PLAN COMMISSION AGENDA
Tuesday, May 5, 2020 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

VIRTUAL MEETING PARTICIPATION OPTIONS

Web Access:
https://grandchute.my.webex.com/grandchute.my/j.php?MTID=m97ee0d5a3c80813cd8b499a8e4907f9b
Access Code: 620-057-177
Meeting Password: 1900

Telephone Access:
Dial: (408) 418-9388
Access Code: 620-057-177
Meeting Password: 1900

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – March 3, 2020 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-02-20) requested by Midwest Properties 1, LLP, 2932 N. Tempest Court, to allow grading, filling, construction of an industrial/storage building, a stormwater facility, and associated site improvements. **Action:** Hear testimony/close meeting.
8. **Conditional Use Permit (CUP-02-20)** – Request by Midwest Properties 1, LLP, 2932 N. Tempest Court, to allow grading, filling, construction of an industrial/storage building, a stormwater facility, and associated site improvements. **Action:** Recommend approval/denial of CUP-02-20. (TOWN BOARD ACTION 5/5/2020)
9. **Site Plan (SP-07-20)** – Request by Midwest Properties 1, LLP, 2932 N Tempest Court, for construction of an industrial/storage building, a stormwater facility, and associated site improvements. **Action**: Approve/deny SP-07-20.
10. **Neighborhood Information Meeting #2** – Conditional Use Permit (CUP-03-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, to allow grading, filling, construction of a commercial/financial office building, and associated site improvements. **Action:** Hear testimony/close meeting.
11. **Conditional Use Permit (CUP-03-20)** – Request by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, to allow grading, filling, construction of a commercial/financial office building, and associated site improvements. **Action:** Recommend approval/denial of CUP-03-20. (TOWN BOARD ACTION 5/5/2020)
12. **Preliminary Plat (PP-01-20)** – Request by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for approval of the Preliminary Plat of ICB Plat. **Action:** Recommend approval/denial of PP-01-20. (TOWN BOARD ACTION 5/5/2020)
13. **Site Plan (SP-10-20)** – Request by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for construction of a commercial/financial office building and associated site improvements. **Action**: Approve/deny SP-10-20.

14. **Public Hearing #1** – Special Exception approval (SE-08-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for an off-premise sign to be located at 3800 N. Investors Court. **Action:** Hear testimony/close hearing.

15. **Special Exception (SE-08-20)** – Request by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for an off-premise sign to be located at 3800 N. Investors Court. **Action:** Recommend approval/denial of SE-08-20. (TOWN BOARD ACTION 5/5/2020)

16. **Site Plan (SP-11-20)** – Request by ABS 1, LLC, dba Investors Community Bank, for installation of an off-premise sign at 3800 N. Investors Court. **Action**: Approve/deny SP-11-20.

17. **Special Exception Amendment (SEA2-08-12)** – Request by Appleton Valley Homes LLC, 5358-5390 Pennsylvania Avenue, for approval of Amendment No. 3 to the Georgetown Square Condominium Planned Unit Development (PUD), adjusting the layout and reducing the number of units in the PUD from 40 units to 38 units. **Action:** Recommend approval/denial SEA2-08-12. (TOWN BOARD ACTION 5/5/2020)

18. **Condo Plat (CP-01-20)** – Request by Appleton Valley Homes LLC, 5358-5390 Pennsylvania Avenue, to approve Addendum No. 4 to the Georgetown Square Condominium by adding 9 units to the declared area. **Action:** Recommend approval/denial of CP-01-20. (TOWN BOARD ACTION 5/5/2020)

19. **Site Plan (SP-06-20)** – Request by Appleton Valley Homes LLC, 5358-5390 Pennsylvania Avenue, for construction of 9 condo units, a stormwater facility, and associated site improvements. **Action**: Approve/deny SP-06-20.

20. **Site Plan (SP-08-20)** – Request by Freddy's Frozen Custard & Steakburgers, 3633 W. College Avenue, for construction of a restaurant building and associated site improvements. **Action:** Approve/deny SP-08-20.

21. **Site Plan (SP-09-20)** – Request by Prospera Credit Union, 5140 W. Integrity Way, for construction of a financial institution building and associated site improvements. **Action:** Approve/deny SP-09-20.

22. **Affidavit of Correction – Lot 1 & Outlot 1, Certified Survey Map 4985** – Request by Alexander W. and Kathryn S. Wilkes to revise and correct a recorded drainage easement on property at 3692 N. Maple Edge Court. **Action:** Recommend approval/denial of the Affidavit of Correction. (TOWN BOARD ACTION 5/5/2020)

23. **Variance from Chapter 463 of the Grand Chute Municipal Code (Stormwater Management)** – Request by Jason and Elizabeth Verboomen, 4274 N. Bountiful Lane, for a variance granting a protective area/wetland setback reduction to allow construction of a single family home. **Action:** Approve/deny variance.

24. 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, Community Development Authority, 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, Community Development Authority, 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
March 3, 2020

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

Also Present: James March, Town Administrator; Brent Braun, IT Director; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 4) Supervisor Eric Davidson.

1. **ROLL CALL**
   Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**
   Motion (Boeckers/Ulrich) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – FEBRUARY 20, 2020 MEETING.
   Motion (Ulrich/Boeckers) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT** – There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
   Director Buckingham announced that the March 17 meeting is cancelled. The next meeting will be Thursday, April 9.

   Planner Patza reported on progress with the Comprehensive Plan update. Demographic data mining is 60% complete and mapping work is 90% complete. An interactive GIS hub/map page will be available for public viewing and feedback. The public survey has been live since January, with approximately 100 respondents to date. The Advisory Committee will next meet in April. A public information/workshop will also be held in April.

7. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-06-20) REQUESTED BY REALTY INCOME PROPERTIES 6 LLC, DBA ARBY'S RESTAURANT, 3801 W. WISCONSIN AVENUE FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

   Chairman Schowalter opened Public Hearing #1 at 6:05 p.m. There was no public input.

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

8. **SPECIAL EXCEPTION PERMIT (SE-06-20)** – REQUEST BY REALTY INCOME PROPERTIES 6 LLC, DBA ARBY'S RESTAURANT, 3801 W. WISCONSIN AVENUE FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

   Planner Patza stated that this EMU is part of a new sign arrangement that will bring the existing pylon into code compliance.

   Motion (Sherman/Boeckers) to recommend approval of the Special Exception Permit (SE-06-20) requested by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue to allow operation of an electronic message center sign. Motion carried, all voting aye.

DRAFT

9. **SITE PLAN AMENDMENT (SPA1-00-02)** – REQUEST BY REALTY INCOME PROPERTIES 6 LLC, DBA ARBY'S RESTAURANT, 3801 W. WISCONSIN AVENUE, TO MODIFY AN EXISTING PYLON SIGN WITH A NEW SIGN CABINET AND A NEW ELECTRONIC MESSAGE CENTER.

   Motion (Boeckers/Ulrich) to approve the Site Plan Amendment (SPA1-00-02) requested by Realty Income Properties 6 LLC, dba Arby's Restaurant, 3801 W. Wisconsin Avenue, to remove a sign cabinet on an existing pylon and install a new sign cabinet, including an electronic message center, subject to Town Board approval of Special Exception SE-06-20. Motion carried, all voting aye.

10. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-07-20) REQUESTED BY THE LAMAR COMPANY GREEN BAY, FOR OPERATION OF A BILLBOARD/OFF-PREMISES ADVERTISING SIGN AT 5501 W. NEUBERT ROAD.

    Chairman Schowalter opened Public Hearing #2 at 6:08 p.m.

    Renee St. Laurent, Lamar Company, explained the request for installation of a billboard along the State Highway 15 frontage at Sport-O-Motive.

    Motion (Weber/Boeckers) to close Public Hearing #2 at 6:08 p.m. Motion carried, all voting aye.

11. **SPECIAL EXCEPTION PERMIT (SE-07-20)** – REQUEST BY THE LAMAR COMPANY GREEN BAY, FOR OPERATION OF A BILLBOARD/OFF-PREMISES ADVERTISING SIGN AT 5501 W. NEUBERT ROAD.

    Director Buckingham noted this new billboard would have a static face on one side and a digital face on the other side. He stated that this request is in line with the sign credits provided to Lamar Company by ordinance. He also advised that the WisDOT has issued the permit for this billboard, so the recommended condition of approval is removed.

    Motion (Ulrich/Weber) to recommend approval of the Special Exception Permit (SE-07-20) requested by The Lamar Company Green Bay, to allow operation of a billboard/off-premises advertising sign at 5501 W. Neubert Road. Motion carried on a vote of 3 - 2 (Commissioners Sherman and Boeckers voting no.)

12. **SITE PLAN (SP-04-20)** – REQUEST BY THE LAMAR COMPANY GREEN BAY, TO INSTALL A BILLBOARD/OFF-PREMISES ADVERTISING SIGN AT 5501 W. NEUBERT ROAD.

    Motion (Schowalter/Ulrich) to approve of the Site Plan (SP-04-20) requested by The Lamar Company Green Bay, for installation of a billboard/off-premises advertising sign at 5501 W. Neubert Road, subject to Town Board approval of Special Exception SE-07-20. Motion carried on a vote of 3 - 2 (Commissioners Sherman and (voting no).

13. ADJOURNMENT.
    Motion (Sherman/Boeckers) to adjourn the meeting at 6:11 p.m. Motion carried, all voting aye.

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

DRAFT

Town of Grand Chute
Conditional Use Permit Request
Midwest Properties 1, LLP

To: **Plan Commission**

From: **Michael Patza Town Planner**

Date: **April 23, 2020**

Address: **2932 N. Tempest Court** **App. #: CUP-02-20**

REQUEST

This project includes grading and filling associated with the construction of an industrial/storage building, a stormwater facility, and associated site improvements. The building, parking lot and truck maneuvering areas, and stormwater management facility are located in the Shoreland Zoning District within 300' of the navigable stream on the east side of the property. Accordingly, a County Conditional Use Permit is required.

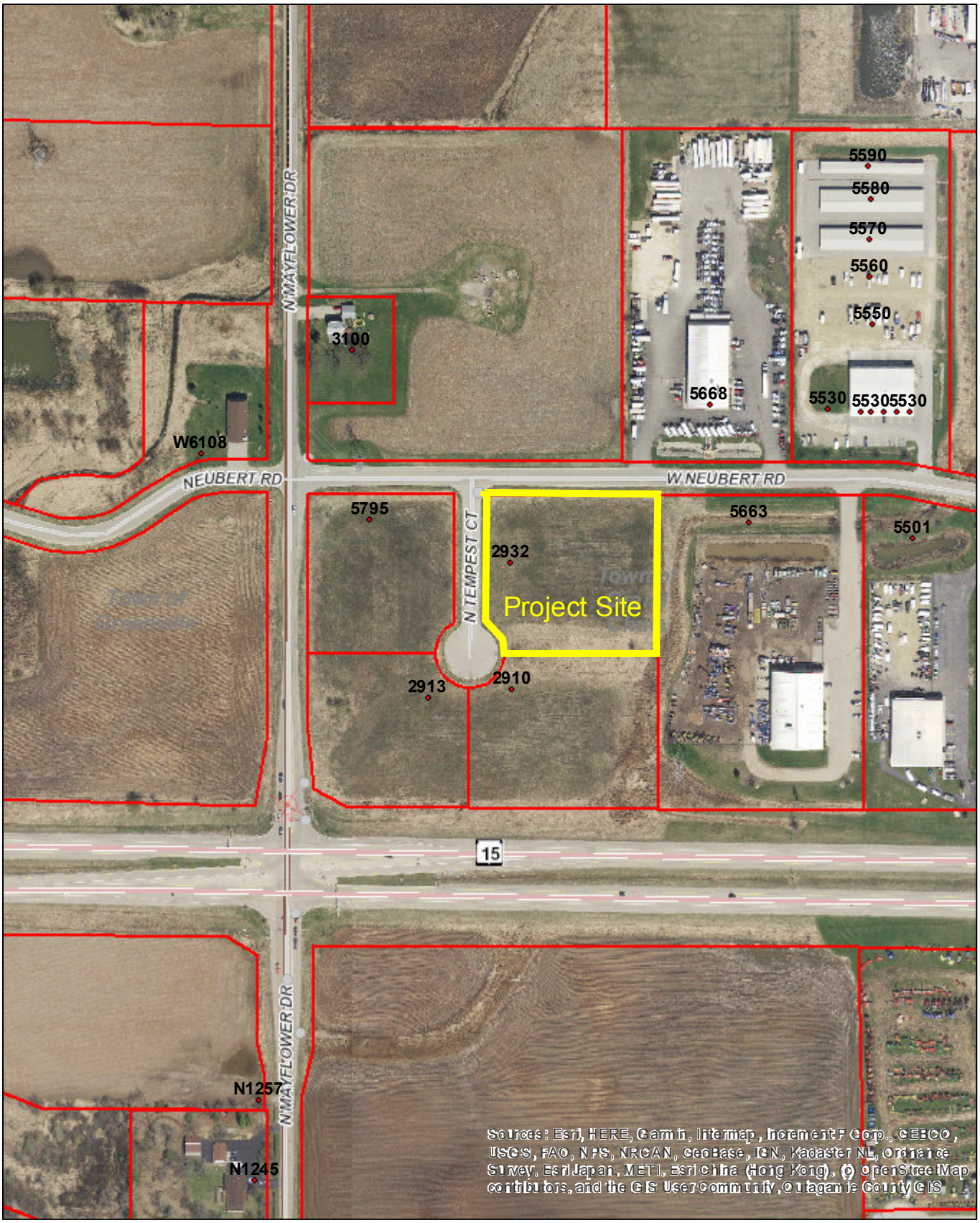
ANALYSIS

Approximately 57,500 sq. ft. of area will be graded and 4,000 cubic yards of fill placed in the Shoreland Zoning District. There will be no filling in floodway areas on the east side of the site and no change to the base flood elevation. A bio-retention basin will be installed on south side of the site to treat stormwater runoff. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition on approval of this permit. Due to the property being within the Outagamie County Airport Overlay District, a Special Exception Permit is required from Outagamie County for the new building and stormwater facility. Standard erosion control measures and best management practices will be followed during this project.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-02-20) requested by Midwest Properties 1, LLP, 2932 N. Tempest Court, to allow grading, filling, construction of an industrial/storage building, a stormwater facility, and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans.

CUP-02-20 -- 2932 N. Tempest Court



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

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Grand Chute

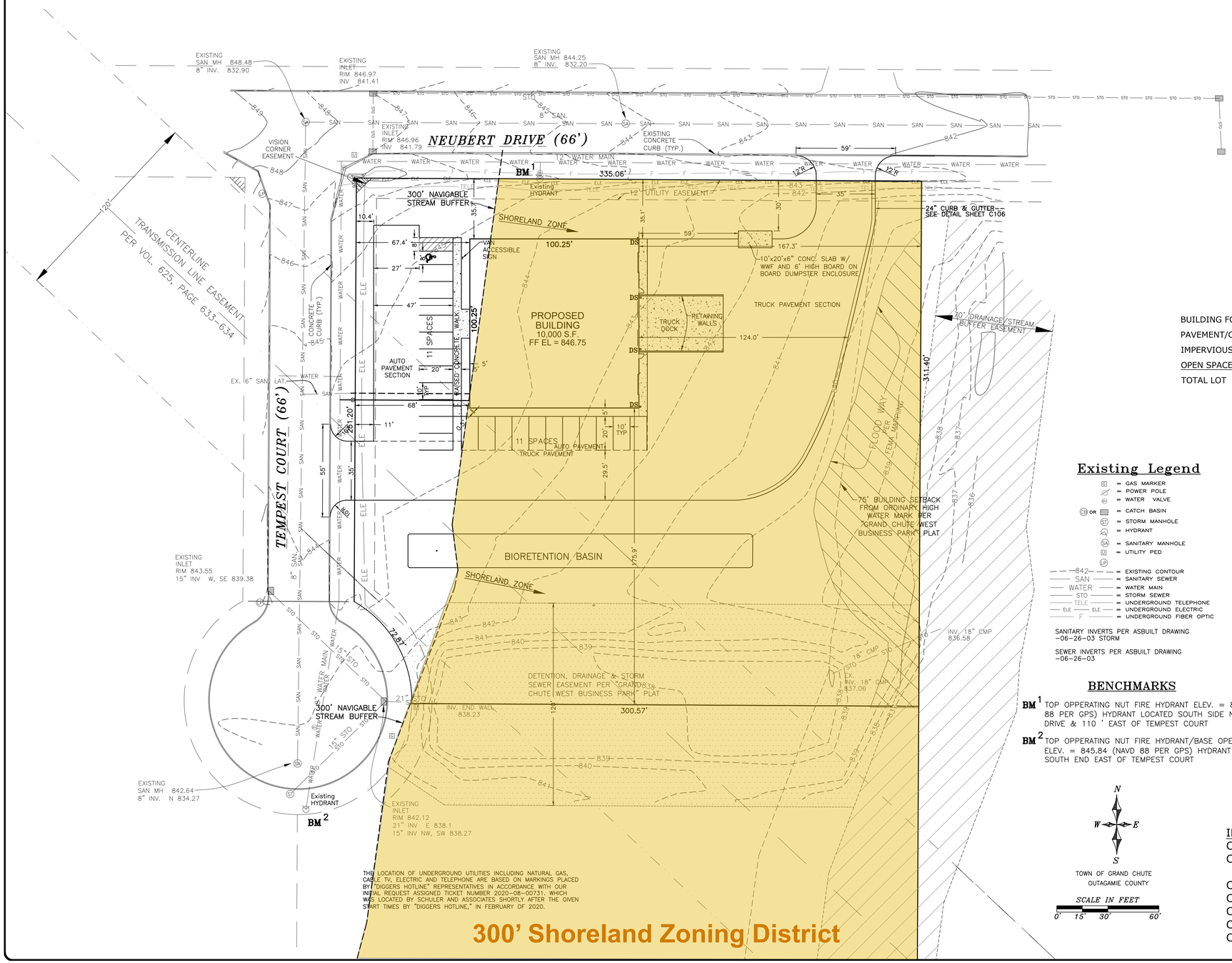
Date: 4/27/2020 07:45 PM

CONDITIONAL USE
PROJECT DESCRIPTION
MIDWEST 10, GRAND CHUTE WEST BUSINESS PARK
March 26, 2020

PROJECT DESCRIPTION

The proposed project entails the construction of a 10,000 square foot industrial / storage building along with associated parking lots, drives, and storm water facilities for Midwest Properties I, LLP at 2932 N. Tempest Court in the Town of Grand Chute. The legal description of the property is Lot 4, Grand Chute West Business Park, located in the Southwest ¼ of Section 21, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County. The entire property is 2.36 acres in size.

