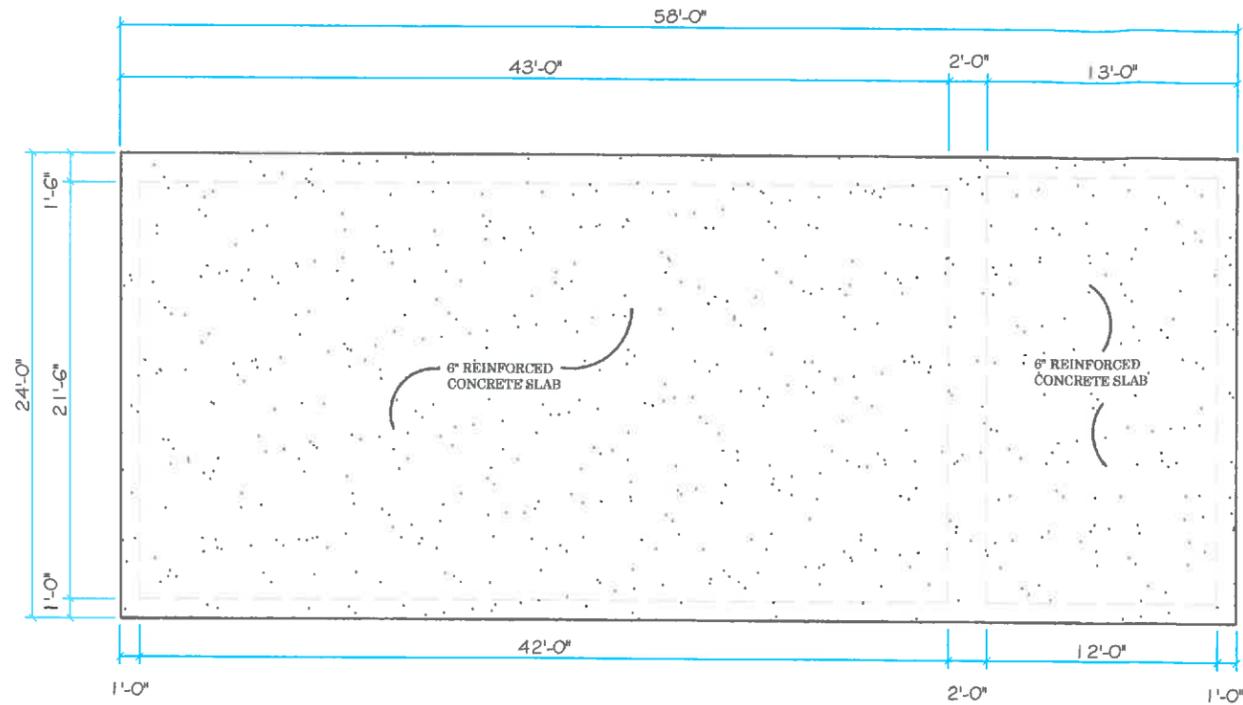
REFUSE ENCLOSURE FOR:
RIVER ISLAND INVESTMENTS, LLC
 1400 S. VAN DYKE ROAD
 GRAND CHUTE, WI

