



PLAN COMMISSION AGENDA
Tuesday, March 6, 2018 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 – February 22, 2018 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Certified Survey Map (CSM-03-18)** – Request by Lanser Enterprise LLC, 2245 E. Apple Creek Road, for a 3-lot CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-03-18. (TOWN BOARD ACTION 3/20/2018)
8. **Certified Survey Map (CSM-04-18)** – Request by Randy Wachowiak, 4055 W. Harmony Lane, for a 2-lot CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-04-18. (TOWN BOARD ACTION 3/20/2018)
9. 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, 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, 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

February 22, 2018

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

Also Present: Karen Heyrman, Deputy Public Works Director; Brent Braun, IT Support; Robert Buckingham, Community Development Director; interested parties (audience attendance=8)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Hidde/Stadel) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – FEBRUARY 6, 2018 MEETING.

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

5. **PUBLIC INPUT** – None.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – No report.

7. **PUBLIC HEARING #1** – REZONING (Z-02-18) REQUESTED BY TOWN OF GRAND CHUTE TO REZONE CERTAIN PROPERTIES IN THE 2200 BLOCK OF N. MCCARTHY ROAD AND THE 4900 BLOCK OF W. GREENVILLE DRIVE FROM A COMBINATION OF AGD GENERAL AGRICULTURAL DISTRICT, RMF MULTIFAMILY RESIDENTIAL DISTRICT AND IND INDUSTRIAL DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT.

Prior to opening the Public Hearing, Chairman Schowalter asked Director Buckingham for an overview.

Director Buckingham said that the master plan and rezoning will support construction and operation of a premier indoor sports facility. This project is a partnership between the Town of Grand Chute and the Fox Cities Convention & Visitors Bureau (CVB). The Town will provide a gift of land and the CVB will own and operate this sports tourism facility. Town staff prepared a master plan for the area in and around the sports facility site. The plan provides guidance for siting the new facility while also identifying opportunities for future development nearby. It also prescribes protections for nearby homes and businesses that will remain in their current uses. A neighborhood meeting for the master plan and sports facility project was well attended by surrounding property owners, and the plans were well-received by those present. The lands requested for rezoning at this time include 60 acres owned by the Town and 14 acres owned privately by another party. The change to PDD Planned Development District zoning includes approval of the Sports Facility District Master Plan.

Chairman Schowalter opened Public Hearing #1 at 6:14 p.m. There was no public input.

Motion (Crosby/Sherman) to close Public Hearing #1 at 6:14 p.m. Motion carried, all voting aye.

8. **REZONING (Z-02-18)** – REQUEST BY TOWN OF GRAND CHUTE TO REZONE CERTAIN PROPERTIES IN THE 2200 BLOCK OF N. MCCARTHY ROAD AND THE 4900 BLOCK OF W. GREENVILLE DRIVE FROM A COMBINATION OF AGD GENERAL AGRICULTURAL DISTRICT, RMF MULTIFAMILY RESIDENTIAL DISTRICT AND IND INDUSTRIAL DISTRICT TO PDD PLANNED DEVELOPMENT DISTRICT.

Motion (Hidde/Sherman) to recommend approval of the Sports Facility District Master Plan and approval of the request (Z-02-18) by the Town of Grand Chute to rezone certain properties in the 2200 block of N. McCarthy Road and the 4900 block of W. Greenville Drive from a combination of AGD General Agricultural District, RMF Multifamily Residential District and IND Industrial District to PDD Planned Development District (Ordinance No. O-04-2018). Motion carried, all voting aye.

9. **SITE PLAN (SP-03-18)** – REQUEST BY GOLD CROWN PROPERTIES LLC, DBA BAYE DENTISTRY, 2500 N. BLUEMOUND DRIVE, FOR CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Sherman/Hidde) to approve the Site Plan (SP-03-18) requested by Gold Crown Properties LLC, dba Baye Dentistry, 2500 N. Bluemound Drive, for construction of a building addition and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans. Motion carried, all voting aye.

10. **FINAL PLAT (FP-01-18)** – REQUEST BY HIROYUKI AND VICKI NAKASHIMA TO APPROVE THE FINAL PLAT OF DAZAIFU ESTATES.

Motion (Hidde/Crosby) to recommend approval of the Final Plat of Dazaifu Estates (FP-01-18). Motion carried, all voting aye.

11. ADJOURNMENT.

Motion (Boeckers/Sherman) to adjourn the meeting at 6:20 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary

**Town of Grand Chute
Certified Survey Map Review
Lanser Enterprise, LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: March 1, 2018

Address: 2245 E. Apple Creek Road

App. #: CSM-03-18

REQUEST

The CSM will reconfigure the 3 existing parcels, resulting in the same number of lots. The reconfiguration is being done in anticipation of Lot 1 being developed as a single family residential property. The existing driveway on E. Apple Creek Road will provide access to Lot 1 and Lot 2 through a 30' Ingress/Egress Easement. The CSM also provides dedication of road right-of-way along E. Broadway Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

This portion of E. Apple Creek Road is designated as CTH E, and falls under the jurisdiction of Outagamie County. It is classified as an access controlled highway. The lot reconfiguration and Ingress/Egress Easement will allow the existing driveway on CTH E to be utilized to access both Lot 1 and Lot 2. Outagamie County has reviewed the CSM and finds the proposed reconfiguration acceptable. The CSM meets all Town requirements for division of land.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-03-18) requested by Lanser Enterprise, LLC, for property located at 2245 E. Apple Creek Road.