The proposed building, the parking south of the building, the truck maneuvering area and dock to the east of the building, and most of the bioretention basin are all located in the Shoreland Zone (within 300 feet of a navigable stream). The west parking lot along Tempest Court and drive entrance on Tempest Court are outside the Shoreland Zone. There will be approximately 57,500 square feet of grading and 4,000 cubic yards of fill placed in the Shoreland Zone. No filled is proposed in the mapped floodplain (floodway) area on the east side of the site.



THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2020-08-00731. WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN FEBRUARY OF 2020.

SITE PLAN NOTES

OWNER: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A
GREENVILLE, WI 54942

ZONING: IND (INDUSTRIAL DISTRICT)
AIRPORT OVERLAY ZONE: 2B

LEGAL DESCRIPTION: LOT 4, GRAND CHUTE WEST BUSINESS PARK, BEING LOCATED IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

PARCEL ID.: 102464100

AREA: 102,850 S.F. (2.361 AC)

PARKING

REQUIRED: 10,00 SF/ 500 SF/SPACE = 20 SPACES

PROVIDED: STANDARD: 22 Spaces
ACCESSIBLE: 1 Spaces
TOTAL 23 Spaces

IBC BUILDING CONSTRUCTION: IIIB
NONSPRINKLERED
IBC OCCUPANCY: S-1, MODERATE HAZARD STORAGE

SITE INFORMATION

	EXISTING	PROPOSED
BUILDING FOOTPRINT	0 S. F. (0%)	10,050 S.F. (09.77%)
PAVEMENT/CONCRETE	0 S.F. (0%)	33,240 S.F. (32.32%)
IMPERVIOUS	0 S.F. (0%)	43,290 S.F. (42.09%)
OPEN SPACE	102,850 S.F. (100%)	59,560 S.F. (57.91%)
TOTAL LOT	102,850 S.F. (100%)	102,850 S.F. (100%)

Existing Legend

- GAS MARKER
- POWER POLE
- WATER VALVE
- CB OR = CATCH BASIN
- ST = STORM MANHOLE
- HYDRANT
- SA = SANITARY MANHOLE
- U = UTILITY PED
- P
- 842 = EXISTING CONTOUR
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- WATER = WATER MAIN
- STO = STORM SEWER
- TELE = UNDERGROUND TELEPHONE
- ELE = UNDERGROUND ELECTRIC
- F = UNDERGROUND FIBER OPTIC

SANITARY INVERTS PER ASBUILT DRAWING -06-26-03 STORM

SEWER INVERTS PER ASBUILT DRAWING -06-26-03

BENCHMARKS

BM 1 TOP OPPERATING NUT FIRE HYDRANT ELEV. = 848.50(NAVD 88 PER GPS) HYDRANT LOCATED SOUTH SIDE NEUBERT DRIVE & 110 ' EAST OF TEMPEST COURT

BM 2 TOP OPPERATING NUT FIRE HYDRANT/BASE OPERATING NUT ELEV. = 845.84 (NAVD 88 PER GPS) HYDRANT LOCATED SOUTH END EAST OF TEMPEST COURT

N W E S

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C106 - Site Details
C107 - Erosion Control Details
L101 - Landscape Plan
E101 - Exterior Photometric Plan
E102 - Lighting Plan
A101 - Building Floor Plan
A102 - Building Elevation

REVISIONS
3-30-2020 Final Submittal Set
4-24-2020 Shoreland Zone Shown

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-8126 (920) 734-9107

SITE PLAN
MIDWEST PROPERTIES BUILDING 10
2932 N. TEMPEST COURT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN MJF,CRS
DATE 03/20/2020
SCALE 1"=30'
JOB NO. 4636
SHEET C101

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Town of Grand Chute
Site Plan Review
Midwest Properties 1, LLP

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 24, 2020**

Address: **2932 N. Tempest Court** **App. #: SP-07-20**

REQUEST

1. **Proposed Use(s):** Industrial use.
2. **Project Description:** Construction of an industrial/storage building, stormwater facility and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant proposes the construction of a 10,000 sq. ft. industrial/storage building and associated site improvements. The property is 2.35 acres in size and is zoned IND – Industrial District. Access will be provided from W. Neubert Drive and N. Tempest Court. The building exterior will feature a combination of metal panels and masonry elements, which meet the architectural requirements outlined in the Zoning Code.

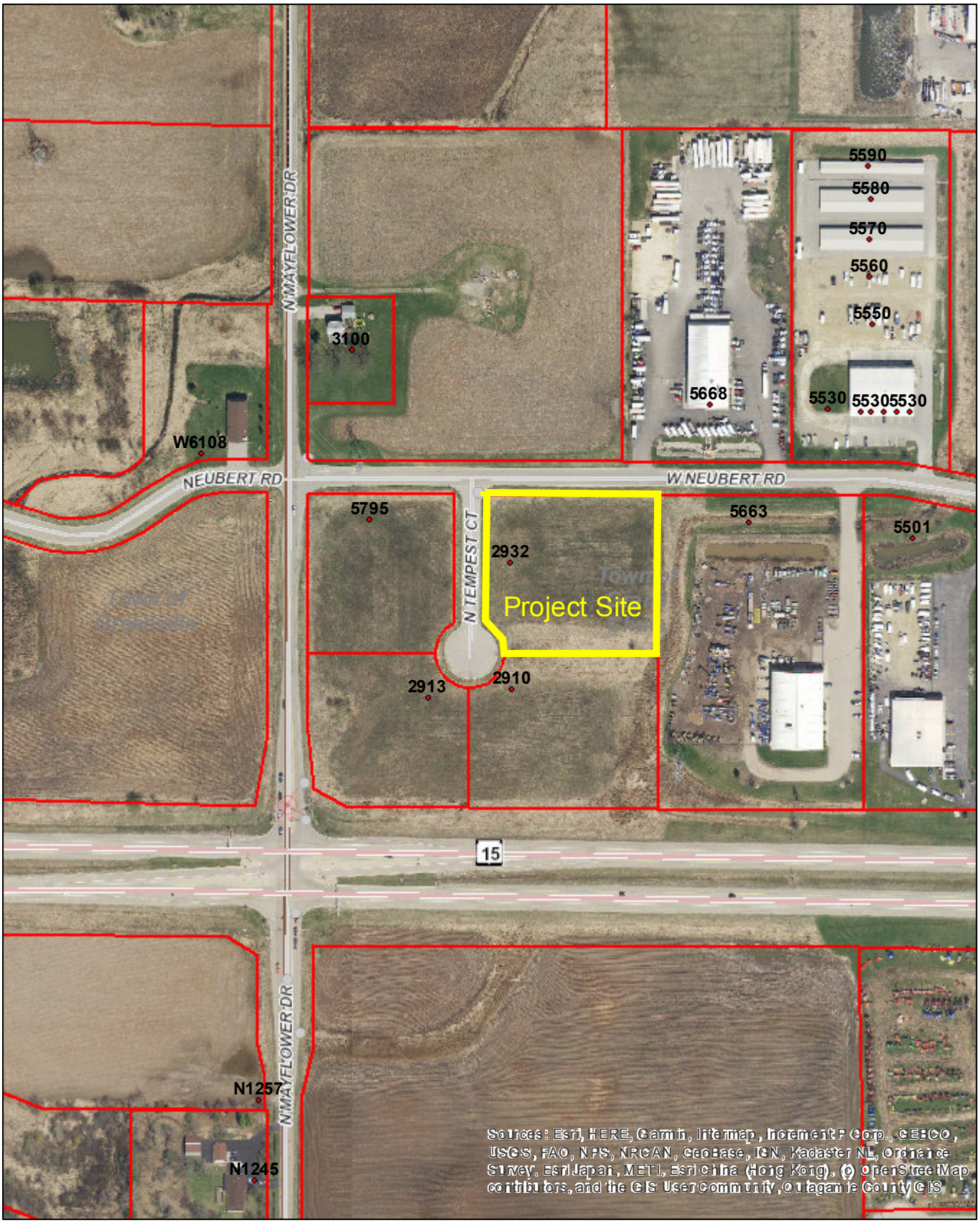
The Stormwater Management Plan for the project utilizes the combination of a new bio-retention basin and an existing stormwater facility on the south side of the property to treat stormwater. The existing stormwater facility was designed to treat stormwater from this site and other adjacent properties. The new bio-retention basin will provide the additional stormwater treatment necessary to meet current requirements. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. Due to the property being within the Outagamie County Airport Overlay District, a Special Exception Permit is required from Outagamie County for the new building and stormwater facility.

The proposed building and other site improvements are within 300' of the navigable stream to the east. Accordingly, a Conditional Use Permit is required from Outagamie County. Town Board approval of the required Conditional Use Permit is also a condition of Site Plan approval. The Landscaping and Site Lighting Plans have 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-07-20) requested by Midwest Properties 1, LLP, 2932 N. Tempest Court, for construction of an industrial/storage building, stormwater facility and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) Town Board approval of Conditional Use Permit CUP-02-20.

SP-07-20 -- 2932 N. Tempest Court



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Author:

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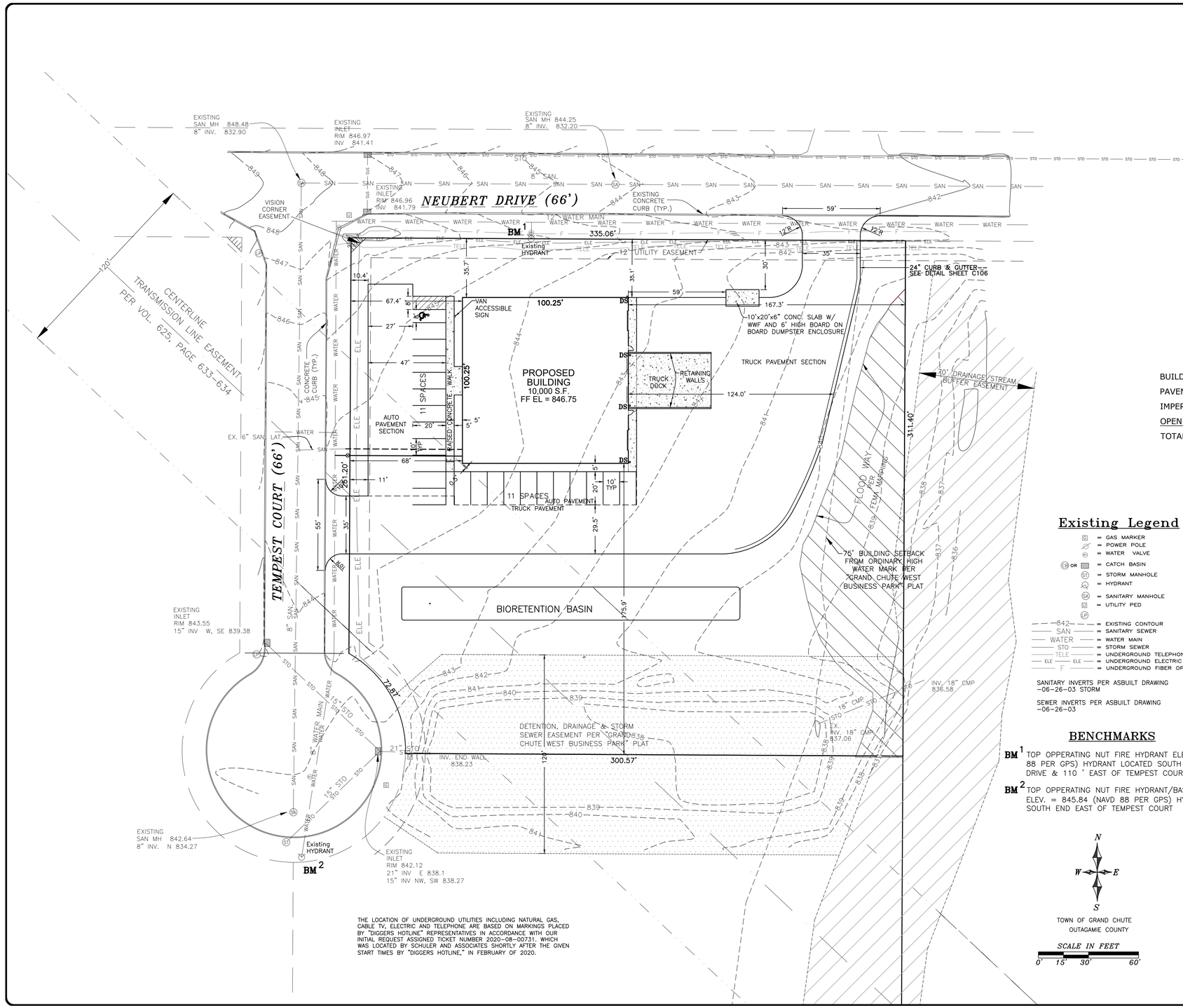
Grand Chute

Date: 4/27/2020 07:46 PM



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S

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 15' 30' 60'

WISCONSIN
JEFFREY T. RUSTICK
E-29224
NEENAH
WI
PROFESSIONAL ENGINEER
3-30-2020

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REVISIONS
3-30-2020
Final Submittal Set

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

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FOR: MIDWEST PROPERTIES I, LLP
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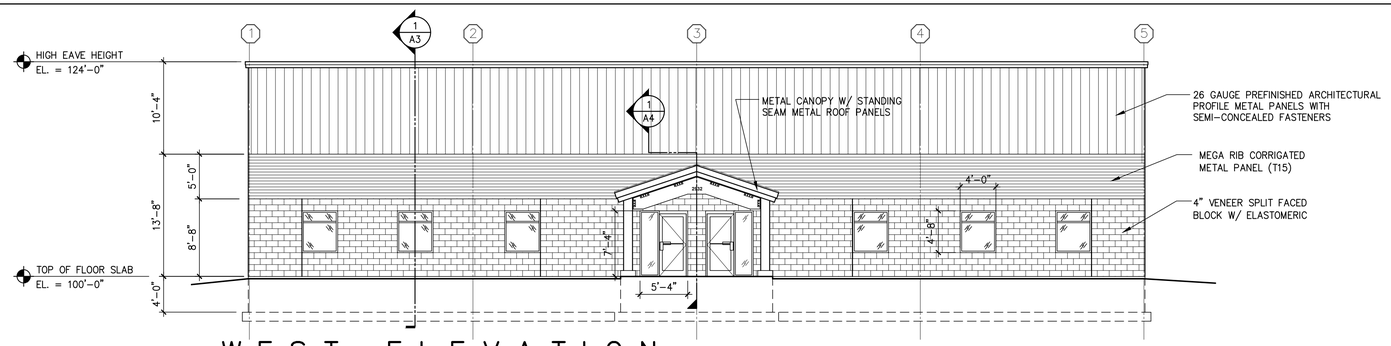
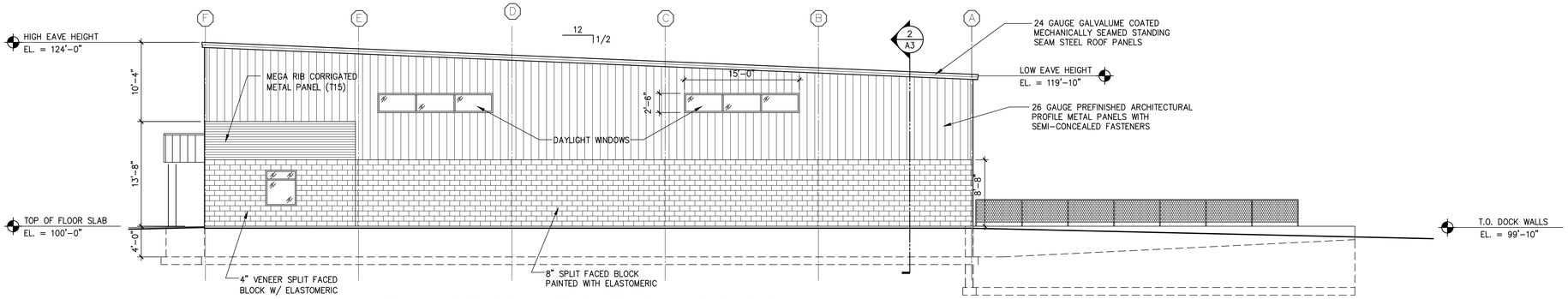
DRAWN MJF,CRS
DATE 03/20/2020
SCALE 1"=30'
JOB NO. 4636
SHEET C101

C:\Users\Clyde Schmidt\Desktop\Dwg Files\4600\4636 Midwest Bldg 10\4636-Set_3-30-20.dwg, 3/30/2020 12:11:53 PM



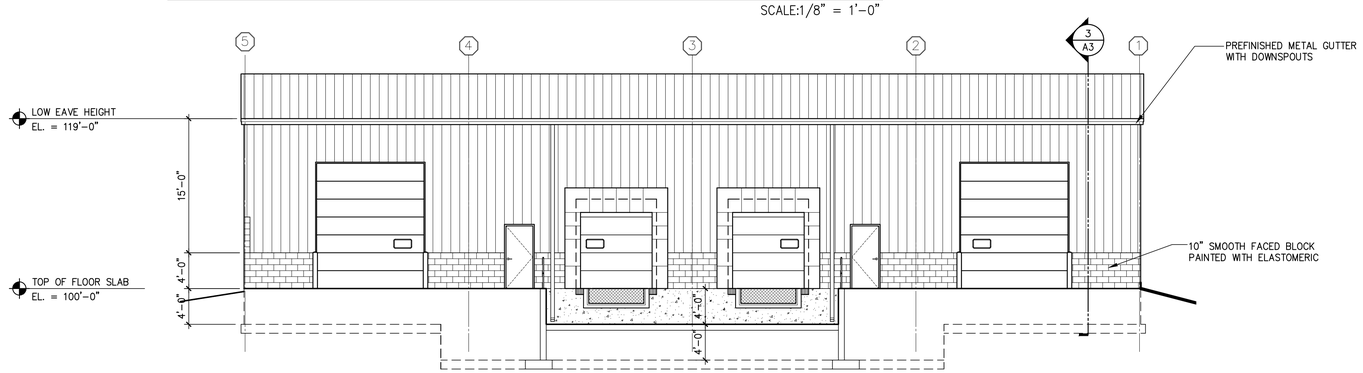
WEST ELEVATION

SCALE:1/8" = 1'-0"



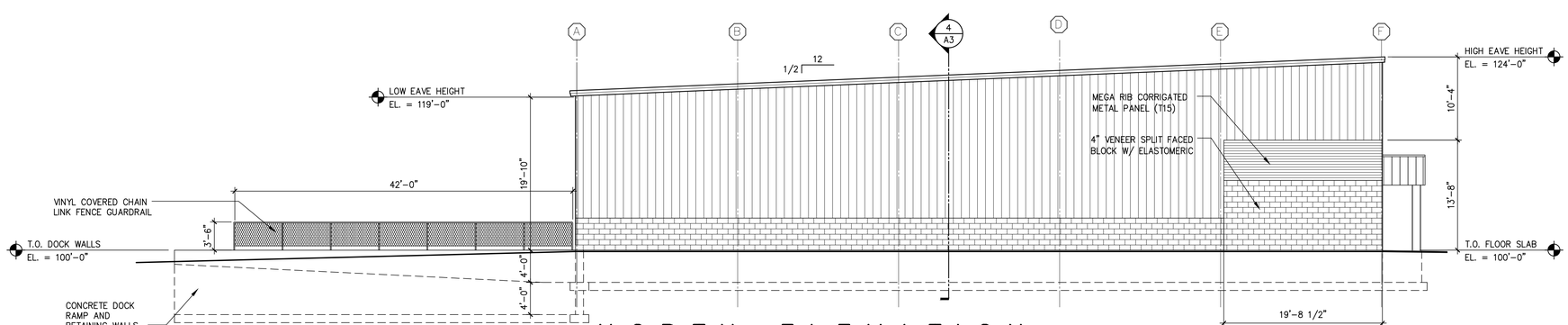
SOUTH ELEVATION

SCALE:1/8" = 1'-0"



EAST ELEVATION

SCALE:1/8" = 1'-0"



NORTH ELEVATION

SCALE:1/8" = 1'-0"

W6483 Design Drive, Unit A
Greenville, WI. 54942
Phone: 920-954-5554
Toll Free: 800-261-5554
Fax: 920-882-4969
www.midwest-prop.com
paulg@midwest-prop.com
troyf@midwest-prop.com

Midwest Properties -COMMERCIAL-
Design Build Lease
Commercial Development, Inc.