DATE
 9 SEP 16

PROJECT NUMBER
 16-030

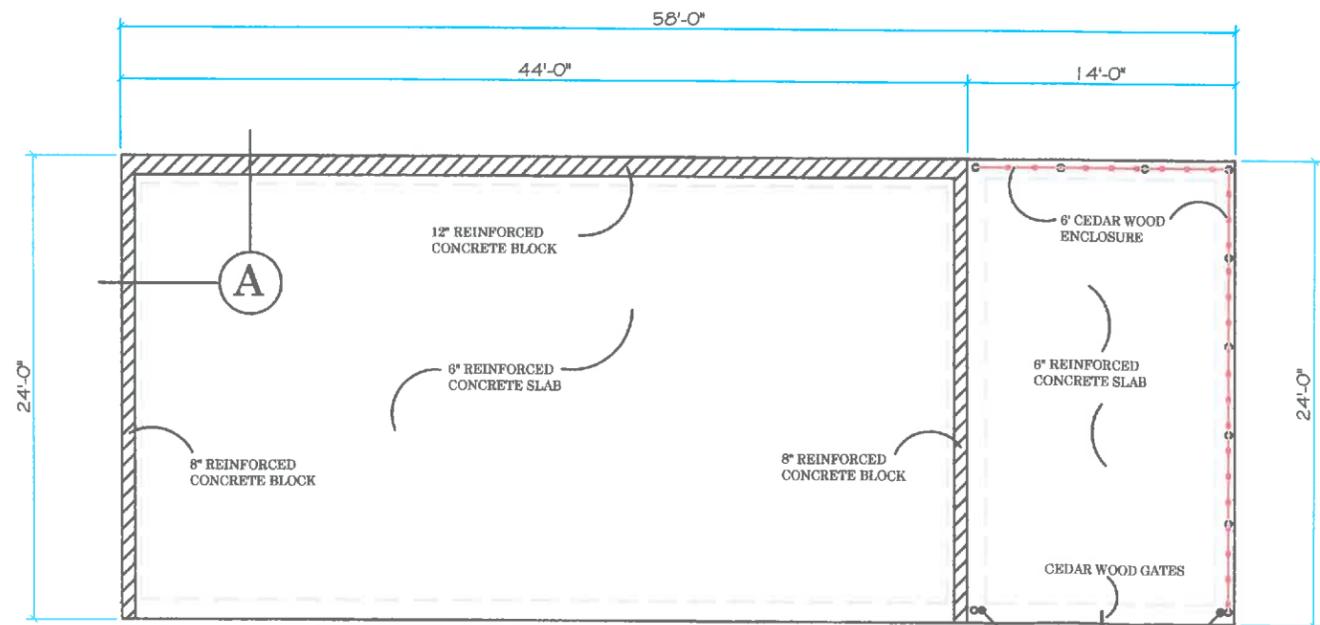
SHEET

A-1

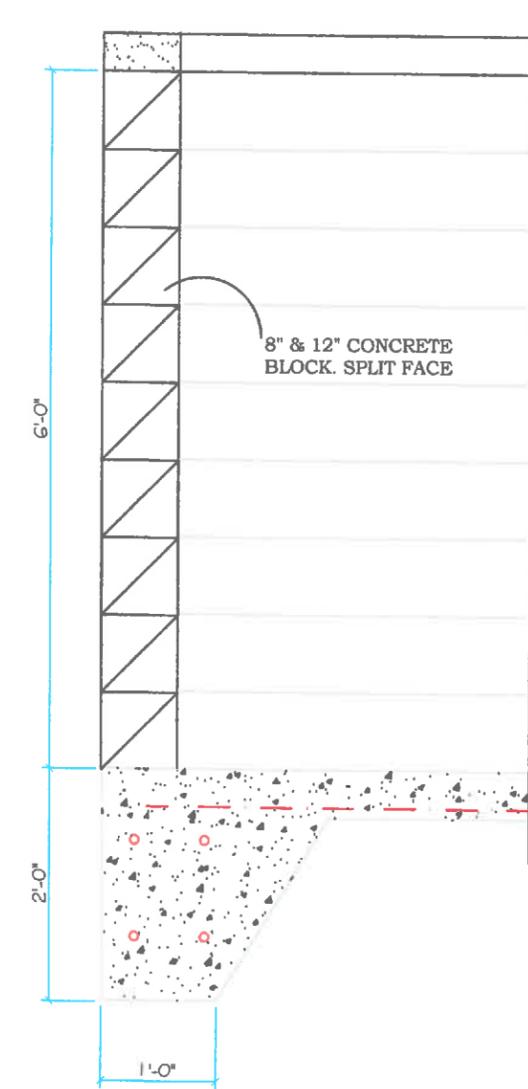


FOUNDATION PLAN

NOTE: THE AREA WHERE THIS SLAB IS BEING PLACED IS ALREADY ASPHALT PAVING.



FLOOR PLAN



A TYPICAL SECTION

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REVISIONS

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EMAIL: acordr@aol.com

ROBERT ACORD - ARCHITECT
1210 MAPLE STREET
NEENAH, WI 54956

REFUSE ENCLOSURE FOR:
RIVER ISLAND INVESTMENTS, LLC
1400 S. VAN DYKE ROAD
GRAND CHUTE, WI

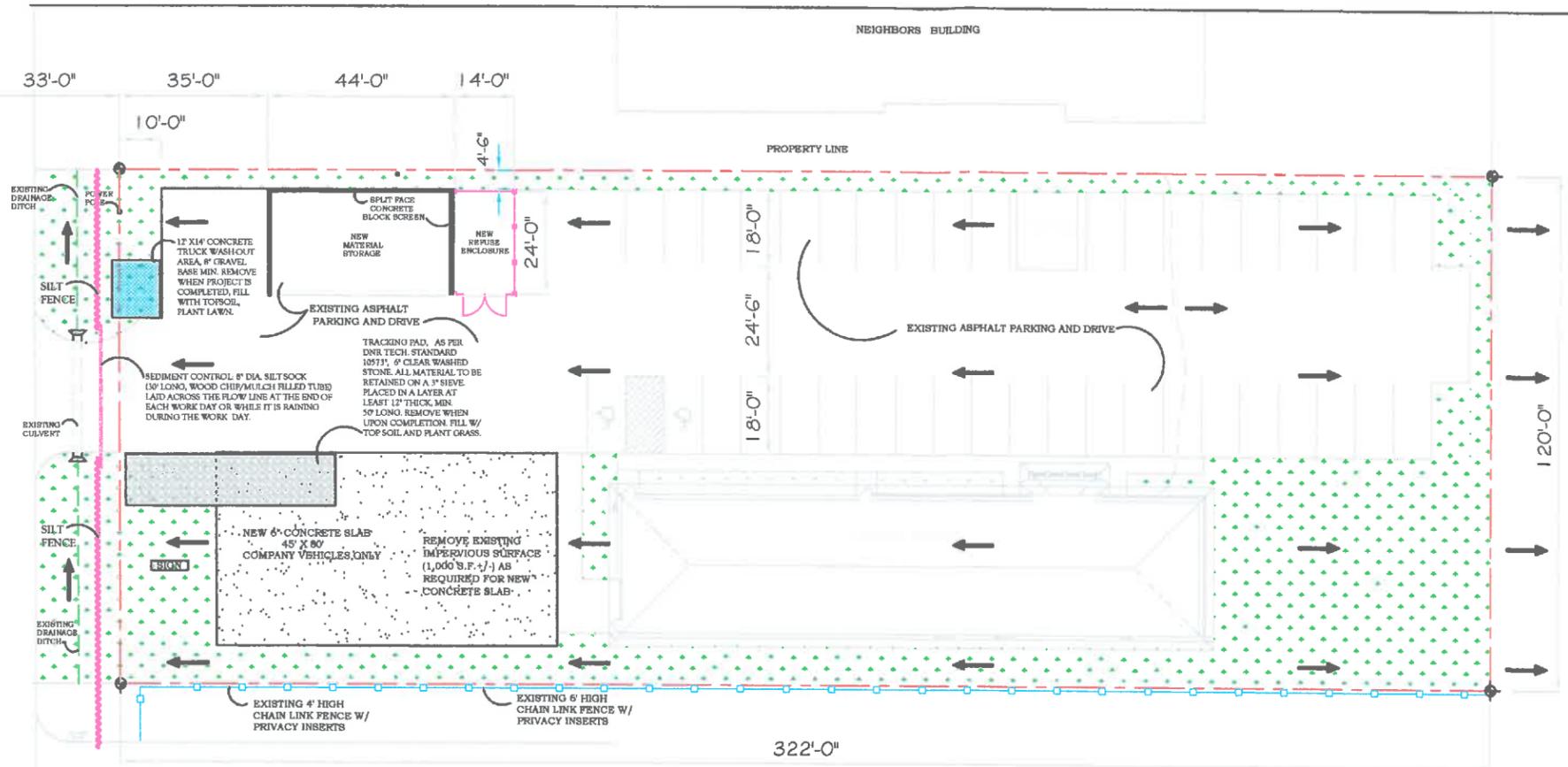
DATE
9 SEP 16

PROJECT NUMBER
16-030

SHEET

A-2

1400 S. VAN DYKE ROAD



U. S. HIGHWAY " 41 "

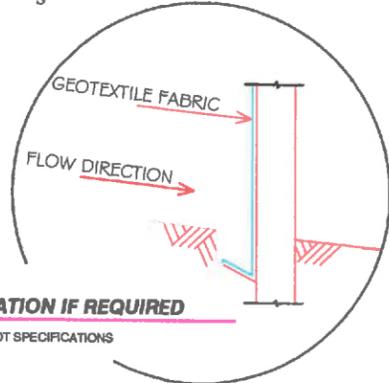
KEY TO SITE PLAN

	3' DECIDUOUS SHRUB		6' HIGH, 8" SPLIT FACE CONCRETE BLOCK WALL
	3' EVERGREEN SHRUB		6' HIGH CEDAR WOOD ENCLOSURE AND GATES
	6' ORNAMENTAL TREE		NEW CONCRETE SLAB
	SITE DRAINAGE DIRECTION OF FLOW		LAWN
	SILT FENCE		SEDIMENT CONTROL SOCK
	TRACKING PAD		TRUCK WASH-OUT AREA