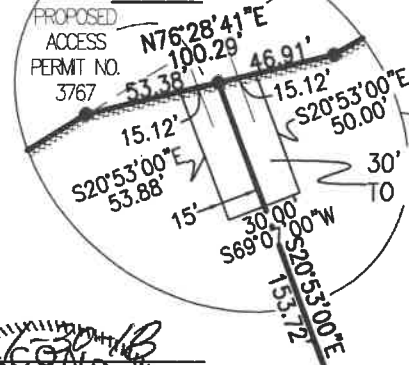
CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3850 AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGE 3850 AS DOCUMENT NO. 1378333 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL IN SECTION 6, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES
(22,953 SQ.FT.± (0.5269 ACRES±)
3042.63'

BROADWAY

DETAIL:
1" = 50'



NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 6
(S89°45'48"E) 2128.61'
(S89°52'02"E)

Robert F. Reider
ROBERT F. REIDER, PLS. S-1251 DATED 1-29-2018
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR. P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1709.21 DATED: 1-29-2018
DRAFTED BY: (cep RDD)
LAND SURVEYOR

1" IRON PIPE FOUND N47°35'36"E, 0.25' OF ACTUAL PROPERTY CORNER
1" I.D. IRON PIPE WITH DOT CAP FOUND N72°39'11"E, 0.25' OF ACTUAL PROPERTY CORNER
(N45°28'58"E) 77.96' (78.07')
(N45°25'52"E)

C.I.H. "E" (WIDTH VARIES)
N58°13'14"E 564.81'
N59°41'44"E 169.38'
N75°48'25"E 172.96'
N75°48'25"E 185.39'
N75°48'25"E 162.14' 23.25'
N75°48'25"E 172.96'
N75°48'25"E 185.39'
N75°48'25"E 162.14' 23.25'

LOT 2
CSM#3850
204,916 SQ.FT.± (4.7042 ACRES±)
S01°59'50"E 562.35'

LOT 3
964,068 SQ.FT.± (22.1320 ACRES±)
S00°12'43"W 716.25'
S00°12'43"W 716.25'
S00°12'43"W 716.25'

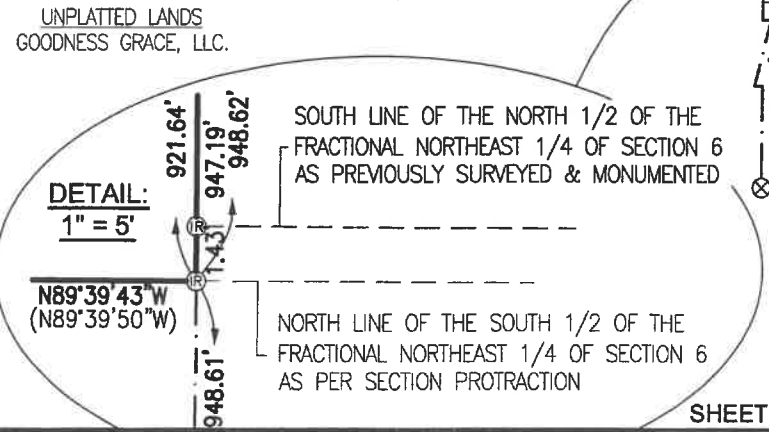
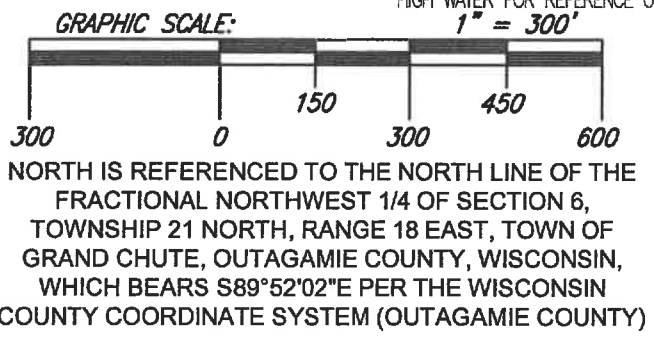
LOT 1
CSM#3850
390,155 SQ.FT.± (8.9567 ACRES±)
658.66'
N89°39'43"W (N89°39'50"W) 1979.13'
S00°27'15"W 948.62'

LOT 1
CSM#4279
NORTH 1/4 CORNER SECTION 6-21-18
1897.23'