PROPOSED BUILDING FOR:

MIDWEST PROPERTIES BLD 10

0000 Tempest Ct. Grand Chute, Wisconsin

Issue	Date:	Revision:
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*

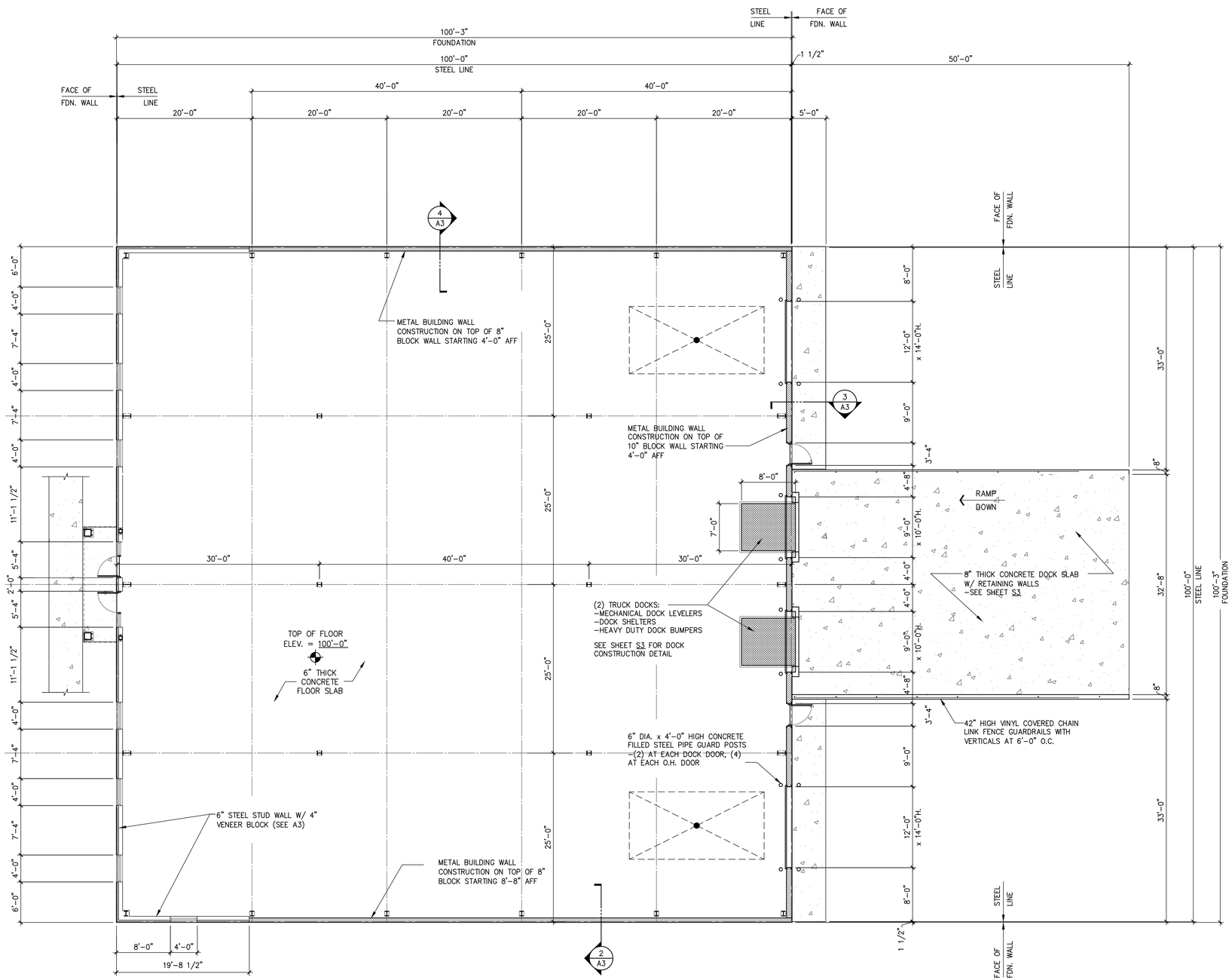
Project Number: 202003

Issue Date: 3-16-20

Drawn By: PCG

A102 Issue # 1

Elevations



FLOOR PLAN

SCALE:1/8" = 1'-0"

W6483 Design Drive, Unit A
Greenville, WI. 54942
Phone: 920-954-5554
Toll Free: 800-253-5554
Fax: 920-882-4969
www.midwest-prop.com
paulg@midwest-prop.com
troy@midwest-prop.com

Midwest Properties -COMMERCIAL-
Design/Build Lease
Commercial Development, Inc.

PROPOSED BUILDING FOR:

MIDWEST PROPERTIES BLD 10

2932 N Tempest Ct, Grand Chute, Wisconsin

Issue	Date:	Revision:
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*

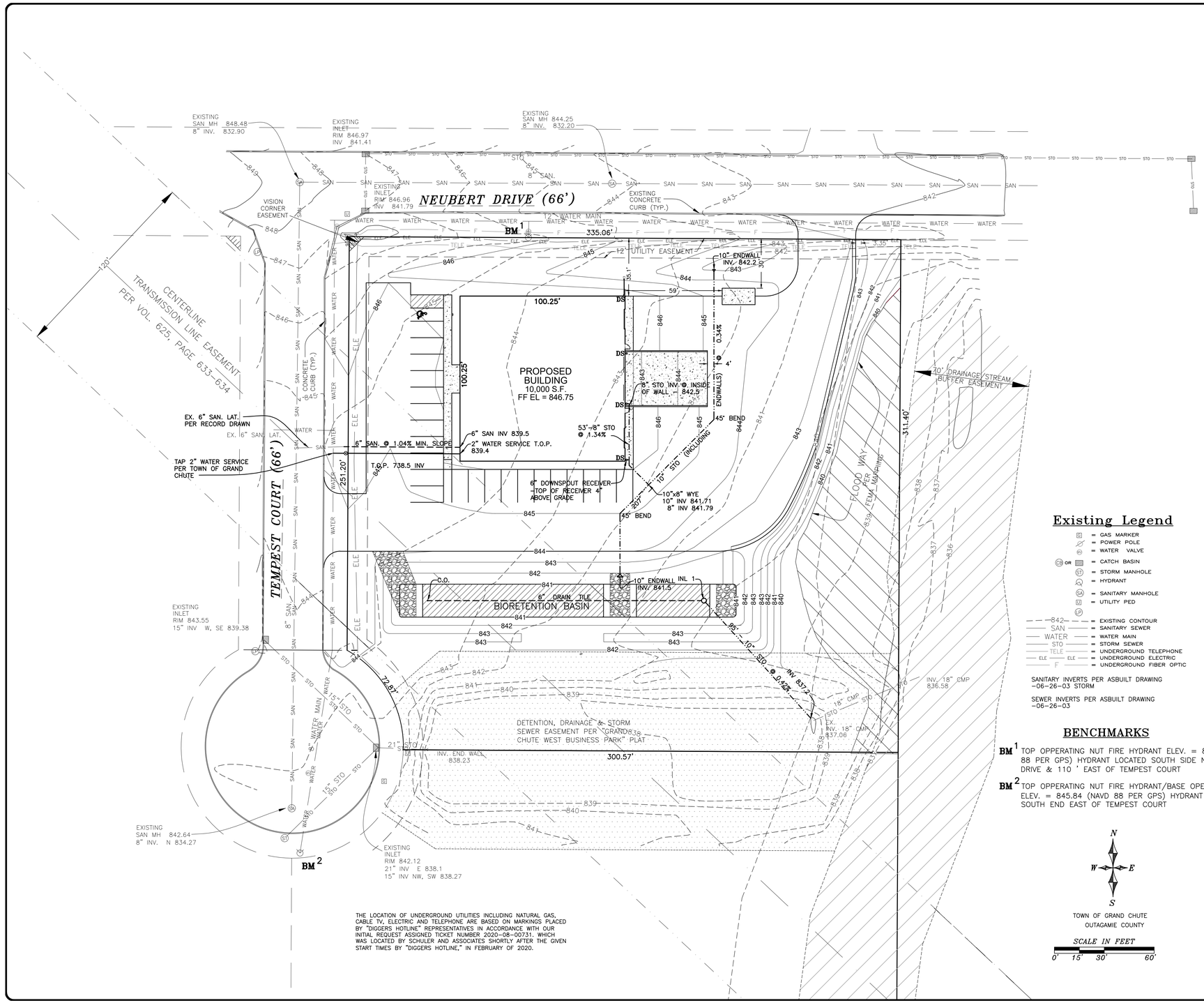
Project Number: 202003

Issue Date: 3-16-20

Drawn By: PCG

A101 | Issue # 1

Floor Plan



THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2020-08-00731. WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN FEBRUARY OF 2020.

Storm Sewer Structure Table

I.D.	Dia.*	Rim Elev.	Inv Elev.	Frame & Grate
INLET 1	24"	841.85	10" SE 837.6	NF R-4340-B 6" PIPE WITH FLAP GATE BACKFLOW PREVENTER
			6" W 837.75	

* STORM SEWER CONTRACTOR/MATERIAL SUPPLIER MUST VERIFY STRUCTURE SIZE AND SHALL SUPPLY STRUCTURES WITH ADEQUATE SIZE TO ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

UTILITY PLAN NOTES

1 - ALL WORK & MATERIALS SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & SPS 384 (STATE PLUMBING CODE).

2 - 2" WATER SERVICE SHALL BE 2" POLYETHYLENE (PER SPS 384); SANITARY SERVICE PIPE SHALL BE SCHEDULE 40 PVC; STORM SEWER PIPE SHALL BE PER SCHEDULE 40 PVC, UNLESS NOTED OTHERWISE.

3 - PRIVATE NON-METALLIC PIPES SHALL BE INSTALLED W/ A TRACER WIRE PER SPS 382/384.

4 - THE UTILITY CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF GRAND CHUTE FOR WORK IN THE PUBLIC STREET RIGHT-OF-WAYS.

Existing Legend

- GAS MARKER
- POWER POLE
- WATER VALVE
- CB OR = CATCH BASIN
- STORM MANHOLE
- HYDRANT
- SANITARY MANHOLE
- UTILITY PED
- 842 = EXISTING CONTOUR
- SAN = SANITARY SEWER
- WATER = WATER MAIN
- STO = STORM SEWER
- TELE = UNDERGROUND TELEPHONE
- ELE = UNDERGROUND ELECTRIC
- F = UNDERGROUND FIBER OPTIC

SANITARY INVERTS PER ASBUILT DRAWING -06-26-03 STORM

SEWER INVERTS PER ASBUILT DRAWING -06-26-03

BENCHMARKS

BM 1 TOP OPPERATING NUT FIRE HYDRANT ELEV. = 848.50(NAVD 88 PER GPS) HYDRANT LOCATED SOUTH SIDE NEUBERT DRIVE & 110 ' EAST OF TEMPEST COURT

BM 2 TOP OPPERATING NUT FIRE HYDRANT/BASE OPERATING NUT ELEV. = 845.84 (NAVD 88 PER GPS) HYDRANT LOCATED SOUTH END EAST OF TEMPEST COURT

N W E S

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 15' 30' 60'

REVISIONS
3-30-2020
Final Submittal Set

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-8126 (920) 734-9107

UTILITY PLAN
MIDWEST PROPERTIES BUILDING 10
2932 N. TEMPEST COURT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN MJF,CRS
DATE 03/20/2020
SCALE 1"=30'
JOB NO. 4636
SHEET C103

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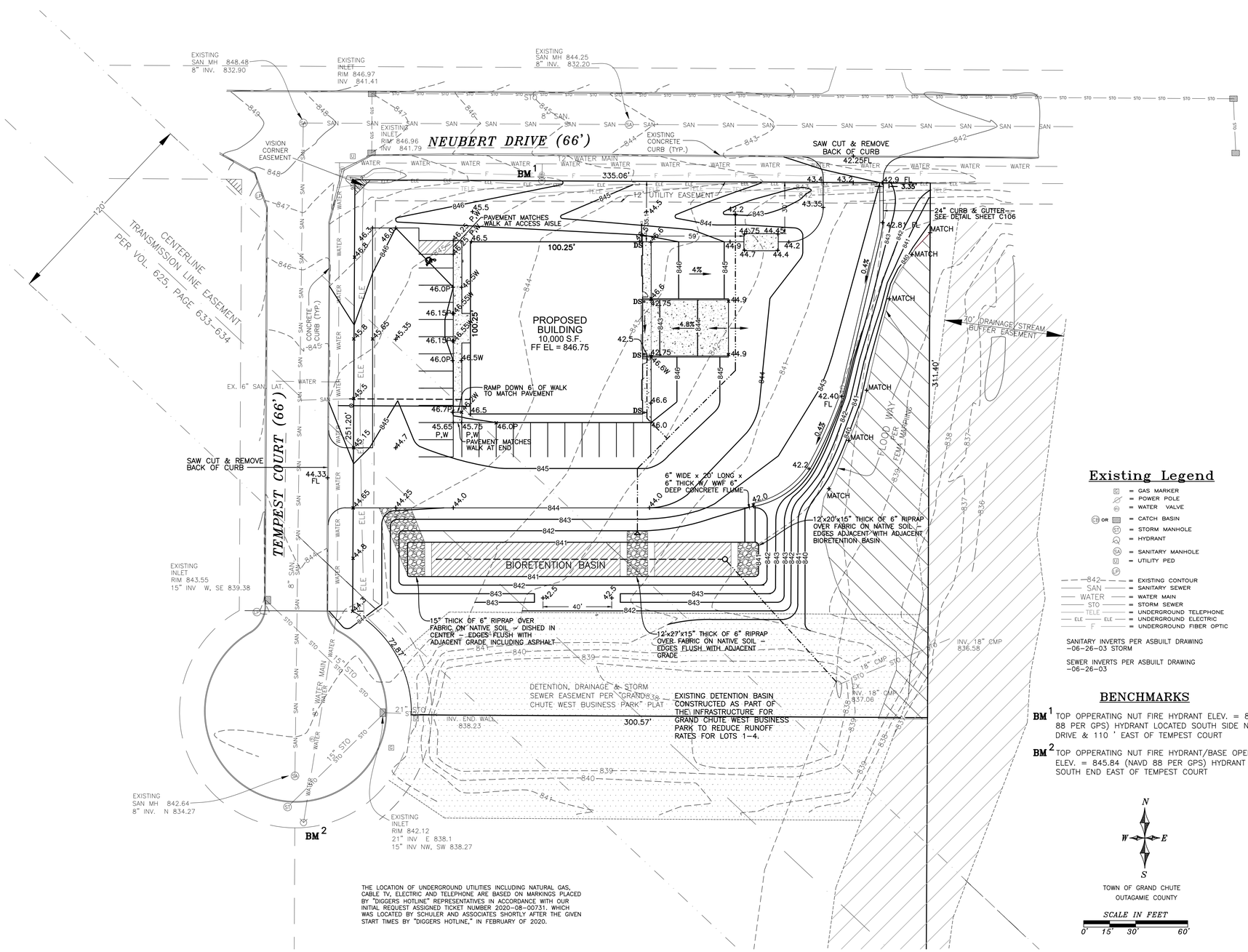

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DRAINAGE SUMMARY

	Existing	Post Construction
DRAINAGE AREA	77,710 SF (1.78 Ac)	77,710 SF (1.78 Ac)
1 YR. PEAK FLOW (NO DETENTION)	0.70 CFS	3.61 CFS
1 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.36 CFS/ 4,726 CF
2 YR. PEAK FLOW (NO DETENTION)	1.01 CFS	4.35 CFS
2 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.89 CFS/ 5,073 CF

PEAK FLOWS FOR HIGHER INTENSITY STORMS ACCOMMODATED BY THE EXISTING DETENTION BASIN CONSTRUCTED AS PART OF THE INFRASTRUCTURE FOR GRAND CHUTE WEST BUSINESS PARK.