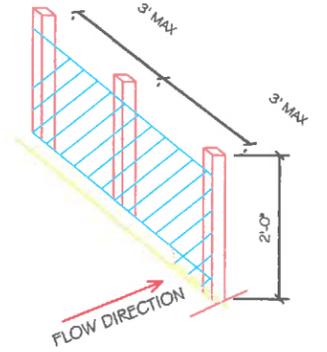
SITE DRAINAGE/EROSION CONTROL PLAN



NOTE: AN ON-SITE DETENTION POND IS NOT REQUIRED BECAUSE THE AMOUNT OF NEW IMPERVIOUS SURFACE WILL BE LESS THAN 4,000 SQUARE FEET. THE EXISTING GRADES AND SITE SLOPE, AND STORM WATER SHEET DRAINAGE WILL BE MAINTAINED.



SILT FENCE - VERIFY LOCATION IF REQUIRED
SILT FENCE SHALL MEET DNR/WIDOT SPECIFICATIONS



NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

- TRENCH SHALL BE A MIN. OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH. BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MIN. SIZE 1-1/2" X 1-1/2" OF OAK OR HICKORY. 3' TO 4' LONG, 20" DEPTH IN GROUND.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
A) TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
B) HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
- ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
- ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

- NOTES:**
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION AND MAINTAIN UNTIL SITE HAS BEEN STABILIZED. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE LOCAL MUNICIPAL EROSION CONTROL ORDINANCE AND ALL APPLICABLE DNR TECHNICAL STANDARDS. WHEN THE SITE IS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
 - ALL DISTURBED AREAS OR SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED WITH A SEED MIXTURE OF 50% RYE AND 50% GRASS (TEMPORARY SEED). TEMPORARY SEED SHALL BE PLACED AT A RATE OF 3 LBS PER 1000 SQUARE FEET AND IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARD 1006.
 - WASTE MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. EXCESS EXCAVATION SHALL NOT BE REMOVED FROM SITE WITHOUT PERMISSION OF THE DEVELOPER/OWNER.
 - OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP WITHIN 24 HOURS OF THE END OF THE EVENT. ALL OTHER SEDIMENT DEPOSITS SHALL BE CLEANED UP AT THE END OF EACH WORKDAY.
 - CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR MORE AND MAKE NEEDED ADJUSTMENTS.
 - THE CONTRACTOR SHALL NOTIFY THE LOCAL EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
 - SILT FENCE SHALL BE INSTALLED PER THE DETAIL AND IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1006.
 - TRACKING PAD SHALL BE INSTALLED PER THE DETAIL AND IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1007.
 - IF AIRBORNE DUST BECOMES A PROBLEM, THE CONTRACTOR SHALL TAKE APPROPRIATE ACTIONS (PER WISCONSIN DNR STANDARDS) TO MITIGATE THE EROSION.
 - TOPSOIL SHALL BE PLACED OVER DISTURBED AREAS TO A MINIMUM DEPTH OF AT LEAST 4".

- CONSTRUCTION AND EROSION CONTROL SEQUENCE**
- INSTALL SILT FENCE, AND TRACKING PAD - OCTOBER 2016
 - STRIP TOPSOIL AND ASPHALT FROM NEW WORK AREAS OF SITE. PROPERLY DISPOSE OF WASTE MATERIALS FROM SITE. GRADE SITE TO SUB-GRADE. INSTALL TEMPORARY SEEDING AND/OR MULCHING AS NECESSARY. MAINTAIN EXISTING VEGETATION WHERE ATTAINABLE AND STABILIZE DISTURBED PORTIONS OF THE SITE - OCTOBER 2016
 - REMOVE EXISTING SOIL AND ASPHALT DRIVE. PLACE GRAVEL BASE FOR TRACKING PAD, WASH OUT AREA, AND NEW CONCRETE SLABS. PLACE EROSION MAT IN DITCH - OCTOBER 2016
 - PLACE CONCRETE PAVEMENT - OCTOBER 2016
 - PLACE TOPSOIL, SEED, AND MULCH DISTURBED AREAS OUTSIDE OF PAVEMENT. INSTALL LANDSCAPE MATERIAL PER THE LANDSCAPING PLAN - OCTOBER 2016
 - WHEN SITE VEGETATION IS ESTABLISHED TO 70%, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR. - NOVEMBER 2016
- SOIL TYPE**
- THE ON-SITE SOILS ARE 10b - KEWAUNEE SILT LOAM AND 10c - WISCONSIN SILTY CLAY LOAM
- NOTE:**
ALL STORM WATER DRAINAGE AND RUN-OFF TERMINATES IN THE FOX RIVER THROUGH CITY STORM WATER DRAINAGE SYSTEM.

1400 S. VAN DYKE ROAD

PRT NE SW SEC32 COM AT INTRS S/L PINE ST & E/L VAN DYKE RD S411.2FT TO POB S120FT E 322FT N 120FT W 322FT TO POB SED32 T21N R17E .89AC M/L

REVISIONS

PHONE: (920) 729-9632
EMAIL: r.acord@raol.com

ROBERT ACORD - ARCHITECT
1210 MAPLE STREET
NEENAH, WI 54956

REFUSE ENCLOSURE FOR:
RIVER ISLAND INVESTMENTS, LLC
1400 S. VAN DYKE ROAD
GRAND CHUTE, WI

DATE

9 SEP 16

PROJECT NUMBER

16-030

SHEET

A-3

**Town of Grand Chute
Site Plan Amendment Review
OMSAI, LLC, dba Budget Inn of Appleton**

To: Plan Commission

From: Michael Patza, Town Planner

Date: September 29, 2016

Address: 1032 S. Westland Drive

App. #: SPA2-00-85

REQUEST

- 1. Proposed Use(s):** Continued motel use
- 2. Project Description:** Modify an approved pylon sign to increase the overall height to 25'
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