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4367.46	01°39'26" (01°39'33")	126.32 (126.48)	N56°25'16"E (N56°24'57"E)	126.32 (126.48)
C2	4357.46	00°58'14"	73.81	N57°14'49"E	73.80

- LEGEND:
- = 1" X 18" I.D. IRON PIPE WITH CAROW CAP SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊙ = 1" IRON PIPE WITH DAVEL CAP FOUND
 - ⊕ = 1" IRON PIPE WITH D.O.T. CAP FOUND
 - = 1" IRON PIPE FOUND
 - ⊗ = 3/4" IRON REBAR FOUND
 - = BROKEN NAIL FOUND
 - ⊗ = BROKEN BERNTSEN MONUMENT FOUND
 - ⊙ = MAG NAIL IN DISK FOUND
 - () = RECORDED AS
 - XXXX = NO ACCESS



"SEE SHEET 3 OF 4 SHEETS FOR NOTES REGARDING ORDINARY HIGHWATER, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, PRESENCE OF WETLAND INDICATORS, ETC."

**Town of Grand Chute
Certified Survey Map Review
Randy Wachowiak**

To: Plan Commission
From: Michael Patza, Town Planner
Date: March 1, 2018
Address: 4055 W. Harmony Lane **App. #: CSM-04-18**

REQUEST

The CSM will split the existing parcel into two lots of 9.91 acres and 4.0 acres respectively. The lot split is being done in anticipation of Lot 1 being developed as a single-family residential property. The CSM also provides dedication of road right-of-way to extend W. Harmony Lane with a new cul-de-sac at the end of the road. Because of the RW dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

The CSM meets all Town requirements for division of land. As noted on the CSM, Harmony Lane must be extended and a new cul-de-sac installed prior to issuing a building permit for Lot 1. After the Town accepts the road extension and new cul-de-sac, the excess right-of-way for the old cul-de-sac will be released to abutting property owners through a Town initiated public interest street vacation.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-04-18) requested by Randy Wachowiak, for property located at 4055 W. Harmony Lane.

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4899, AS RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, ON PAGE 4899, AS DOCUMENT NO. 1629410, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4, OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C-1	193.11'	50.00'	S23°26'13"W	93.58'	221°17'34"
ROAD	72.09'	50.00'	S04°36'37"E	66.00'	82°36'45"
LOT 2	48.95'	50.00'	S64°44'36"W	47.02'	56°05'40"
C-2	219.42'	50.00'	S36°28'00"W	81.19'	251°19'56"
LOT 1	125.03'	50.00'	S17°33'54"E	94.91'	143°16'09"
LOT 2	94.40'	50.00'	N71°53'55"W	80.99'	108°10'19"

ROAD DEDICATION
 22871 SQ. FT. +/- UNPLATTED LANDS
 MAP NO. 4899

OWNER: DALE J. DUCAT
 (S84°56'57"W)
 (N89°12'15"W) 425.77'
 (N89°11'58"W) 425.77'

OWNER: DANIEL NEUNABER
 371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

371.77'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

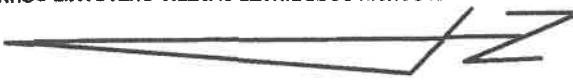
UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 908.91'

UNPLATTED LANDS OWNER: ROBERTEVLACHJRRLVLRTR 909.07'

NORTH IS REFERENCED TO THE WISCONSIN COORDINATE SYSTEM, OUTAGAMIE COUNTY



FUTURE ROAD AS OFFICIALLY MAPPED BY TOWN

NOTE: NO BUILDING PERMITS WILL BE ISSUED UNTIL DEDICATED ROAD IS BROUGHT TO TOWN STANDARDS

LOT 1
 174350 SQ. FT. +/-
 4.00 ACRES
 TOTAL

LOT 2
 431559 SQ. FT. +/-
 9.91 ACRES +/-
 TOTAL

WETLANDS

SOUTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5
 UNPLATTED LANDS
 OWNER: RANDY WACHOWIAK

CENTER OF SECTION 5-21-17
 S89°20'45"E
 (S89°20'17"E)

WEST LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 5, T21N, R17E
 S02°47'26"W

HARMONY LANE (66')
 S02°47'26"W

2111.97'

2112.34'

2111.62'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

1310.60'

LEGEND

- = DISTANCE PER OUTAGAMIE COUNTY COORDINATES
- = 1" X 24" IRON PIPE SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = 3/4" SOILD IRON REBAR FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊕ = BERNTSEN MONUMENT FOUND
- = MAG NAIL FOUND
- () = BEARING OR DISTANCE AS RECORDED ON CSM 4899

SCALE 1" = 200'

KEITH J. VALENTYNE, PLS-2198 DATED
 (920) 419-3369

CERTIFIED SURVEY MAP NO. 2113868 OWNERS: SHAWN T. LILLIE
 DOCUMENT NO. 2113868
 SURVEY MAP NO. 7427 VOL. 45, PAGE 7427
 (S02°47'09"W)