PROPOSED IMPROVEMENT LEGEND

- 46.6 = Proposed Elevation (Add 800 For Actual Elevation)
- 46.0P = Proposed Pavement Elevation (Add 800 For Actual Elevation)
- 46.5W = Proposed Walk Elevation (Add 800 For Actual Elevation)
- 843 = Proposed Contour
- = Proposed Direction of Drainage

Existing Legend

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N W E S

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
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3-30-2020
Final Submittal Set

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-8126 (920) 734-9107

DRAINAGE/GRADING PLAN

MIDWEST PROPERTIES BUILDING 10
2932 N. TEMPEST COURT OUTAGAMIE COUNTY, WISCONSIN
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN	MJF,CRS
DATE	03/20/2020
SCALE	1"=30'
JOB NO.	4636
SHEET	C104

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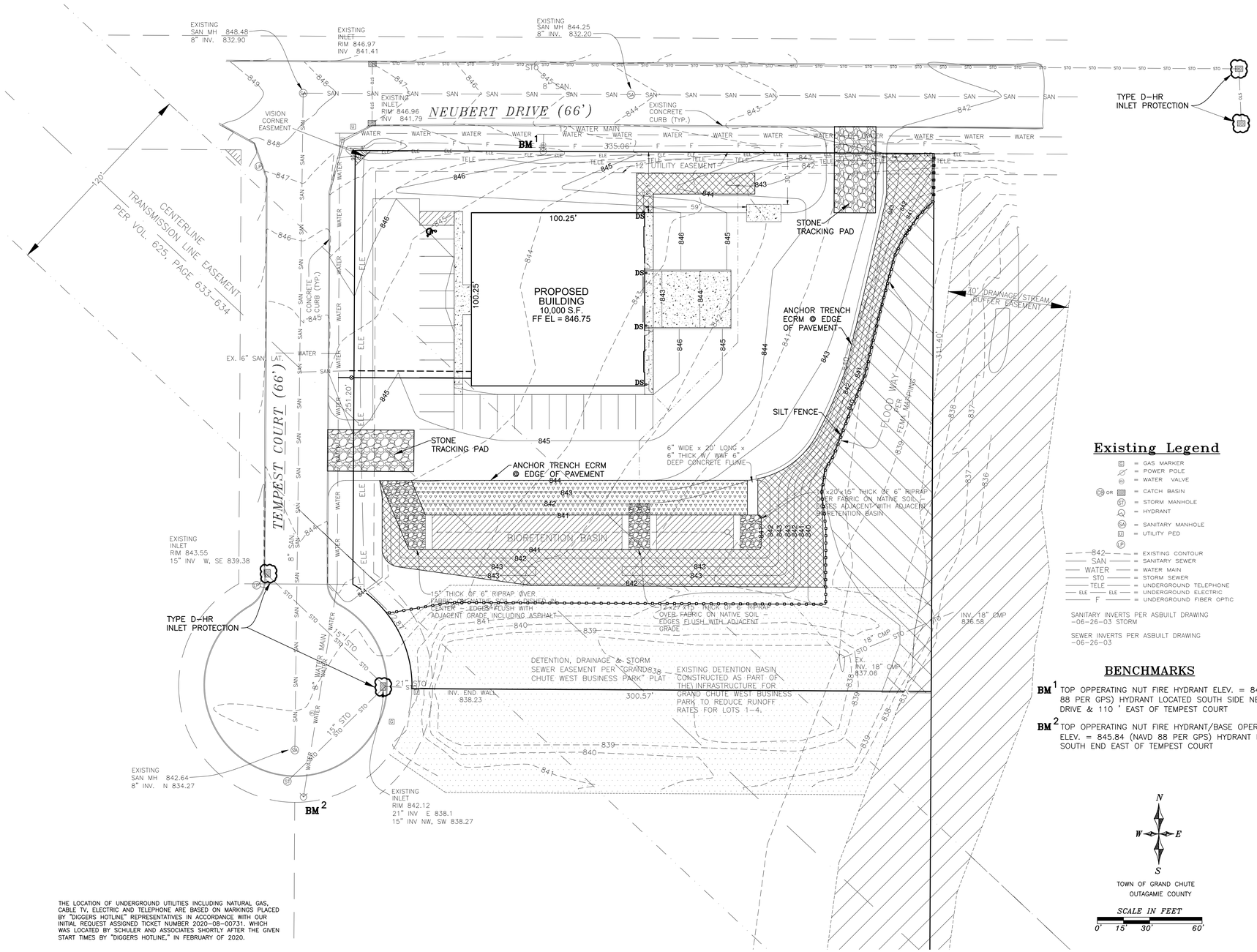

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EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

1. EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED PER THE "WISCONSIN TECHNICAL STANDARDS." EROSION CONTROL MEASURES ARE TO BE INSTALLED AS A FIRST ITEM OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED UNTIL THE SITE IS COMPLETELY STABILIZED. UPON SITE STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

2. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED WHEREVER SEDIMENT TRANSPORT IS FOUND OR WHERE IT IS DETERMINED THAT THERE IS A HIGH LIKELIHOOD THAT SEDIMENT TRANSPORT MAY OCCUR. SEDIMENTS THAT HAVE MIGRATED OFF SITE SHALL BE IMMEDIATELY CLEANED UP.

3. ANY SEDIMENTS THAT ARE TRACKED ONTO PUBLIC ROADS SHALL BE CLEANED UP BY THE END OF THE WORK DAY.

4. ALL DISTURBED GROUND OR SOIL STORAGE PILES THAT ARE LEFT INACTIVE FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED BY SEEDING, MULCHING OR COVERING.

SEE ADDITIONAL NOTES ON SHEET C107

ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.

EROSION CONTROL LEGEND

- = INLET PROTECTION
- = SEDIMENT LOG DITCH CHECK
- = SILT FENCE
- = STONE TRACKING PAD
- = CLASS II, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER WISDOT PAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- = CLASS III, TYPE A TURF REINFORCEMENT MAT PER WISDOT PAL. INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS

Existing Legend

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N W E S

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 15' 30' 60'

REVISIONS
3-30-2020
Final Submittal Set

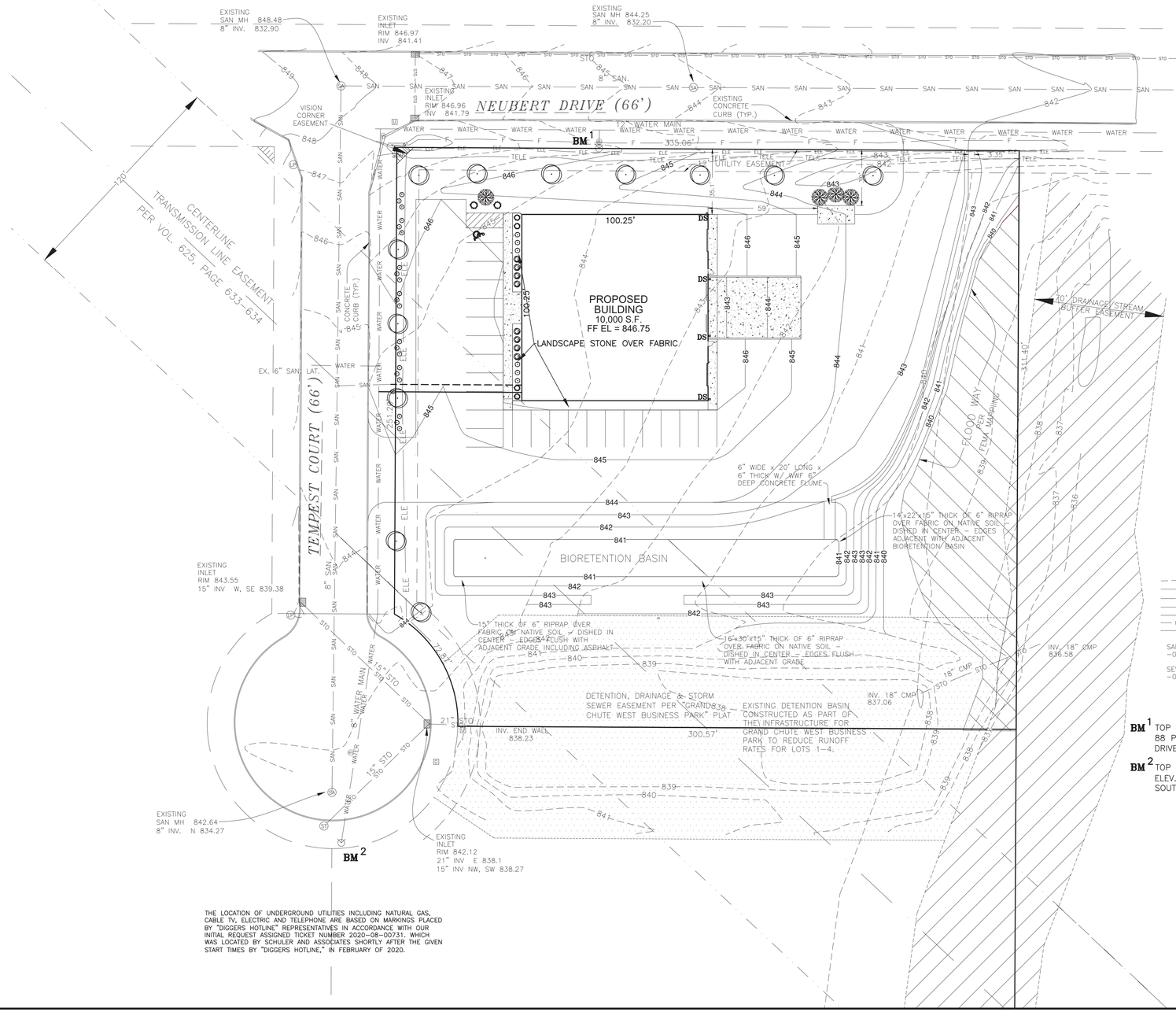
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

EROSION CONTROL PLAN

MIDWEST PROPERTIES BUILDING 10
2932 N. TEMPEST COURT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN	MJF,CRS
DATE	03/20/2020
SCALE	1"=30'
JOB NO.	4636
SHEET	C105



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PLANT LIST

- = GOLD DROP POTENTILLA (15" - 18" IN HEIGHT)
- = GLOBE ARBORVITAE (18" - 24" IN HEIGHT)
- = DECIDUOUS - GOLD FLAME SPIREA (15" - 18")
- = NORWAY MAPLE TREE (2-1/2" CALIPER)
- Rb = RIVER BIRCH TREE (2-1/2" CALIPER)
- = SPRUCE TREE (5' PLANTED HEIGHT)

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N W E S

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 15' 30' 60'

REVISIONS

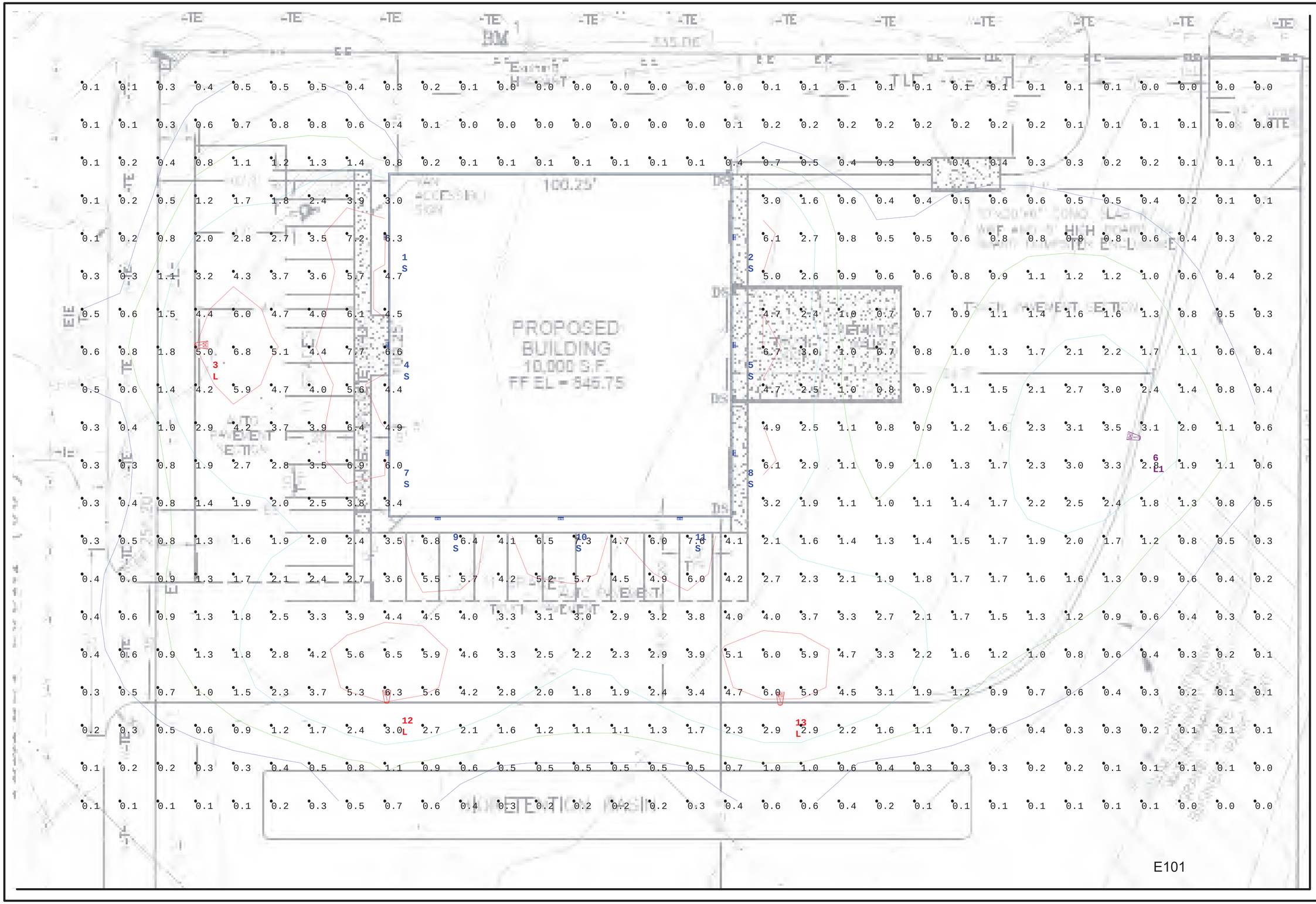
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

LANDSCAPE PLAN

MIDWEST PROPERTIES BUILDING 10
2932 N. TEMPEST COURT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN	CRS
DATE	03/20/2020
SCALE	1"=30'
JOB NO.	4636
SHEET	L101



The Lighting Analysis, estimate, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by Bay Elec represents an anticipated prediction of lighting system performance based on manufacturer's published photometric data and/or other information provided by others have not been field verified by Bay Elec and therefore actual measured results may differ from those shown in the Lighting Design. Bay Elec may, but is not required to, field verify the Lighting Design to reduce variation. Bay Elec neither warrantes, either implied or stated with regard to actual lighting performance, nor represents the appropriateness, completeness or suitability of the Lighting Design for any particular purpose. Bay Elec neither warrantes, either implied or stated, nor represents the appropriateness, completeness or suitability of any Lighting Design for any particular purpose. Bay Elec disclaims any liability for those specifically stated on drawings created and submitted by Bay Elec. The Lighting Design is stand-alone or a project's construction documentation package.

Scale: as noted

Date:3/18/2020

Filename: CED MWP Bldg 10.AGI

Drawn By: Andrew Kuehn

Job Name:
MWP Bldg 10
Lighting Layout
Version A

Prepared For:
CED
Nick Schroeder

Filename: C:\Users\Inside Sales\Documents\Andrew\AGI32\2020\March\CED MWP Bldg 10.AGI

BAY

Town of Grand Chute
Conditional Use Permit Request
ABS 1, LLC, dba Investors Community Bank

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **April 27, 2020**

Address: **3740 N. Investors Court** **App. #: CUP-03-20**

REQUEST

Investors Community Bank (ICB) plans to subdivide a 17.68-acre vacant parcel of land south of the planned extension of Evergreen Drive (from Gillett Street to Orion Lane). Work will include grading, filling, and construction of a commercial/financial office building, a stormwater pond, and associated site improvements. Some of this work will take place within the Shoreland Zoning District. Accordingly, a County Conditional Use Permit is required.

ANALYSIS

An unnamed tributary of Mud Creek extends through this property. Lands to the west of the stream are mostly floodplain and wetland areas. This area will be platted as an outlot and will remain in its natural state. Land to the east of the stream will be subdivided into three lots for office park use and one outlot for a stormwater pond. Land disturbance activities that will take place within the 300-foot shoreland/stream buffer will be grading and construction of the stormwater pond (Outlot 1), and grading/filling for impervious surface on the ICB office site (Lot 1). There will be no disturbance of wetlands and no grading in the 100-year floodplain areas located within the Shoreland District. The work undertaken at this site will be coordinated with the construction of Evergreen Drive along the north side of the property. Under the terms of a Development Agreement between the Town and ICB, construction of a new road to serve the business park (Investors Court) and construction of the stormwater pond (Outlot 1) will be the responsibility of ICB. Upon completion, these public improvements will be dedicated to the Town for perpetual ownership and maintenance. Stormwater runoff from the platted area and from the Evergreen Drive extension will be directed to the new stormwater pond.

Best management practices will be in place for the duration of the construction project and will be maintained until final stabilization of exposed soils.