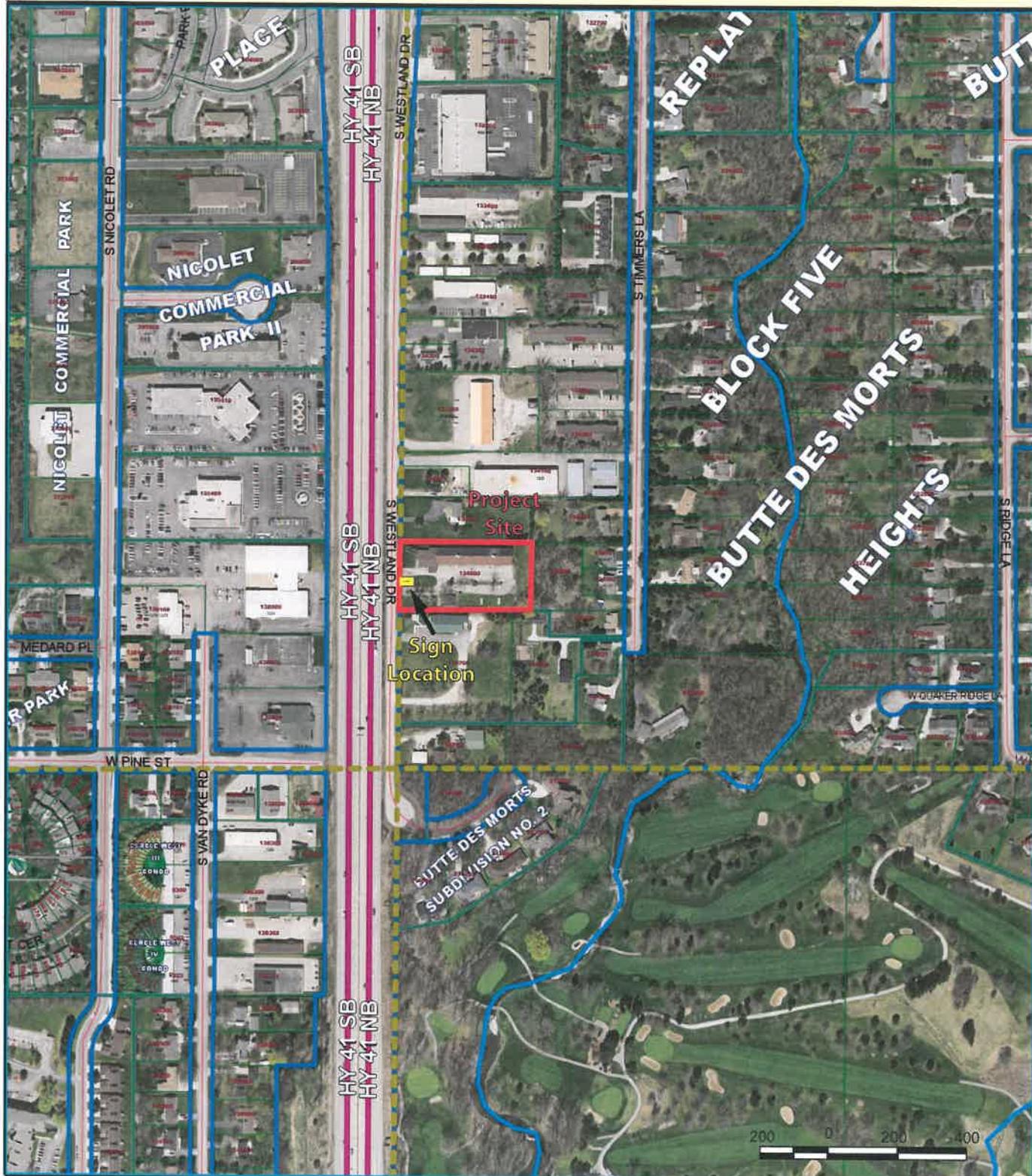
Applicant proposes to increase the height of the approved pylon sign for this property. The sign will be located on the frontage of S. Westland Drive. The size of the sign will remain at 111 sq. ft. and the height will be increased to 25'. A new pole will be used to reach the new height. All code requirements are met with this request.

The business at this property is currently in proceedings for non-renewal of its Hotel License. Under guidance provided by the Town Attorney, approval of this Site Plan Amendment does not constitute an express or implied Hotel License renewal. The Town reserves all rights for the termination of the Hotel License.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA2-00-85) requested by OMSAI, LLC, dba Budget Inn of Appleton, 1032 S. Westland Drive, to modify an approved pylon sign to increase the overall height to 25'. The approval of the Site Plan Amendment does not constitute an express or implied Hotel License renewal. The owner may proceed with this project at its own risk. The Town reserves all rights for the termination of the Hotel License for this property.

SPA2-00-85 -- 1032 S. Westland Drive



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creative Sign
company inc
305 Lawrence Dr, De Pere, WI 54115
920-338-8800 greenesign.com

CLIENT: BUDGET INN OF APPLETON
LOCATION: 1032 S WESTLAND DR, APPLETON, WI
DRAWN BY: NICOLE P
SALESPERSON: PHIL J
DATE: 05/05/2016
DESIGN #: D10182
PAGE: 1

REVISION LOG	INTL	DATE	DESCRIPTION
MP		07/26/2016	COLORS
MP		08/02/2016	COPY EDITS
MP		06/13/2016	LOCATION OF CABINET
BY		06/22/2016	LOCATION OF CABINET CLEARANCE
MP		09/02/2016	OVERALL HEIGHT
MP		09/20/2016	OVERALL HEIGHT

PYLON SIGN

QUANTITY: 1
SIDES: D/F
LIGHTING: LED (WHITE)
CABINET: FABRICATED ALUM (DEPTH)
RETAINER: 2 1/2"
FACES: FLEX
GRAPHICS: DUAL SURFACE PRINT
FONT: MARKER FELT, NEWS GOTHIC BOLD, TIMES NEW ROMAN

UPPER PANEL: 3MM WHITE DIBOND OR SIMILAR
FRAME: 2" SQ ALUM TUBE FRAME
GRAPHICS: DIGITAL PRINT
VINYL: PREMIUM WITH GLOSS LAM
MOUNTING: ON TOP OF CAB