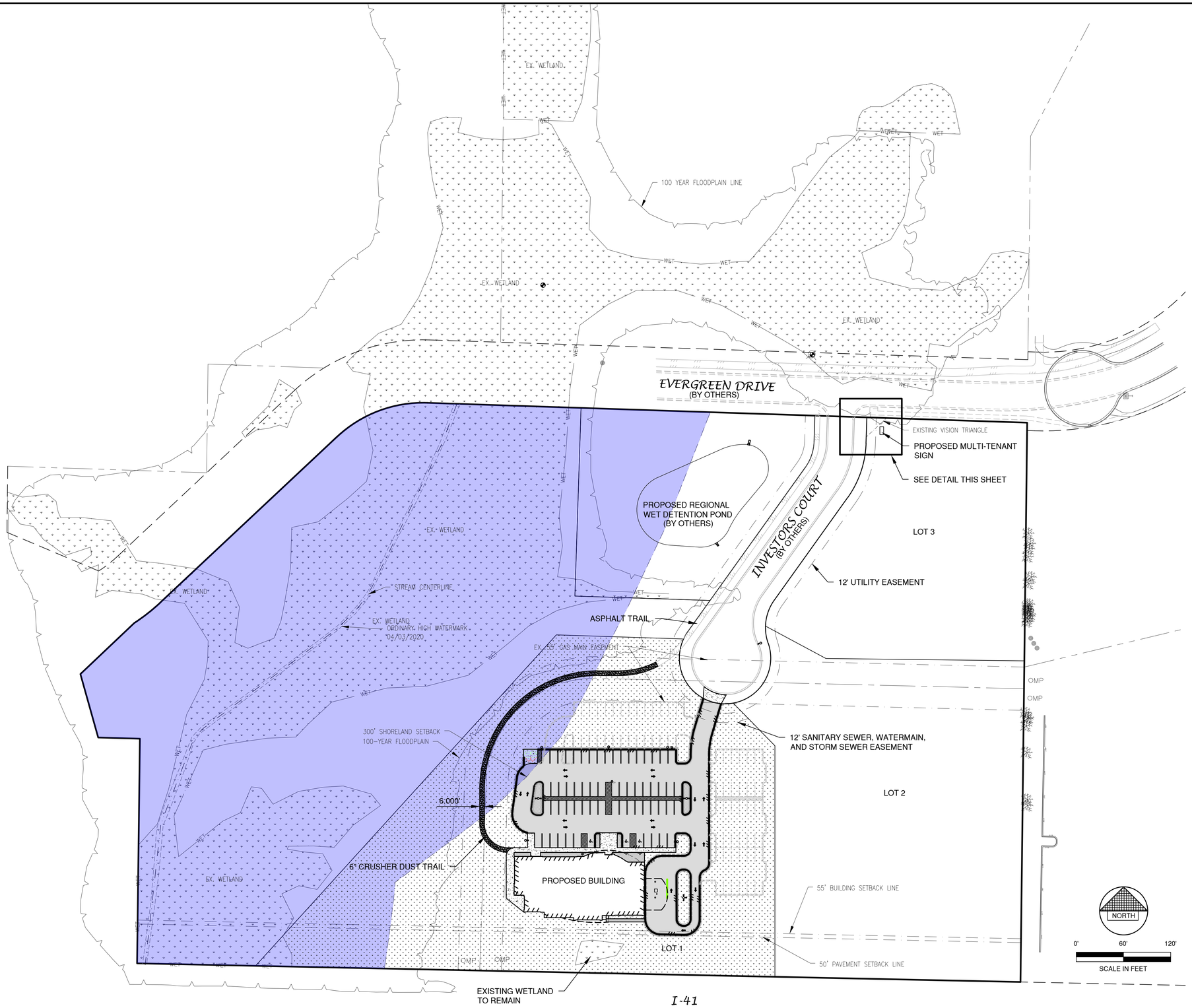
RECOMMENDATION

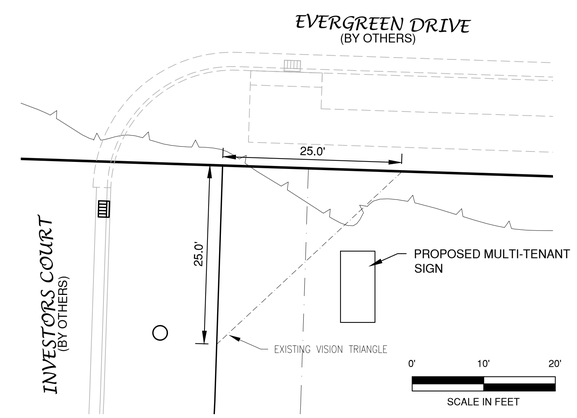
Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-03-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, to allow grading, filling, and construction of a commercial/financial office building, a stormwater pond, and associated site improvements.

Investors Community Bank
Town of Grand Chute
Outagamie County, WI

CONDITIONAL USE PERMIT NARRATIVE

Investors Community Bank is proposing to construct Investors Court in the Town of Grand Chute. Investors Court will be utilized to allow access to three commercial developments. The project is located to the south of the proposed Evergreen Drive extension (designed by others, wetland fill not included in this application). The parcel is currently utilized as an agricultural field. An unnamed tributary of Mud Creek runs along the west side of the project area and a small wetland extends into the development site. Due to grading and construction of the proposed development within the 300-foot shoreland zone of the unnamed tributary, a conditional use permit is being requested. The activities that will be conducted within this 300' shoreland zone is the grading and construction of the proposed regional wet detention pond on Outlot 1 and the grading and construction of impervious surface on Lot 1 of the proposed plat. There will be no disturbance of wetlands within this 300-foot shoreland zone and no grading within the 100-year floodplain that is located within the 300-foot shoreland zone. Outside of the 300-foot shoreland zoning there will be 303 square feet of wetland disturbance (covered under permit GP-NE-2020-45-00634) and some small grading within the 100-year flood fringe of the Unnamed Tributary of Mud Creek. Silt fence will be placed along the unnamed tributary to protect the wetlands and creek during the grading process. All erosion control BMPs will be removed once the site reaches 70% vegetation.





MULTI-TENANT SIGN DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

ZONING

CP - PLANNED COMMERCIAL DISTRICT

PARCEL NO.

101062502

SITE DATA - OVERALL

TOTAL AREA = 17.68 ACRES, 770,298 S.F.

BUILDING AREA = 0.28 ACRES, 12,182 S.F. (1.6%)

SIDEWALK/PARKING LOT AREA = 1.29 ACRES, 55,599 S.F. (7.2%)

GREEN SPACE = 16.13 ACRES, 702,517 S.F. (91.2%)

CONSERVANCY AREA = 7.20 ACRES, 313,632 S.F. (40.7%)

I-41

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Plot Date: Apr 22, 2020 - 3:32pm
LAYOUT: OVERALL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

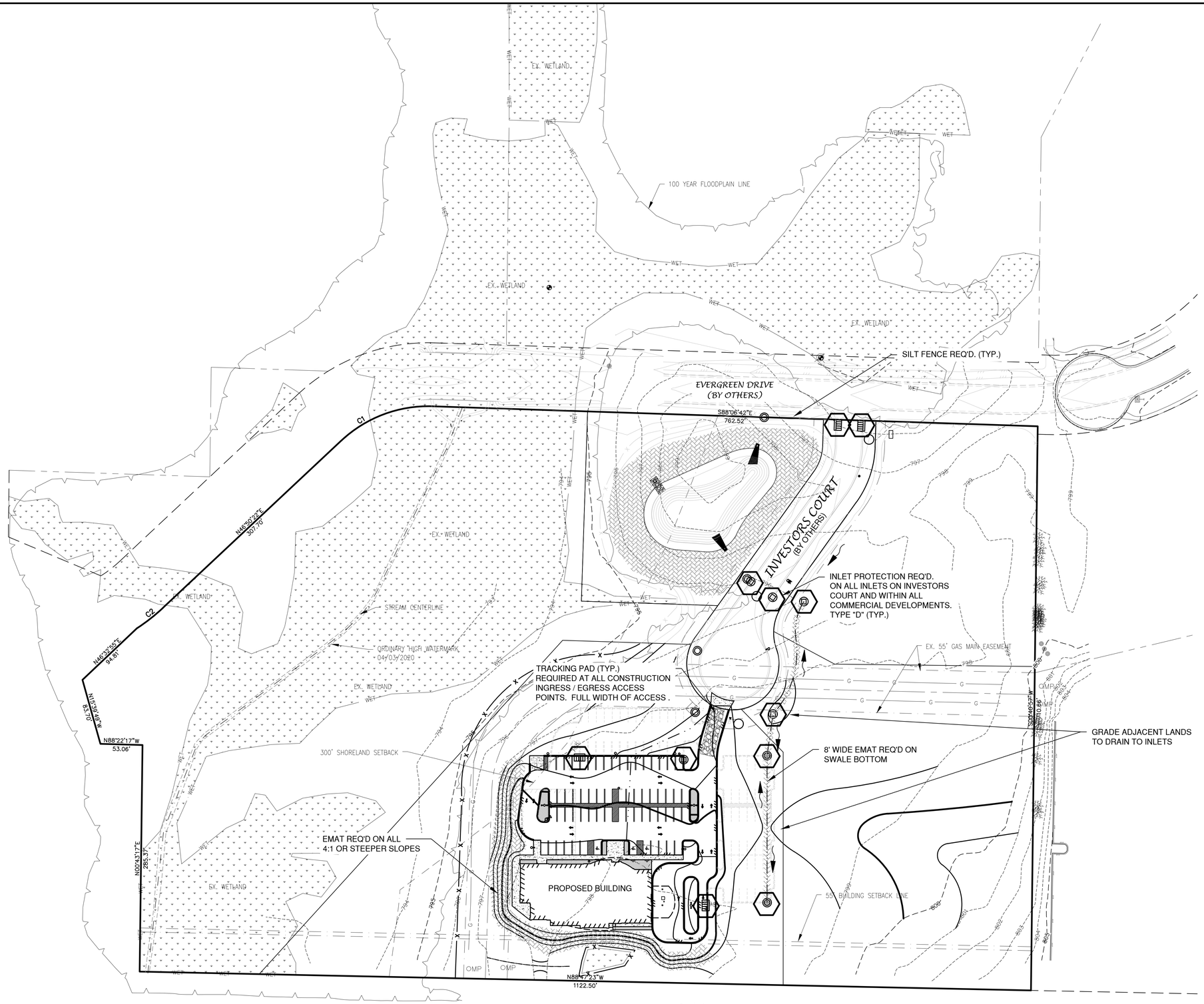
SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 03/2020
FILE 4737090D
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE, TRACKING PAD AND INLET PROTECTION (JULY 2020)
2. CONSTRUCT DETENTION POND TO ACT AS A SEDIMENT BASIN DURING CONSTRUCTION (JULY 2020)
3. INSTALL STORM SEWER, SANITARY SEWER, AND WATERMAIN (JULY 2020)
4. POUR BUILDING FOUNDATION (JULY 2020)
5. CONSTRUCT BUILDING (AUGUST 2020)
6. GRADE INVESTORS COURT AND INVESTORS BANK PARKING LOT (AUGUST 2020)
7. POUR CURB AND GUTTER FOR INVESTORS COURT AND INVESTORS BANK (OCTOBER 2020)
8. PAVE INVESTORS COURT AND PARKING LOT (OCTOBER 2020)
9. TOPSOIL, SEED, MULCH, AND EMAT SURROUNDING GREEN SPACE (OCTOBER 2020)
10. REMOVE ALL EROSION CONTROL BMPS ONCE SITE REACHES 70% VEGETATION (NOVEMBER 2020)

NORTH

0' 60' 120'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ILLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL EROSION CONTROL PLAN

DATE 07/2017
FILE 4737090D
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 6

File: R:\4737090\4737\4737090\dwg\4737090D.dwg
Plot Date: Apr 22, 2020 - 3:47pm
LAYOUT: EROSION CONTROL

Town of Grand Chute
Preliminary Plat Review
ICB Plat

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **April 27, 2020**

Address: **3740 N. Investors Court** **App. #: PP-01-20**

REQUEST

1. **Proposed Use:** Commercial office use.
2. **Project Description:** Development of three commercial development lots, one stormwater pond outlot, and one environmental/conservancy outlot.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes. Subdivided lots will be further described with the Final Plat of ICB Plat.

ANALYSIS

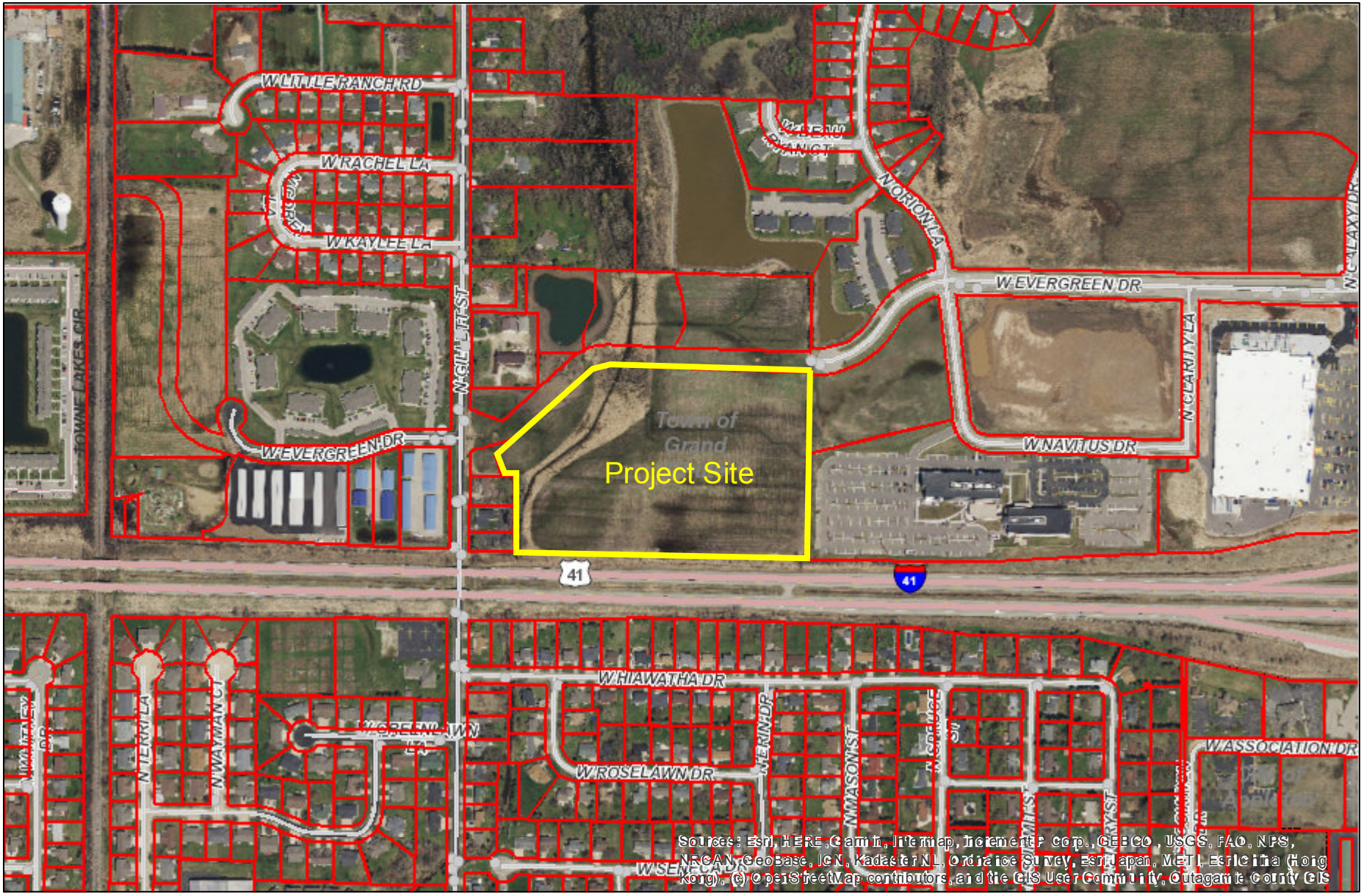
The preliminary plat subdivides a 17.68-acre vacant parcel of land on the south side of the planned extension of Evergreen Drive (from Gillett Street to Orion Lane). The property is directly west of Navitus Health Solutions and has extensive frontage along I-41. The zoning classification is CP Planned Commercial District. Investors Community Bank (ICB) is the master developer of this planned office park. It will build a commercial/financial office building for its own use, and will market two other lots for similar commercial/office uses. Under the terms of a Development Agreement between the Town and ICB, construction of a new road to serve the business park (Investors Court) and construction of a regional stormwater pond (Outlot 1) will be the responsibility of ICB. Upon completion, these public improvements will be dedicated to the Town for perpetual ownership and maintenance. Stormwater runoff from the platted area and from the Evergreen Drive extension will be directed to the new stormwater pond. Outlot 2 consists of environmentally sensitive floodplain and wetlands areas and will remain in its natural state.

This Preliminary Plat meets the standards of the Town's Subdivision Code. The Town and Outagamie County will both need to approve a Final Plat of the subdivision before development can occur. The Final Plat will include detail on required public improvements (water, sewer, sidewalk, etc.), and will provide for dedication of required road right-of-way and grant of easements for utilities and drainage ways.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Preliminary Plat of ICB Plat (PP-01-20).