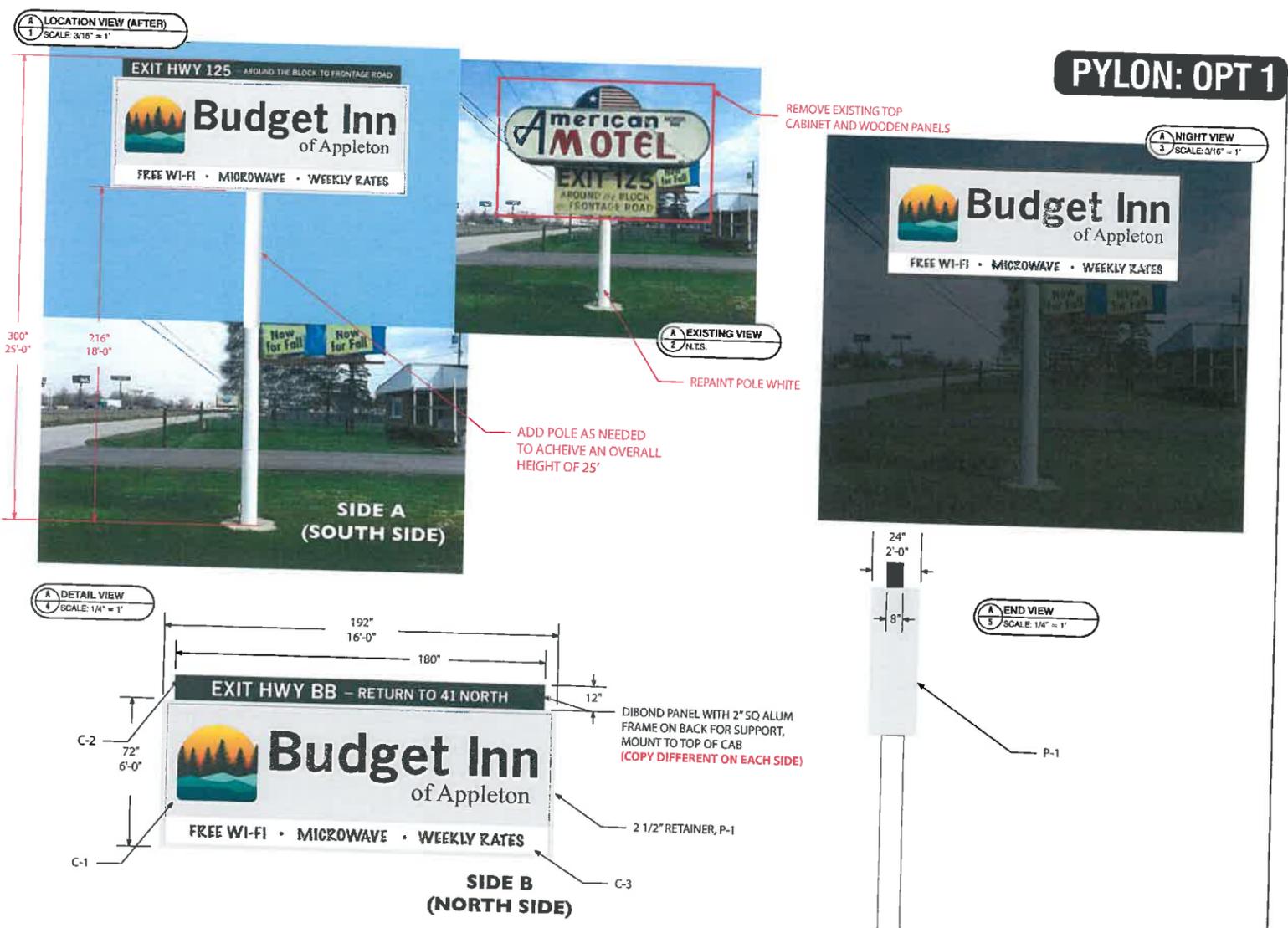
POLE: REPAINT WHITE

INSTRUCTION: REMOVE EXISTING TOP CABINET AND WOODEN PANELS. REPAINT EXISTING POLE. PRODUCE AND INSTALL NEW CABINET AND NEW DIBOND PANELS AS SHOWN

COLORS

- C-1/P-1 PMS COOL GRAY 2 C
- C-2 PMS 5467 C
- C-3 WHITE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL _____
DATE _____



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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MEMORANDUM

To: Chairman Schowalter and Plan Commission members

From: Michael Patza, Town Planner

Date: September 29, 2016

Subject: Implementing Natural Landscaping Standards

BACKGROUND

Staff has been conducting research and gathering information regarding implementing natural landscaping standards within the Town. This topic was brought to the Town's attention last year by a property owner at the end of W. Barley Way. One property owner was maintaining the berm, on the west side of their property along CTH A, as part of their lawn, while the adjacent property owner was allowing the berm to grow in a natural state (see Attachment A). This prompted an internal staff discussion regarding property maintenance requirements within our Municipal Code. Shortly thereafter, staff began gathering information to assist with a revision to the Municipal Code to allow the use of natural landscaping practices within the Town.

There are many positive environmental impacts associated with native prairie plantings and natural landscaping. When properly implemented and managed, these treatments can increase biodiversity, have a positive effect on soil and water conservation, and be an economical and low maintenance landscaping option. Native plants also provide habitat, food, and shelter for native pollinators.

A draft amendment to the Municipal Code, allowing natural landscaping practices, is included in the packet. Provisions in the code amendment would create a buffer from adjacent properties to alleviate potential conflicts. Additional provisions clearly define what constitutes natural landscaping, and includes requirements regarding implementation and maintenance. The amended code would continue to prohibit the rank growth of vegetation and noxious weeds. A permit would be required for property owners to implement natural landscaping, and a copy of the permit application is included in the packet.

RECOMMENDATION

Staff recommends the Plan Commission schedule a Public Hearing for the October 18 Plan Commission meeting regarding an amendment to the Municipal Code to allow natural landscaping practices.

TOWN OF GRAND CHUTE

ORDINANCE, SERIES OF O-08-2016

AN ORDINANCE OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, AMENDING EXISTING CHAPTERS 398 AND 423 OF THE CODE OF GENERAL ORDINANCES FOR THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BY REPEALING AND RECREATING SECTION 398-2(B)(6) PERTAINING TO PUBLIC NUISANCES, AND AMENDING SECTION 423-4, REPEALING AND RECREATING SECTION 423-7(I), AND CREATING SECTION 423-7(M) PERTAINING TO PROPERTY MAINTENANCE.

WHEREAS, Chapters 398 and 423 of the Town of Grand Chute Municipal Code regulate rank growth of vegetation and noxious weeds; and

WHEREAS, the Town of Grand Chute has determined the need to amend said Municipal Code to promote and clearly identify guidelines for implementing natural landscaping, while regulating rank growth of vegetation and noxious weeds; and

WHEREAS, when properly implemented and maintained, natural landscaping increases biodiversity, has a positive effect on soil and water conservation, and is an economical and low maintenance option.

NOW, THEREFORE, BE IT ORDAINED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, that Chapter 398 of the Code of General Ordinances is hereby amended by repealing and recreating Section 398-2(B)(6) as shown on the attached Exhibit "A".

BE IT FURTHER ORDAINED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, that Chapter 423 of the Code of General Ordinances is hereby amended by amending Section 423-4, repealing and recreating Section 423-7(I), and creating Section 423-7(M) as shown on the attached Exhibit "B".

If any provision of this ordinance is invalid or unconstitutional, or the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the above provision or applications of this ordinance, which can be given effect without the invalid or unconstitutional provision, or its application.