PP-01-20



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

Copyright:

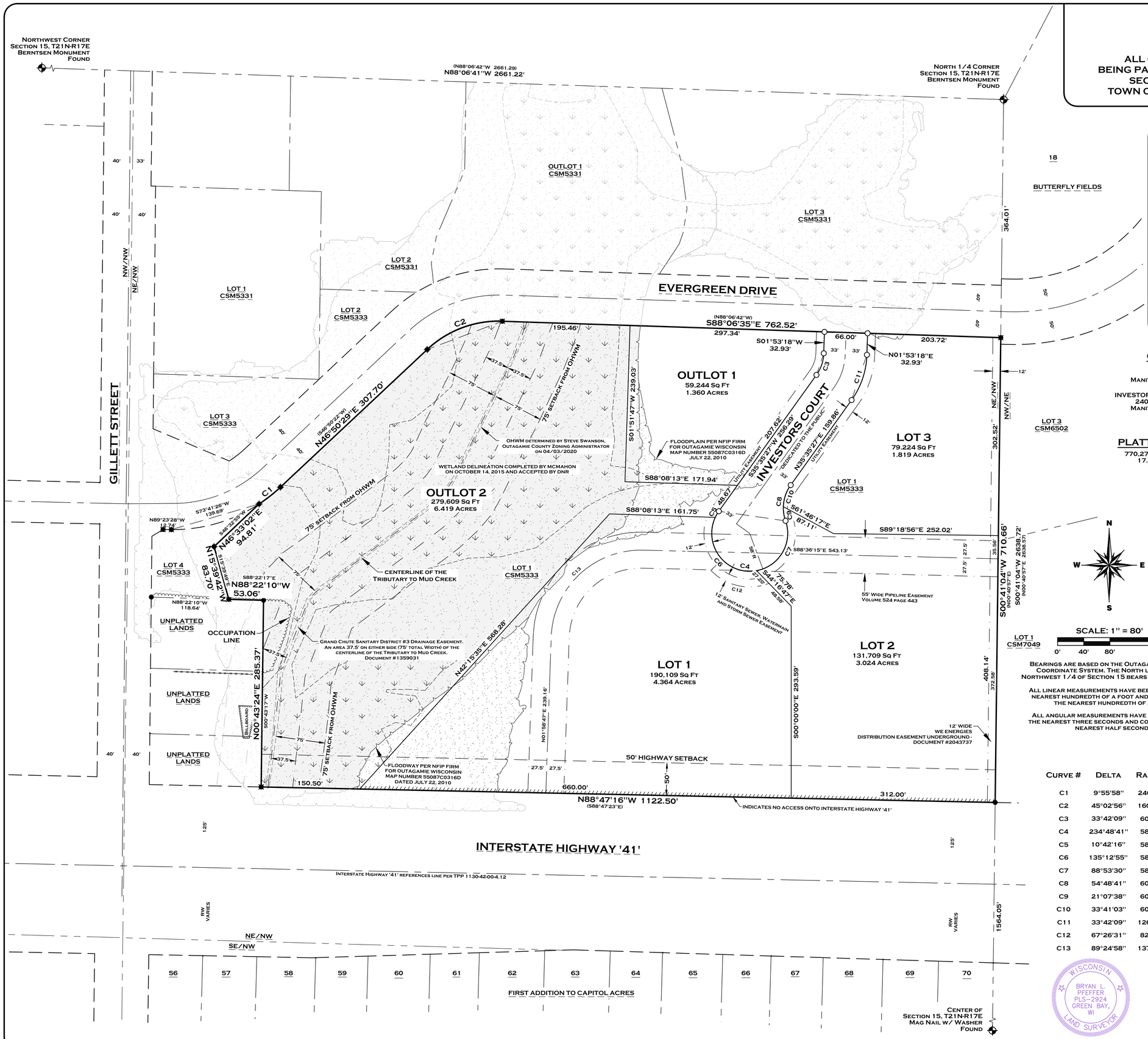
0 0.05 0.1 0.2 mi

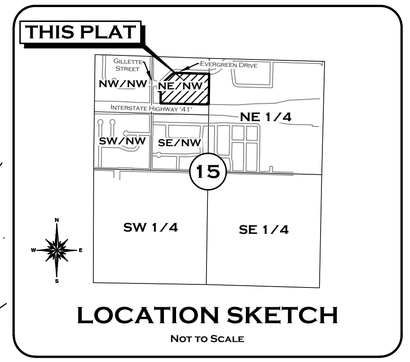
Grand Chute

Date: 4/28/2020 11:39 AM

PRELIMINARY PLAT
ICB PLAT

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 5333
BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN





LOCATION SKETCH
NOT TO SCALE

OWNER:
ABS 1, LLC
PO BOX 700
MANITOWOC, WI 54421

INVESTORS COMMUNITY BANK
2400 44TH STREET
MANITOWOC, WI 54421

PARCEL ID:
101062502

NUMBER OF LOTS:
3 LOTS, 2 OUTLOTS

PLATTED AREA:
770,273 SQUARE FEET
17.683 ACRES

PLATTED AREA DEDICATED TO THE PUBLIC:
30,378 SQUARE FEET
0.697 ACRES

MINIMUM LOT AREA AS PLATTED:
59,244 SQ.FT.

ZONING:
CURRENT
GENERAL AGRICULTURAL DISTRICT (AGD)
PLANNED COMMERCIAL DISTRICT (CP)

APPROVING & OBJECTING AUTHORITIES:
TOWN OF GRAND CHUTE
CITY OF APPLETON - EXTRATERRITORIAL
OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION,
ZONING AND LAND CONSERVATION COMMITTEE
DEPARTMENT OF ADMINISTRATION

SURVEYOR:
BRYAN PFEFFER
PROFESSIONAL LAND SURVEYOR #2924
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

SCALE: 1" = 80'
0' 40' 80' 160'

BEARINGS ARE BASED ON THE OUTAGAMIE COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15 BEARS N88°06'41"W.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

LEGEND
- EXISTING 3/4" IRON ROD
- EXISTING 1" IRON PIPE
- RECORDED COUNTY MONUMENT
- SET 2.375" OUTSIDE DIA. X 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.

ALL OTHER LOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 18" IRON PIPE WEIGHING 1.38 LBS/LIN. FT.

CURVE TABLE

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	9°55'58"	240.00'	41.61'	N51°48'28"E	41.55'	N56°46'27"E	N46° 50' 29"E
C2	45°02'56"	160.00'	125.80'	N69°21'57"E	122.58'	S88°06'35"E	N46° 50' 29"E
C3	33°42'09"	60.00'	35.29'	S18°44'22.5"W	34.79'	S01°53'18"W	S35° 35' 27"W
C4	234°48'41"	58.00'	237.70'	S81°48'53.5"E	102.98'	S35°35'27"W	N19° 13' 13"W
C5	10°42'16"	58.00'	10.84'	S30°14'19"W	10.82'	S35°35'27"W	S24° 53' 11"W
C6	135°12'55"	58.00'	136.88'	S42°43'15.5"E	107.25'	S24°53'11"W	N69° 40' 17"E
C7	88°53'30"	58.00'	89.98'	N25°13'32"E	81.23'	N69°40'17"E	N19° 13' 13"W
C8	54°48'41"	60.00'	57.40'	N08°11'06.5"E	55.23'	N19°13'13"W	N35° 35' 27"E
C9	21°07'38"	60.00'	22.12'	N08°39'24"W	22.00'	N01°54'24"E	N19° 13' 13"W
C10	33°41'03"	60.00'	35.27'	N18°44'55.5"E	34.77'	N35°35'27"E	N01° 54' 24"E
C11	33°42'09"	126.00'	74.12'	N18°44'22.5"E	73.05'	N35°35'27"E	N01° 53' 18"E
C12	67°26'31"	82.00'	96.52'	N77°21'32.5"W	91.04'	N43°38'17"W	S68° 55' 12"W
C13	89°24'58"	137.00'	213.80'	N46°41'16"E	192.76'	S88°36'15"E	N01° 58' 47"E

WISCONSIN
BRYAN L. PFEFFER
PLS-2924
GREEN BAY, WI
LAND SURVEYOR
4/13/2020

DRAFTED BY: BRYAN L. PFEFFER

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 WWW.RELEEINC.COM

R:\4700\4737\4737090\DWG\4737090PRELIM_PLAT(2).DWG

Town of Grand Chute
Site Plan Review
ABS 1, LLC, dba Investors Community Bank

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **April 27, 2020**

Address: **3740 N. Investors Court** **App. #: SP-10-20**

REQUEST

1. **Proposed Use(s):** Commercial/financial office**.**
2. **Project Description:** Construction of a 24,000 sq. foot office building and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes. Subdivided lots will be further described with the Final Plat of ICB Plat

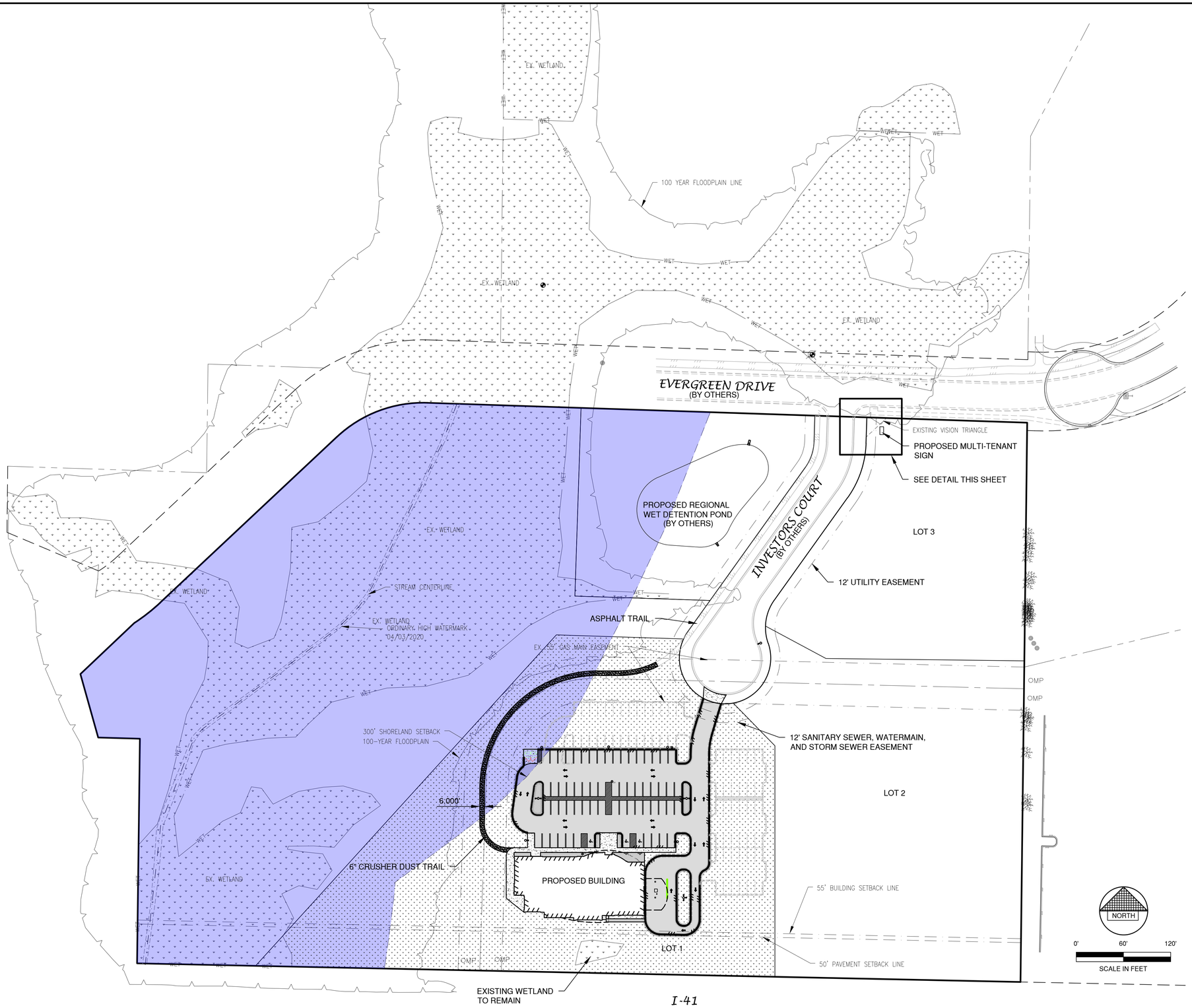
ANALYSIS

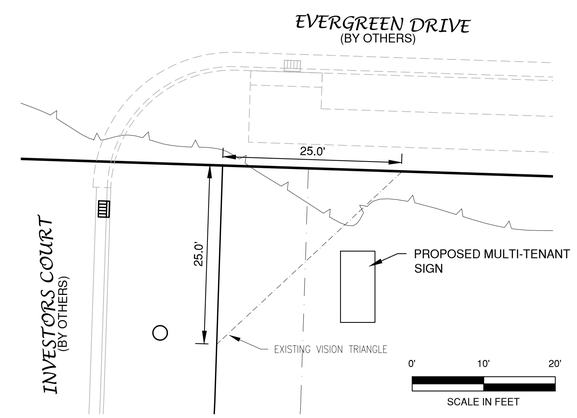
Investors Community Bank (ICB) is master developer of an office park located on vacant land south of the planned extension of Evergreen Drive (from Gillett Street to Orion Lane). ICB will build a commercial/financial office building for its own use, and will market two other lots for similar commercial/office uses. ICB proposes construction of a two-story, 24,000 square foot building on Lot 1 ICB Plat. Exterior architectural elements consist of a combination of CMU masonry, stone, metal and glass materials. With extensive frontage along I-41, the building will feature office fronts on both the north and south elevations. A total of 64 parking spaces will be provided. The site can accommodate future expansion of both the building and parking areas. The stormwater management plan for the project includes overland flow and storm sewer to direct runoff to a new regional stormwater pond on Outlot 1 ICB Plat. The Town Engineer is reviewing drainage and erosion control plans, and their approval is a condition of Site Plan approval. Staff are reviewing the landscape plan, and its approval is a condition of Site Plan approval. Staff have approved the site lighting plan.

Under the terms of a Development Agreement between the Town and ICB, construction of a new road to serve the business park (Investors Court) and construction of the stormwater pond (Outlot 1) will be the responsibility of ICB. Upon completion, these public improvements will be dedicated to the Town for perpetual ownership and maintenance. Stormwater runoff from all three office park lots and from the Evergreen Drive extension will be directed to the new stormwater pond.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-10-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for construction of a commercial/financial office building and associated site improvements, subject to: (1) Town Engineer approval of drainage and erosion control plans; (2) staff approval of the landscape plan; (3) Town approval of roadway plans for Investors Court and stormwater plans for the regional pond; (4) Town Board approval of Preliminary Plat PP-01-20; and, (5) Town Board approval of Conditional Use Permit CUP-03-20.





MULTI-TENANT SIGN DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

ZONING

CP - PLANNED COMMERCIAL DISTRICT

PARCEL NO.

101062502

SITE DATA - OVERALL

TOTAL AREA = 17.68 ACRES, 770,298 S.F.

BUILDING AREA = 0.28 ACRES, 12,182 S.F. (1.6%)

SIDEWALK/PARKING LOT AREA = 1.29 ACRES, 55,599 S.F. (7.2%)

GREEN SPACE = 16.13 ACRES, 702,517 S.F. (91.2%)

CONSERVANCY AREA = 7.20 ACRES, 313,632 S.F. (40.7%)

I-41

File: R:\4700\4737\4737090\dwg\4737090D.dwg
Plot Date: Apr 22, 2020 - 3:32pm
LAYOUT: OVERALL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 03/2020
FILE 4737090D
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

2 A2.0 **NORTH ELEVATION**
1/8" = 1'-0"

3 A2.0 **SOUTH ELEVATION**
1/8" = 1'-0"

4 A2.0 **WEST ELEVATION**
1/8" = 1'-0"

1 A2.0 **EAST ELEVATION**
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NOLANCARTER
ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54308
920-606-0144

ICB

GRAND CHUTE

PROJECT
NEW CONSTRUCTION

EVERGREEN DEVELOPMENT

DRAWN BY:
I. WILSON

ORIGINATION DATE:
2-5-20

REVISIONS

12-17-19 CONCEPT SITE REV 21
12-22-19 PLAN REVISION 23
1-13-20 REV 24
2-5-20 REV 25 PRESENTATION
12-16-19 PLAN REVISION 20

CONTENTS
ELEVATIONS

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SHEET NUMBER
A2.0

NOLANCARTER
ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54308
920-606-0144

1 A1.0 **FLOOR PLAN** 3/16" = 1'-0"

CURRENT VIEW 12,299 S.F.
TO OUTSIDE OF EXTERIOR WALLS

CURRENT WORKSTATION COUNT 28 (INCLUDING PODS)

10 LARGE OFFICES
15 CUBICLE WORK STATIONS
3 PODS
4 MISC. WORK STATIONS
(3 COUNTING 1 TELLER)

4 CONFERENCE
1 BREAK ROOM
1 KITCHEN
2 COPY (1 LARGE CENTRAL)
1 BEVERAGE AREA

NORTH

- NEW WALL/FURRING
- NEW CMU WALL
- NEW MASONRY VENEER
- TYPICAL EXISTING WALL
- EXISTING CMU WALL
- DEMO WALLS

WALL KEY

PRELIMINARY - NOT FOR CONSTRUCTION

ICB

GRAND CHUTE

PROJECT
NEW CONSTRUCTION

EVERGREEN DEVELOPMENT

DRAWN BY:
I. WILSON

ORIGINATION DATE:
6-8-18

REVISIONS

12-17-19 CONCEPT SITE REV 21
12-22-19 PLAN REVISION 23
1-13-20 REV 24
11-28-19 PLAN REVISION 19
12-16-19 PLAN REVISION 20

CONTENTS
FIRST FLOOR

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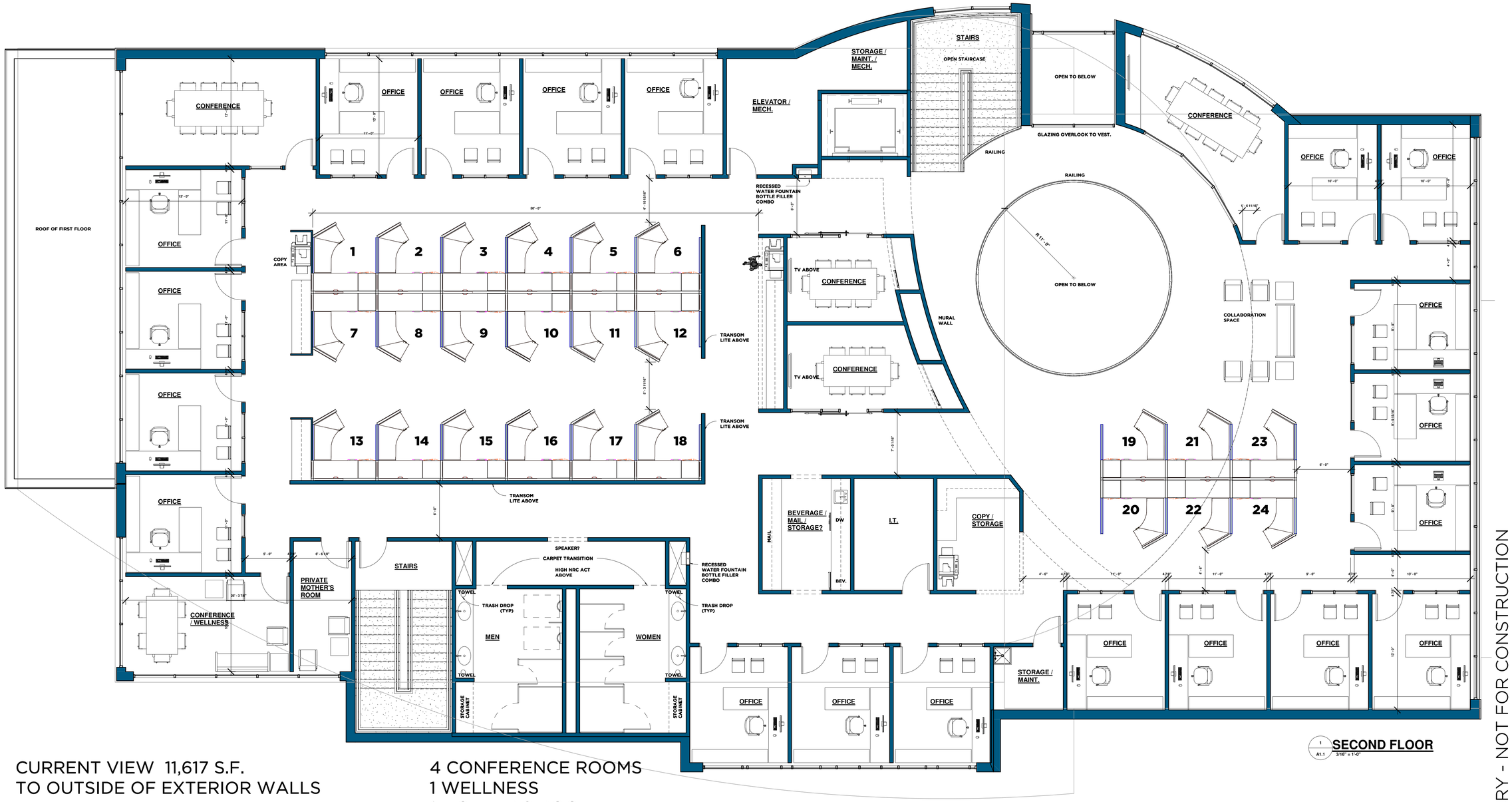
SHEET NUMBER
A1.0