Approved and adopted this _____ day of _____, 2016.

Number Vote For _____

Number Voted Against _____

Approved as to form:

Charles D. Koehler, Attorney
Herring Clark Law Offices
800 N. Lynndale Drive
Grand Chute, WI 54914

Town of Grand Chute

David A. Schowalter
Town Chairman

Karen L. Weinschrott
Town Clerk

Exhibit "A"
TOWN OF GRAND CHUTE
ORDINANCE, SERIES OF O-08-2016

AN ORDINANCE OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, AMENDING EXISTING CHAPTER 398 OF THE CODE OF GENERAL ORDINANCES FOR THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BY REPEALING AND RECREATING SECTION 398-2(B)(6) PERTAINING TO PUBLIC NUISANCES.

§ 398-2(B)(6) (Existing code to be repealed)

~~All noxious weeds, grasses and other rank growth of vegetation.~~

~~(a) Noxious weeds and grasses shall be defined according to State Statute 66.0407.~~

~~(b) Lawns, grasses and weeds on lots or parcels of land which exceed eight inches in length adversely affect the public health and safety of the public in that they tend to emit pollen and other discomforting bits of plants, house rodents, or constitute a fire hazard and a safety hazard, in that debris can be hidden in the grass or weeds on a lot or other parcel of land which exceed eight inches in length. This subsection is not applicable for property located in a designated floodplain area and/or wetland area. This subsection shall only apply to properties where the designated land use is residential, commercial, and industrial as well as platted residential subdivisions.~~

§ 398-2(B)(6) (Amended as follows)

Noxious weeds, as defined in § 66.0407(1)(b) and § 23.235(1)(a), Wis. Stats., invasive species as defined in NR 40, Wis. Adm. Code, and rank growth of other vegetation, as defined in § 423-4 of the Town of Grand Chute Municipal Code that exceed 8 inches in height. Rank growth of vegetation and noxious weeds adversely impact public health and safety, and can decrease adjacent property values. This subsection applies to properties zoned or used for residential, commercial and industrial purposes, including vacant lots in platted subdivisions. Exceptions include gardens, cultivated flower beds, environmentally sensitive areas, and natural landscaping, as defined in § 423-4 of the Town of Grand Chute Municipal Code.

Exhibit "B"
TOWN OF GRAND CHUTE
ORDINANCE, SERIES OF O-08-2016

AN ORDINANCE OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, AMENDING EXISTING CHAPTER 423 OF THE CODE OF GENERAL ORDINANCES FOR THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BY AMENDING SECTION 423-4, REPEALING AND RECREATING SECTION 423-7(I), AND CREATING SECTION 423-7(M) PERTAINING TO PROPERTY MAINTENANCE.

§ 423-4. Definitions. (Amended by adding the following definitions)

ENVIRONMENTALLY SENSITIVE AREA

Any lands designated as floodway, floodplain or flood storage area, and mapped wetland areas. Steep slopes equal to or greater than a 3:1 ratio, designated outlots, and areas within 75 feet of the ordinary high-water mark of any navigable stream are also included in this category.

GARDEN

A cultivated, well-defined area dedicated to growing vegetables, fruits, and annual or perennial plants. Also referred to as "cultivated flower bed".

NATIVE PLANTS

Plants and grasses native to the state of Wisconsin.

NATURAL LANDSCAPING

A planned, intentional and maintained area on a property that may include native plants, ornamental grasses and groundcovers, perennial plants, shrubs, trees, and rain gardens. No-mow grasses, that are intended to grow to lengths up to 12 inches and mound over as to not reach a height over 6 inches, are also included in this category

NOXIOUS WEEDS

See § 398-2 (B)(6) of the Town of Grand Chute Municipal Code.

ORNAMENTAL GRASSES OR GROUNDCOVERS

Grasses and groundcovers not indigenous to the state of Wisconsin, excluding turf grasses and noxious weeds.

RANK GROWTH

Vigorous and profuse growth of turf grass, noxious weeds, brush or other vegetation that exceeds 8 inches in height. Exceptions include gardens, cultivated flower beds, environmentally sensitive areas, and natural landscaping.

TURF GRASS

Any grass commonly used in groomed and maintained lawns or play areas, including Bluegrass, Fescue and Rye Grass blends, or other similar grasses.

§ 423-7(I) (Repealed and recreated as follows)

Rank growth of vegetation and noxious weeds. All premises and exterior property shall be maintained free from noxious weeds and rank growth of vegetation in excess of 8 inches in height. This subsection applies to properties zoned or used for residential, commercial and industrial purposes, including vacant lots in platted subdivisions. Exceptions include gardens, cultivated flower beds, environmentally sensitive areas, and natural landscaping.

§ 423-7(M) (Created as follows)

Natural Landscaping. The purpose of this subsection is to promote the planting and maintenance of natural landscaping. It is in the public's interest to encourage diverse landscaping practices, particularly those that promote native plantings and natural landscapes. When properly implemented and managed, these treatments can increase biodiversity, have a positive effect on soil and water conservation, and be an economical and low maintenance landscaping option. Native plants also provide habitat, food, and shelter for native pollinators. Nothing in this subsection is intended to promote the rank growth of vegetation or noxious weeds. Rank growth of vegetation and noxious weeds adversely impact public health and safety, and can decrease adjacent property values. Planned natural landscaping is not intended to allow property owners to ignore proper maintenance duties. It is also not acceptable for property owners to simply stop maintaining the existing turf grass on their property. Implementation of natural landscaping does not preclude the requirements to provide landscaping as identified in § 535-52 of the Town of Grand Chute Municipal Code. In such instances, natural landscaping may be implemented in addition to those requirements.

- (1) Establishing Natural Landscaping. A natural landscaping permit application must be received and approved by the Town before a property owner can implement natural landscaping. Natural landscaping elements are to be planted through transplanting or seeding. Prior to implementing natural landscaping, turf grass and any noxious weeds are to be eliminated.
- (2) Required Setback. A setback area, consisting of regularly cut turf grass, trees, shrubs, mulch, wood chips or landscape stone must be maintained between the natural landscaping area and an abutting property line. The minimum setback distances are defined as:
 - (a) 3 feet from any adjoining side and rear lot lines. No setback is required on side or rear lot lines if any of the following conditions exist:
 - i. There is a sight-tight boundary fence in accordance with § 535-53 of the Town of Grand Chute Municipal Code.
 - ii. The natural landscaping area abuts a neighboring planned natural landscaping area.
 - iii. The natural landscaping area abuts an environmentally sensitive area.
 - (b) On corner lots, the vision triangle area, as defined in § 535-47(A)(1) of the Town of Grand Chute Municipal Code, must be maintained.

- (3) Maintenance. Natural landscaping must be maintained throughout the growing season and remain free of noxious weeds. If prescribed burning techniques are used for maintenance, the requirements outlined in § 291-5(M) of the Town of Grand Chute Municipal Code must be followed.

Attachment A



From CTH A Looking East Towards W. Barley Way

GRAND CHUTE - NATURAL LANDSCAPING PERMIT APPLICATION

Community Development Department

1900 W. Grand Chute Blvd.
 Grand Chute, WI 54913
 Phone: 920-832-1599
 E-mail: comdev@grandchute.net
 Website: GrandChute.net



APPLICATION FEE: \$25.00

Office Use Only

File #: NL - _____ - _____ Year

Date: _____ / _____ / _____

Paid: \$ _____

By: _____

Rect#: _____

PROPERTY INFORMATION

Parcel No. / Tax Key No.	10 ____ - _____	Zoning:
Site Address :		
Parcel Size: (sq. ft. or acres)		Size of Natural Landscaping: (sq. ft. or acres)

PROPERTY OWNER INFORMATION

Name of Property Owner:			
Address - Property Owner:			
Phone # - Property Owner:	Cell _____	Home _____	Work _____
Email - Property Owner:			

NATURAL LANDSCAPING INFORMATION

Location of Natural Landscaping on Property	
Description of Natural Landscaping:	
Description of Maintenance Plan:	

(Site Plan of property required)

LAND USE ON ADJACENT PROPERTIES

North:	East:
South:	West:

ACKNOWLEDGEMENT & SIGNATURE

Please initial:

_____ I agree to comply with the Grand Chute Natural Landscaping Ordinance.

Signature

Date

Office Use Only

MEMORANDUM

To: Chairman Schowalter and Plan Commission members
From: Robert Buckingham, Community Development Director
Date: September 29, 2016
Subject: Petition to rezone properties on Olde Casaloma Dr. & W. Parkway Blvd.

At its September 20, 2016 meeting, the Town Board received a petition from property owners on referenced streets, requesting their neighborhood be rezoned from agricultural to single-family (petition attached). The petition cites concerns over development proposals "that would be detrimental to our property values and quality of life". The Town heard similar concerns from this neighborhood in early 2015, when a requested special exception permit to allow a contractor storage yard on Olde Casaloma Dr. was denied.

The neighborhood is made up of 37 parcels along Olde Casaloma Dr and W. Parkway Blvd (map attached). There are 31 single-family homes, 4 vacant lots, 1 landlocked parcel containing a swimming pool, and 1 lot used to access adjoining farmland. Six of the parcels are zoned RSF Single-Family Residential District and the remainder are zoned AGD General Agricultural District.

The petition was signed by owners of 30 of the 37 parcels, including the owners of the 6 parcels already zoned RSF. The owners of 4 homes and the farmland access lot did not sign the petition, along with the owner of the 2 vacant lots that have created neighbor concerns (cross-hatched on the attached map). We do not know if these owners were approached and chose not to sign, or if they were not approached. Regardless, it appears the intent would be to request rezoning of an area that includes owners of 7 parcels who have not yet indicated support or disapproval for the zoning change.

Grand Chute's Zoning Code provides that a zoning change can be initiated by petition of any property owner in the area to be affected by the requested change. So in that sense the petition is valid. However, the petition contains a technical flaw in that the requested zoning change is to "R1". That classification does not exist in our code. Presumably, the intent was to request a change to single-family classification, or "RSF". For the petition to be accurate and complete, the originator should be asked to provide a signed affidavit clarifying which Grand Chute Zoning Code classification the parties in signature are requesting. Also, a rezoning application and fee also has not been filed. That filing has to be completed before the Town can take action on the petition. Staff has the contact information for the petition originator, and we can make contact with this individual after the Commission has discussed the matter and provided any other feedback or direction.

Once those steps are completed, I would recommend that the Town send an informational letter to all property owners within the area proposed for rezoning. First of all, it is possible that the property owners who did not sign the petition do not know that their property could be rezoned. Also, there is some important information to be shared concerning impacts to individual properties if this zoning change were to occur. Some existing legal uses and structures on properties now zoned AGD could become characterized as nonconforming after being rezoned to RSF. Examples of this could be a change in the allowed number and size of garages and accessory buildings, and disallowing accessory uses (swimming pool) to be located on a lot with no home. When a structure or its use becomes characterized as nonconforming, it can continue as-is, but is subject to restrictions on the extent/cost of repairs or reconstruction that can occur in the future.

Once the Town would receive any feedback resulting from the letter, we would be in a better position to identify the precise boundaries for a proposed rezoning action, and could proceed with our normal notification and hearing process.

I will provide further background on this request and answer any Commissioner questions at the upcoming meeting.

Grand Chute Town Board

We,

The undersigned residents of Olde Casaloma Drive and W. Parkway Boulevard would like to request that our neighborhood be rezoned to R1. There have been a number of developments proposed on Olde Casaloma Drive in recent years that you have been thoughtful enough to reject. An R1 zoning would put an end to development proposals that would be detrimental to our property values and quality of life. We have a very nice, quiet neighborhood, and we want to keep it that way.

Some of the reasons for opposition to multi-family or industrial development are:

1. Lower property values
2. More traffic on our narrow street
3. More noise
4. Less privacy
5. Less safety for children and pedestrians

Please give this proposal your serious consideration.
Thank you.

Name (print)	Signature & date	Address
Joe Betchner	Joe Betchner 9-12-16	2655 N Olde Casaloma Dr.
Chris Betchner	Christine Betchner 9-12-16	" " " " "
Bryan Schmidt	Bry Schmidt 9-12-16	2235 N. Olde Casaloma Dr.
Jaclyn Camers	John Lunn 9-12-16	2245 N Olde Casaloma Dr.
Travis Detesser	Steve Debo 9-12-16	2335 N Olde Casaloma Dr.
Sean McBeak	Sean McBeak 9/12/16	2240 N. Olde Casaloma Dr.
Raymond Susant	Jul M. 9/12/16	2214 Olde Casaloma Dr.
Hori Ebert	9-12-16	2010 Olde Casaloma Dr.
Kyle Lonzo	9-12-16 KLB	2000 N Olde Casaloma Dr.
John Meidam	9-12-16	4600 W. Parkway Blvd
Pat Kraus	Pat Kraus 9-16-16	1830 Olde Casaloma Dr.