1 A1.1 **SECOND FLOOR**
3/16" = 1'-0"

CURRENT VIEW 11,617 S.F.
TO OUTSIDE OF EXTERIOR WALLS

CURRENT WORKSTATION COUNT 44

20 LARGE OFFICES
24 CUBICLE WORK STATIONS

4 CONFERENCE ROOMS
1 WELLNESS
1 MOTHER'S ROOM
3 COPY
1 BEVERAGE
1 I.T.
1 MAIL

PRELIMINARY - NOT FOR CONSTRUCTION

NOLANCARTER
ARCHITECTURAL DESIGN
PO BOX 8763
GREEN BAY, WI
54308
920-606-0144

ICB

GRAND CHUTE

PROJECT
NEW CONSTRUCTION

EVERGREEN DEVELOPMENT

DRAWN BY:
I. WILSON

ORIGINATION DATE:
6-8-18

REVISIONS

12-17-19 CONCEPT SITE REV 21
12-22-19 PLAN REVISION 23
1-13-20 REV 24
11-28-19 PLAN REVISION 19
12-16-19 PLAN REVISION 20

CONTENTS
SECOND FLOOR

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SHEET NUMBER
A1.1

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (33,808 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 64 STALLS

HANDICAP ACCESSIBLE PARKING STALLS = 3 STALLS

TOTAL PARKING STALLS REQUIRED = 24 STALLS

$\frac{1 \text{ STALL}}{1{,}000 \text{ S.F. BUILDING AREA}} \times 23{,}916 \text{ S.F.} = 24 \text{ STALLS}$

SITE DATA - LOT 1

TOTAL AREA = 4.36 ACRES, 189,972 S.F.

BUILDING AREA = 0.28 ACRES, 12,182 S.F. (6.4%)

SIDEWALK/PARKING LOT AREA = 0.94 ACRES, 40,973 S.F. (21.6%)

GREEN SPACE = 3.14 ACRES, 136,817 S.F. (72.0%)

ZONING

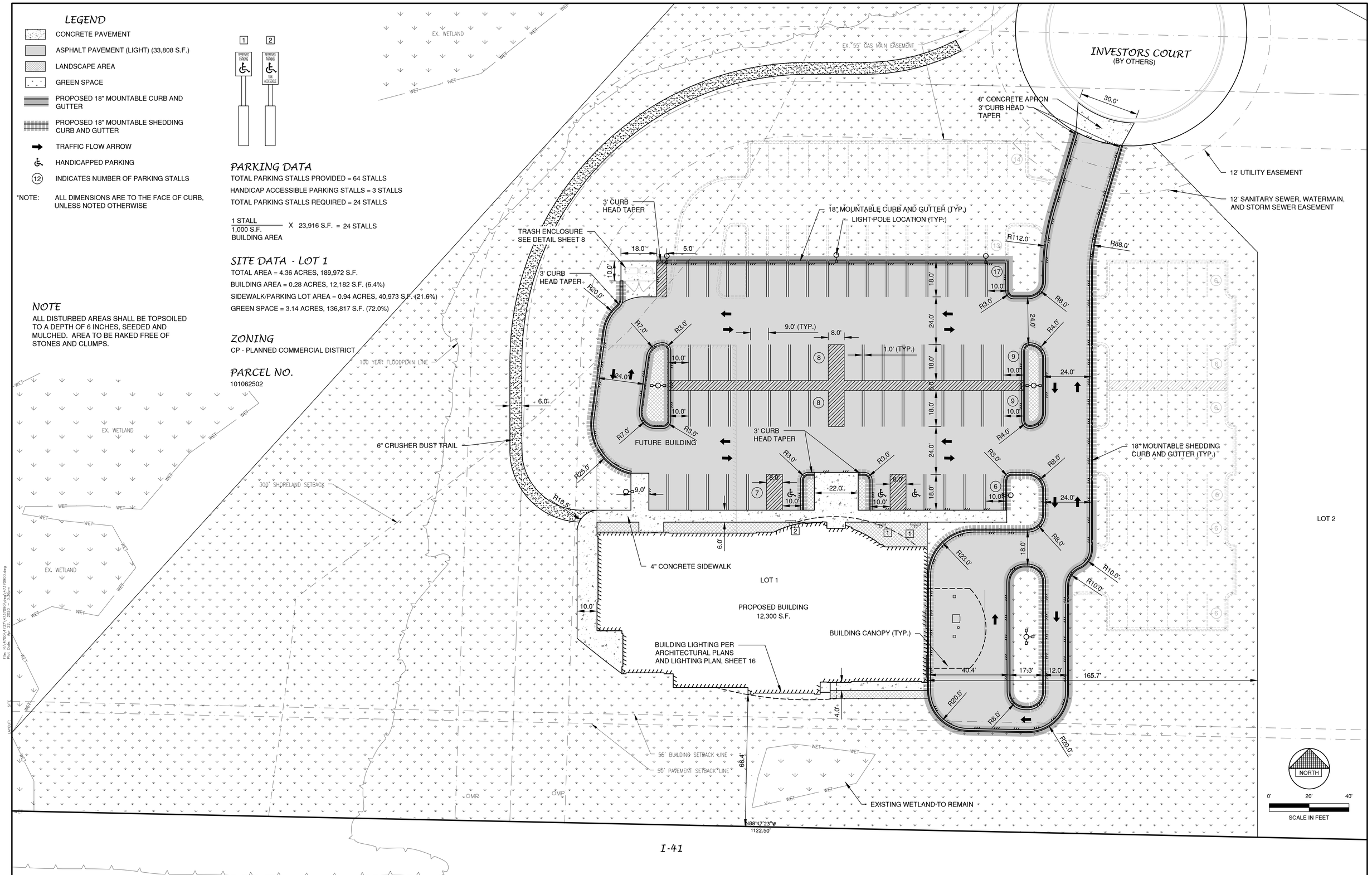
CP - PLANNED COMMERCIAL DISTRICT

PARCEL NO.

101062502

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: JGS
DESIGNED: BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

DETAILED SITE PLAN

DATE: 03/2020
FILE: 4737090D
JOB NO.: 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 3

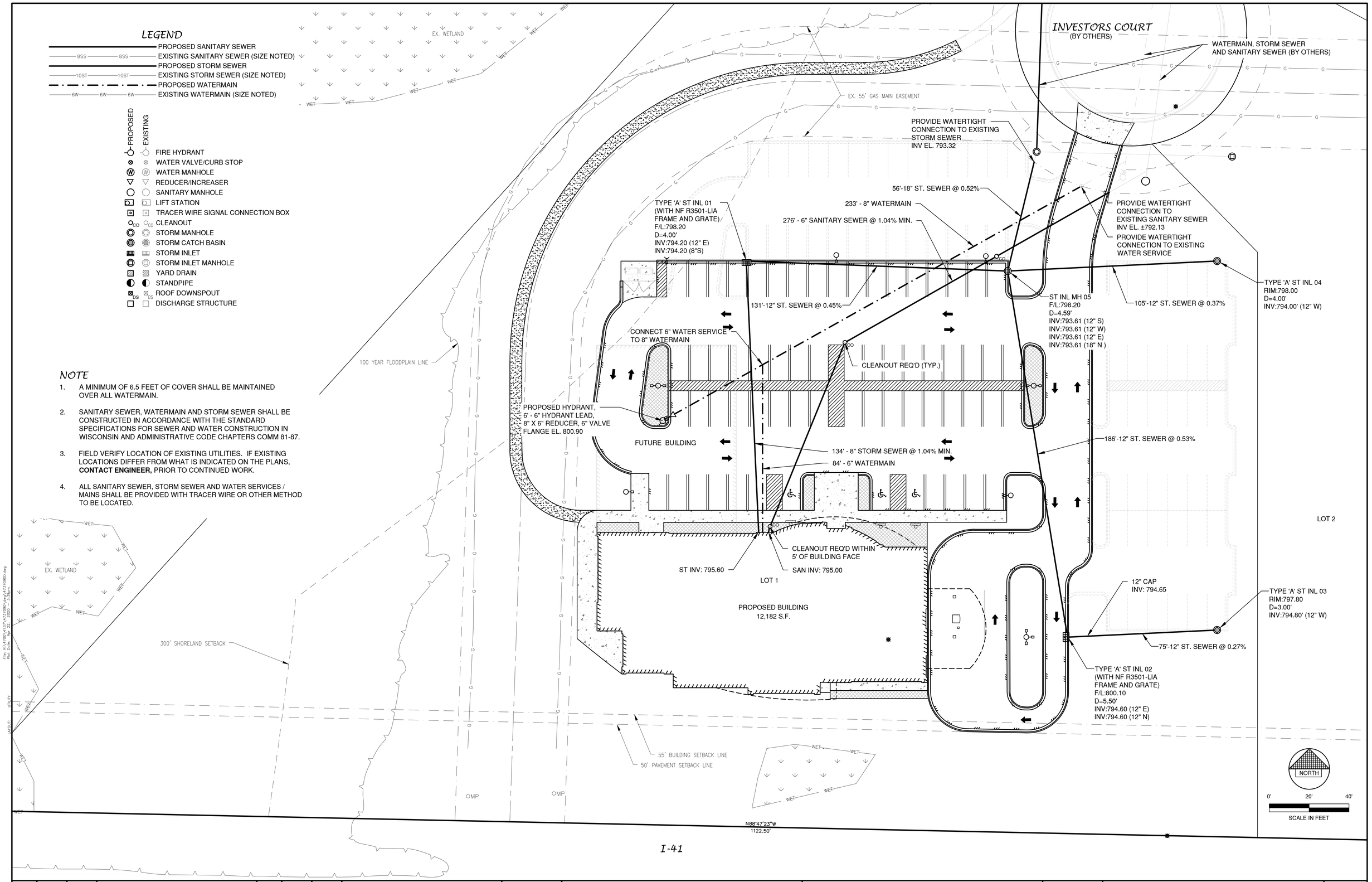
LEGEND

- PROPOSED SANITARY SEWER
- 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

UTILITY PLAN

DATE 07/2017
FILE 4737090D
JOB NO. 4737090

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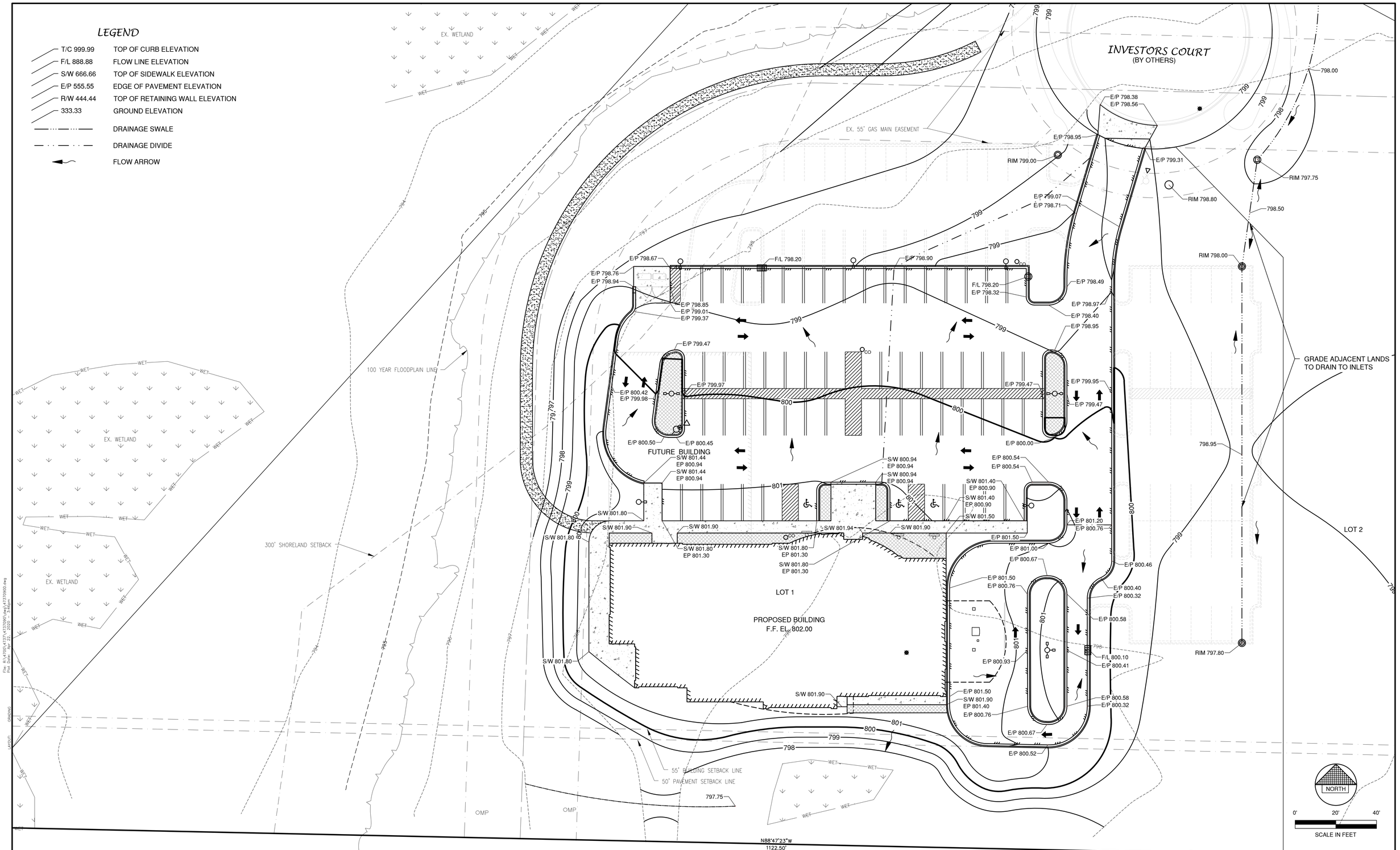
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 4

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

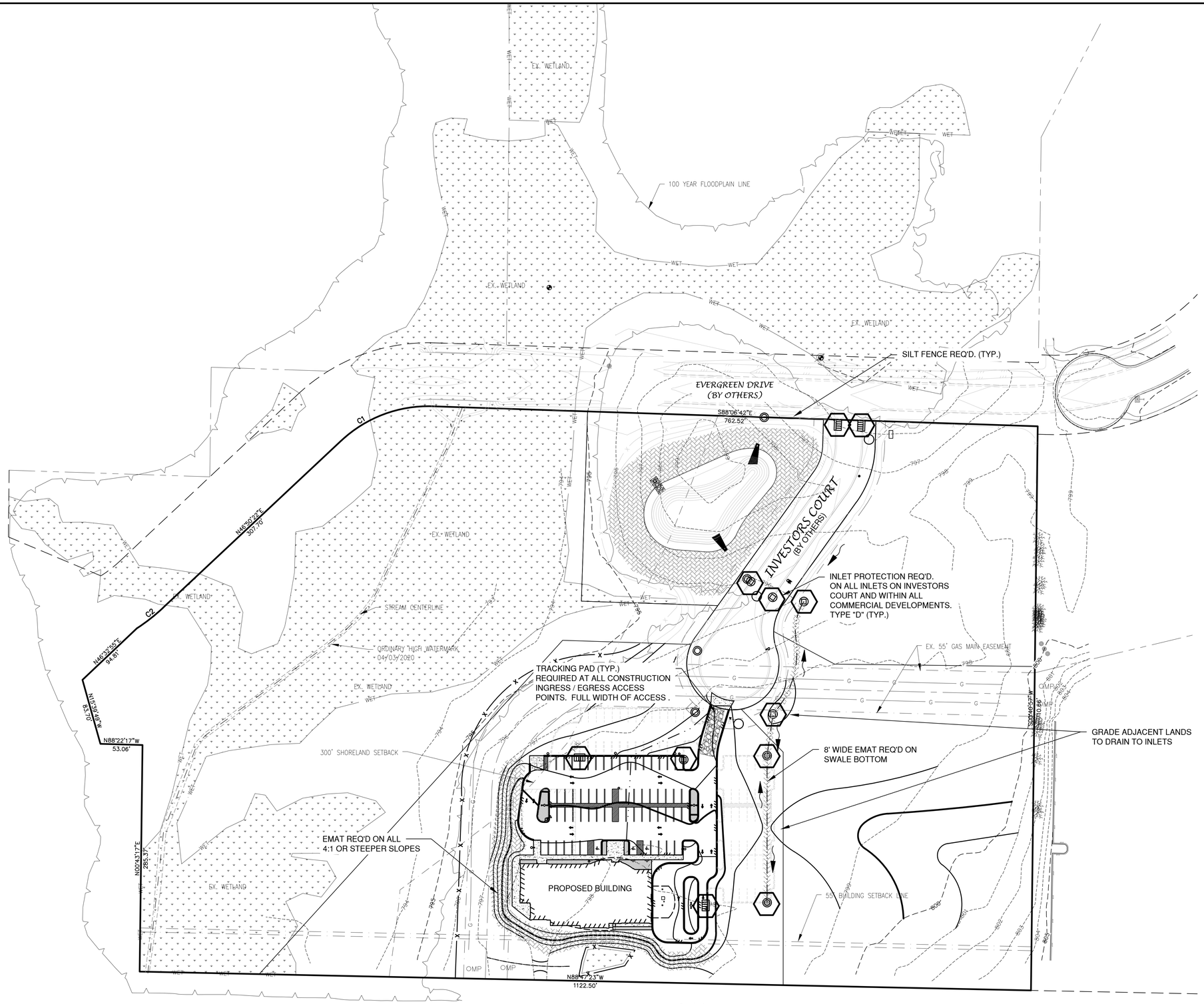
SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