Grand Chute Town Board

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Name (print)	Signature & date	Address
Trevor Diane Bauer	Trevor + Diane	2005 Olde Casaloma Dr. Grand Chute, WI 54913
RANDY PONSCHOCK	Randy Bauer 9-13-16	4597 W PARKWAY BLVD
Kay Ponschock	Kay Ponschock 9-13-16	4597 W Parkway Blvd Grand Chute
Charlotte Morse	C. Morse 9-13-16	4553 W Parkway Blvd
Nick Morse	N. Morse 9-13-16	4553 W PARKWAY BLVD
Tim Bauer	Tim Bauer 9-13-16	4545 W PARKWAY BLVD
Dick Pattsack	Richard Pattsack 9-13-16	4535 W Parkway Blvd
Jynnda Dalaman	2221 Olde Casaloma	
Aliya Mantoufi	4521 W. Parkway Blvd 09-14-16	4495 W. Parkway Blvd
Carla Kluge	Carla Kluge 9-14-16	4495 W. Parkway Blvd
Cameron Seidl	[Signature] 9-14-16	4561 W Parkway Blvd
Miriam Seidl	[Signature] 9-14-16	4561 W. Parkway Blvd

Grand Chute Town Board

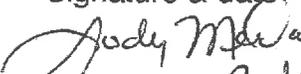
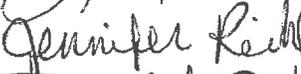
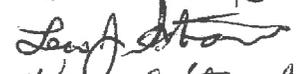
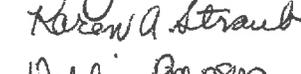
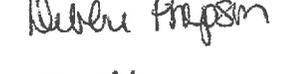
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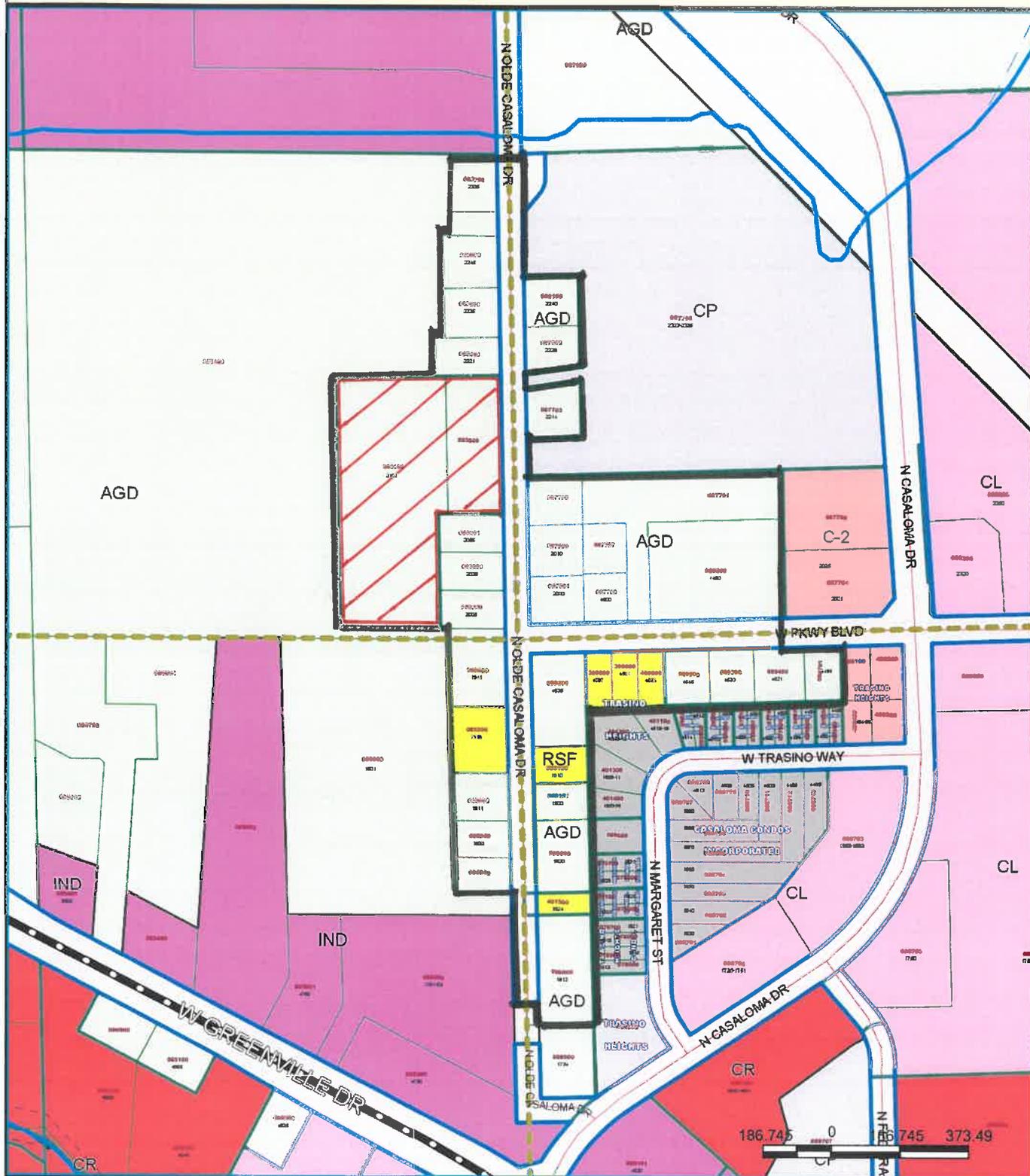
1. Lower property values
2. More traffic on our narrow street
3. More noise
4. Less privacy
5. Less safety for children and pedestrians

Please give this proposal your serious consideration.
Thank you.

Name (print)	Signature & date	Address
Jody Meidam	 9/14/16	4600W Parkway Blvd.
Jennifer Reihl	 9-14-16	1910 Olde Casaloma Dr.
Ron Reihl	 9-14-16	1910 Olde Casaloma Dr.
LEON STRAUB	 9-14-16	1812 N. OLDE CASALOMA DR
Karen Straub	 9-14-16	1812 N. OLDE CASALOMA DR
Debbie Propson	 9-14-16	1939 Olde Casaloma Dr.
PATRICK GEISER	 9-14-16	1900 OLDE CASALOMA DR 4450 Parkway
Marie Hansen	 9/14/16	2035 Olde Casaloma Dr.
Jim Ploederl	 9-15-16	
Todd Ebert	 9/17/16	2010 Olde Casaloma Dr.
Brian Strelaw	 9/17/16	4533 W. Parkway Blvd.
Jody Strelaw	 9/17/16	4533 W. Parkway Blvd.
Jessica Gilson	 9-17-16	1824 N. Olde Casaloma Dr.

Olde Casaloma/Parkway Rezone

Grand Chute GIS



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-