GRADING PLAN

DATE 07/2017
FILE 4737090D
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 5



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE, TRACKING PAD AND INLET PROTECTION (JULY 2020)
2. CONSTRUCT DETENTION POND TO ACT AS A SEDIMENT BASIN DURING CONSTRUCTION (JULY 2020)
3. INSTALL STORM SEWER, SANITARY SEWER, AND WATERMAIN (JULY 2020)
4. POUR BUILDING FOUNDATION (JULY 2020)
5. CONSTRUCT BUILDING (AUGUST 2020)
6. GRADE INVESTORS COURT AND INVESTORS BANK PARKING LOT (AUGUST 2020)
7. POUR CURB AND GUTTER FOR INVESTORS COURT AND INVESTORS BANK (OCTOBER 2020)
8. PAVE INVESTORS COURT AND PARKING LOT (OCTOBER 2020)
9. TOPSOIL, SEED, MULCH, AND EMAT SURROUNDING GREEN SPACE (OCTOBER 2020)
10. REMOVE ALL EROSION CONTROL BMPS ONCE SITE REACHES 70% VEGETATION (NOVEMBER 2020)

NORTH

0' 60' 120'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ILLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL EROSION CONTROL PLAN

DATE 07/2017
FILE 4737090D
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
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SHEET NO. 6

File: R:\4737090\4737\4737090\dwg\4737090D.dwg
Plot Date: Apr 22, 2020 - 3:47pm
LAYOUT: EROSION CONTROL

DXF file created by LitePro 2.030 on 4/15/2020 10:53:58 AM

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Site Lighting	376.06x314.38ft	Grade / H-H	1131	8.00	<+>	2.29	34.08	0.00	N/A	N/A

Investor's Community Bank (BR040820) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
D		ELITE HH6-LED-4000L-DIM10-MVOLT-WD-40K-BOZ-HH2-G2-01-CL-WH	(1)	4048	55W/820MA	1.00	8
OFS		LSI INDUSTRIES, Mirada Post Top (1) "FTS" MPP-LED-15L-SIL-FT-50-70CRI-(1)	(1)	5985	18' Sq Str Stl Conc Pour	1.00	2
OPF		LSI INDUSTRIES, Mirada Post Top (1) "FT" MPP-LED-25L-SIL-FT-40-70CRI	(1)	10394	25' Sq Str Stl Conc Pour	1.00	2
OPT4		LSI INDUSTRIES, Mirada Post Top (1) "PT" MPP-LED-25L-SIL-FT-40-70CRI-(1)	(1)	5985	25' Sq Str Stl Conc Pour	1.00	3
OPT5		LSI INDUSTRIES, Mirada Post Top (1) "PT5" MPP-LED-25L-SIL-5W-40-70CRI	(1)	24627	25' Sq Str Stl Conc Pour	1.00	1
OW2		LSI INDUSTRIES, XWM-2-LED-08L (1) "W2" XWM-2-LED-08L-40	(1)	8497		1.00	1
OW4		LSI INDUSTRIES, XWM-FT-LED-08L (1) "W4" XWM-FT-LED-08L-40	(1)	8261		1.00	2

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Site Lighting	OUT	376.06x314.38Ft	D (8) <OFS > (2) <OPF > (2) <OPT4> (3) <OPT5> (1) <OW2 > (1) <OW4 > (2)	0.02	1

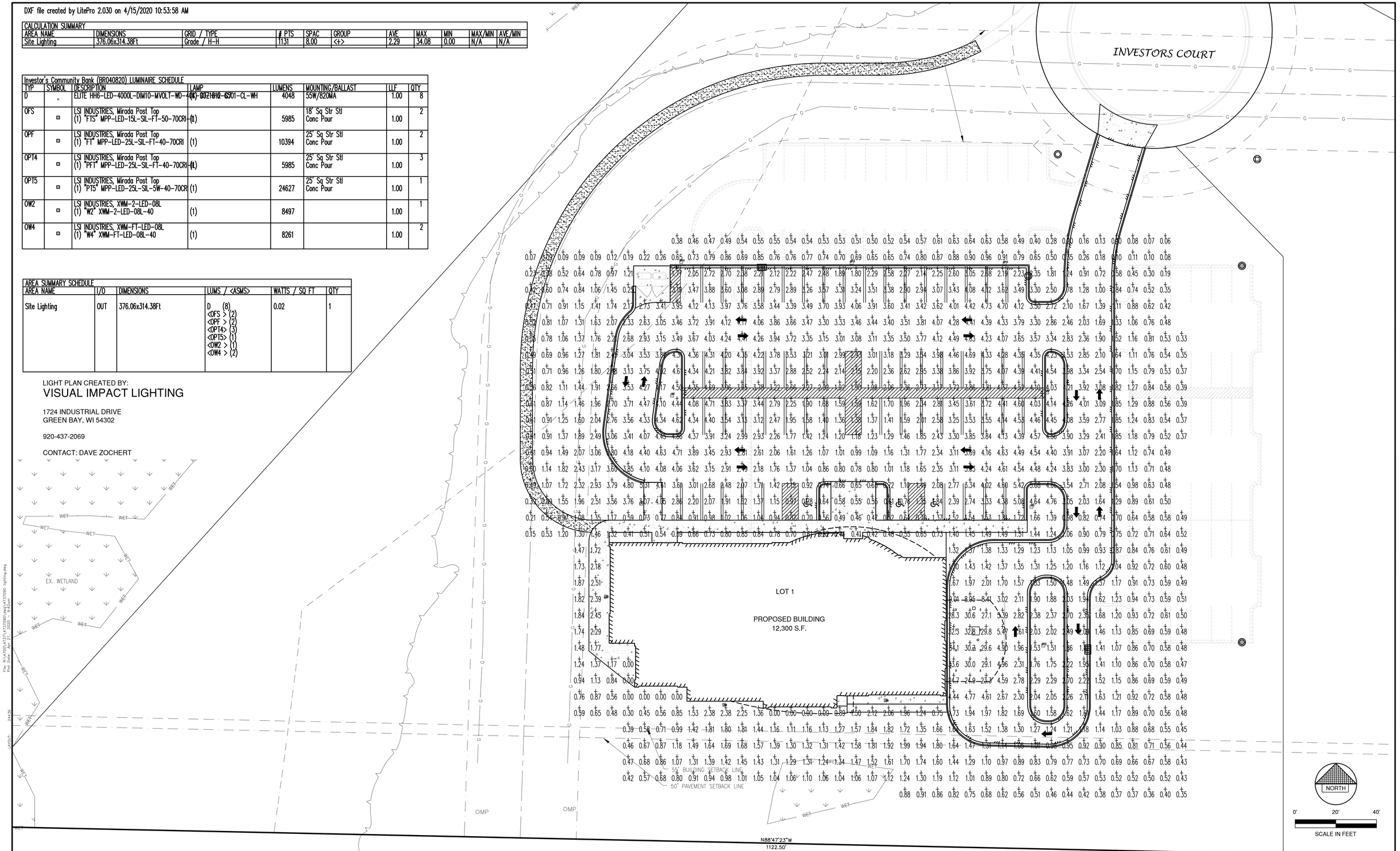
LIGHT PLAN CREATED BY:

VISUAL IMPACT LIGHTING

1724 INDUSTRIAL DRIVE
GREEN BAY, WI 54302

920-437-2069

CONTACT: DAVE ZOCHERT



I-41

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

LIGHTING PLAN

DATE 04/2020
FILE 4737090 LIGHTING
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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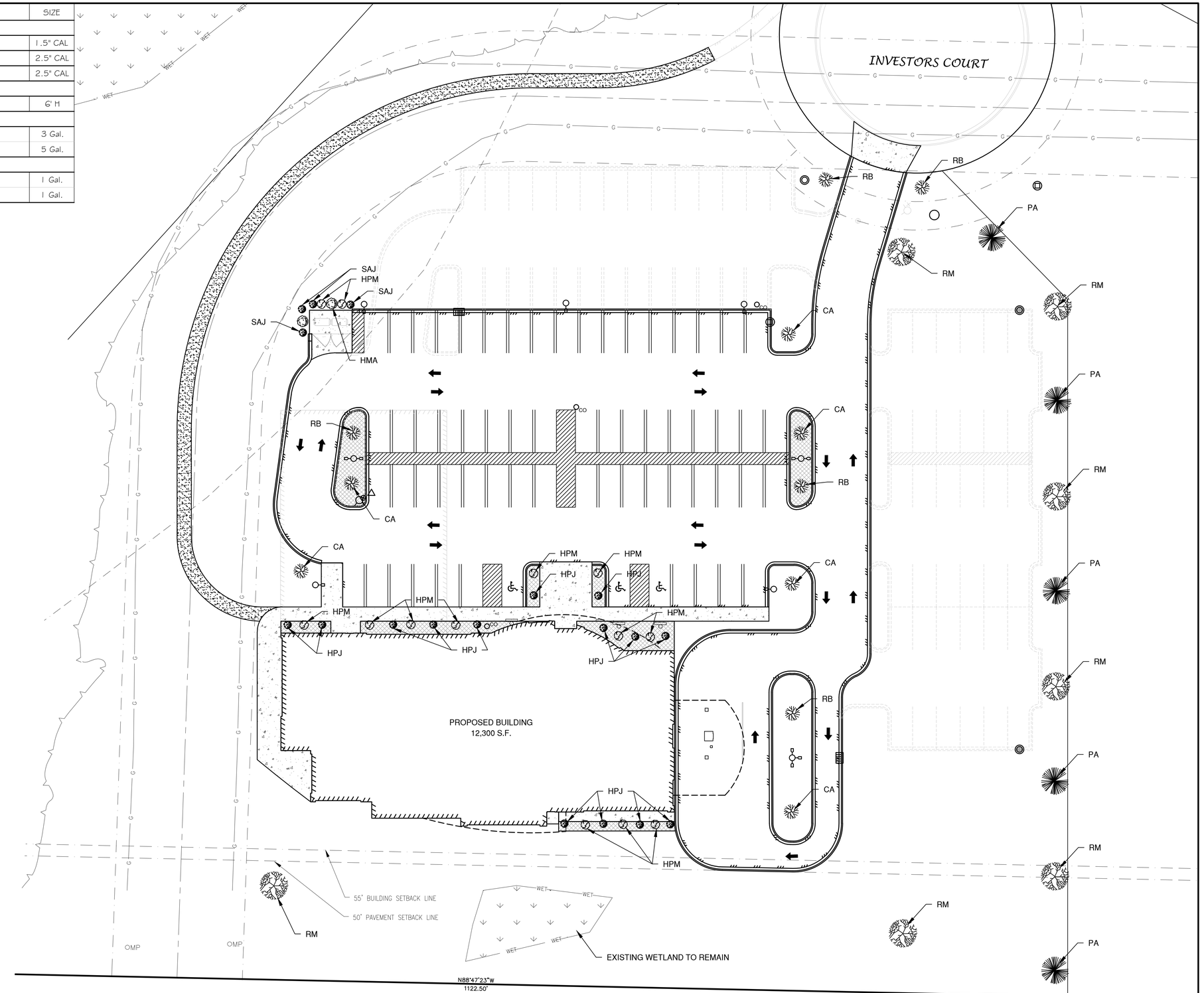
SHEET NO. 16

COUNT	MARK	LATIN NAME	COMMON NAME	SIZE
TREES				
6	CA	Malus	Crabapple	1.5" CAL
6	RM	Acer Rubrum	Red Maple	2.5" CAL
2	RB	Betula Nigra	River Birch	2.5" CAL
CONIFERS				
5	PA	Picea Abies	Norway Spruce	6' H
SHRUBS				
14	HPJ	Hydrangea Paniculata 'Jane'	Little Lime Hydrangea	3 Gal.
1	HMA	Thuja Occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	5 Gal.
PERENIALS				
13	HPM	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal.
4	SAJ	Sedum Spectabile 'Autumn Joy'	Autumn Joy Sedum	1 Gal.

GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION / CONSTRUCTION.
2. ALL PLANTINGS SHALL MEET THE TOWN OF GRAND CHUTE'S STANDARDS
3. ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF A TACKIFIER.
4. ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.
5. COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE.).



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

LANDSCAPE PLAN

DATE 03/2020
FILE 4737090 LANDSCAPE
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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File: R:\4700\4737\4737090\dwg\4737090 LANDSCAPE.dwg
Plot Date: Apr 24, 2020 - 9:33am
LAYOUT: 24X36

Town of Grand Chute
Special Exception Request
ABS 1, LLC, dba Investors Community Bank

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **April 27, 2020**

Address: **3800 N. Investors Court** **App. #: SE-08-20**

REQUEST

1. **Proposed Use:** Off-premise sign for office park businesses.
2. **Project Description:** Approval of a multi-tenant sign serving the business locating in the Investors Court office park.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes. Subdivided lots will be further described with the Final Plat of ICB Plat

ANALYSIS

Investors Community Bank (ICB) is master developer of an office park located on land south of the planned extension of Evergreen Drive (from Gillett Street to Orion Lane). ICB will build a commercial/financial office building for its own use, and will market two other lots for similar commercial/office uses. A multi-tenant sign is proposed on Lot 3 ICP Plat, at the corner of Evergreen Drive and Investors Court. Since businesses on all three office park lots will be displayed on the sign, it is characterized as an off-premise sign and a Special Exception Permit is required. The sign will become an improvement of Lot 3. A sign easement will grant rights of use for the sign by the businesses located on Lots 1 and 2. The sign will be 20 feet in height and 175.3 square feet in size. All code requirements are met with this request.

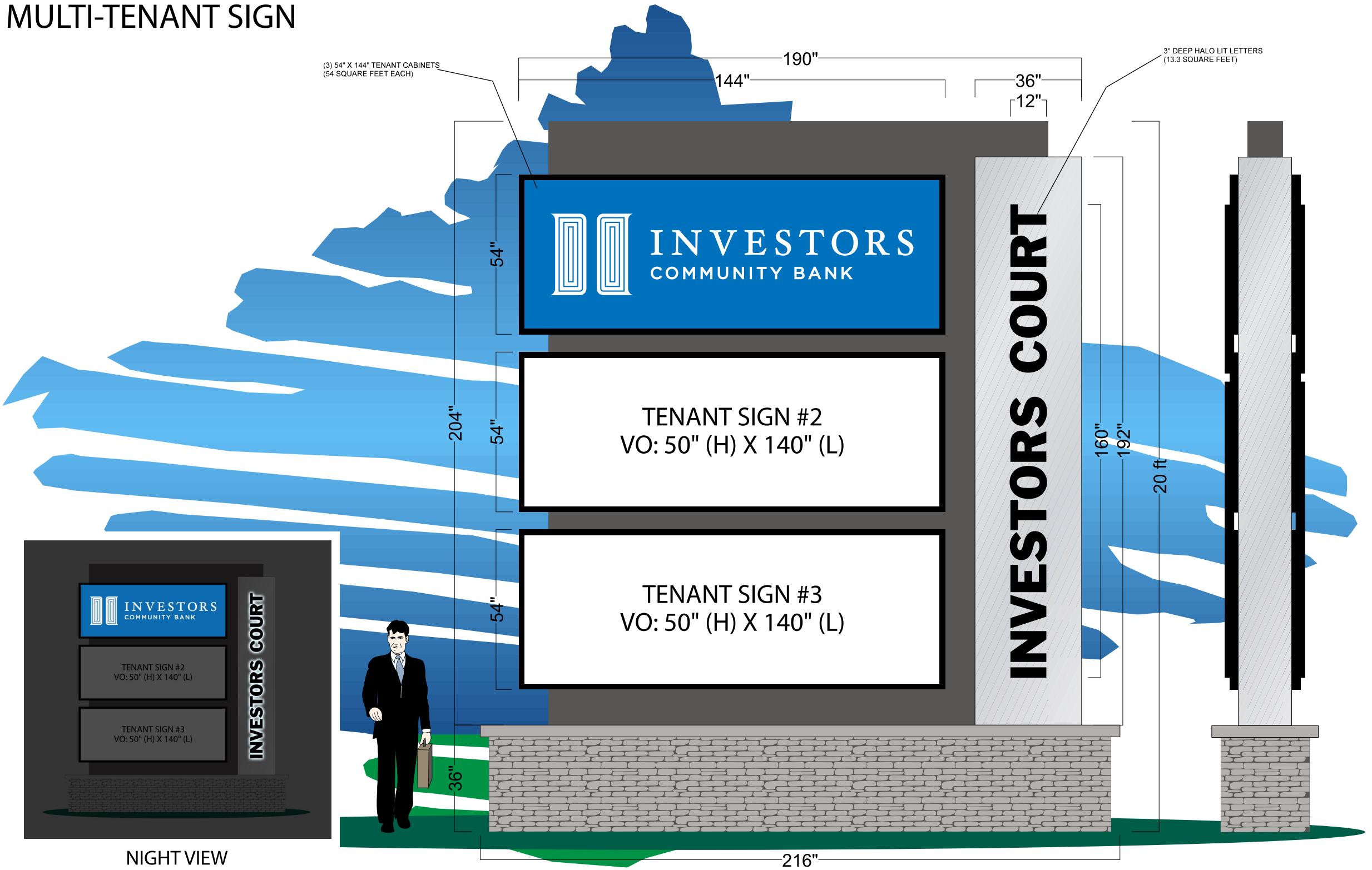
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity.** *Found.*
b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards.** *Found.*
c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking.** *NA*.
d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Found*.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-08-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for an off-premise sign to be located at 3800 N. Investors Court.

MULTI-TENANT SIGN



NIGHT VIEW

175.3 SQUARE FEET

REINHOLD Sign Service inc.
2070 HOLMGREN WAY GREEN BAY, WI 54304
(920) 494-7161 FAX(920) 494-8720

LAYOUT

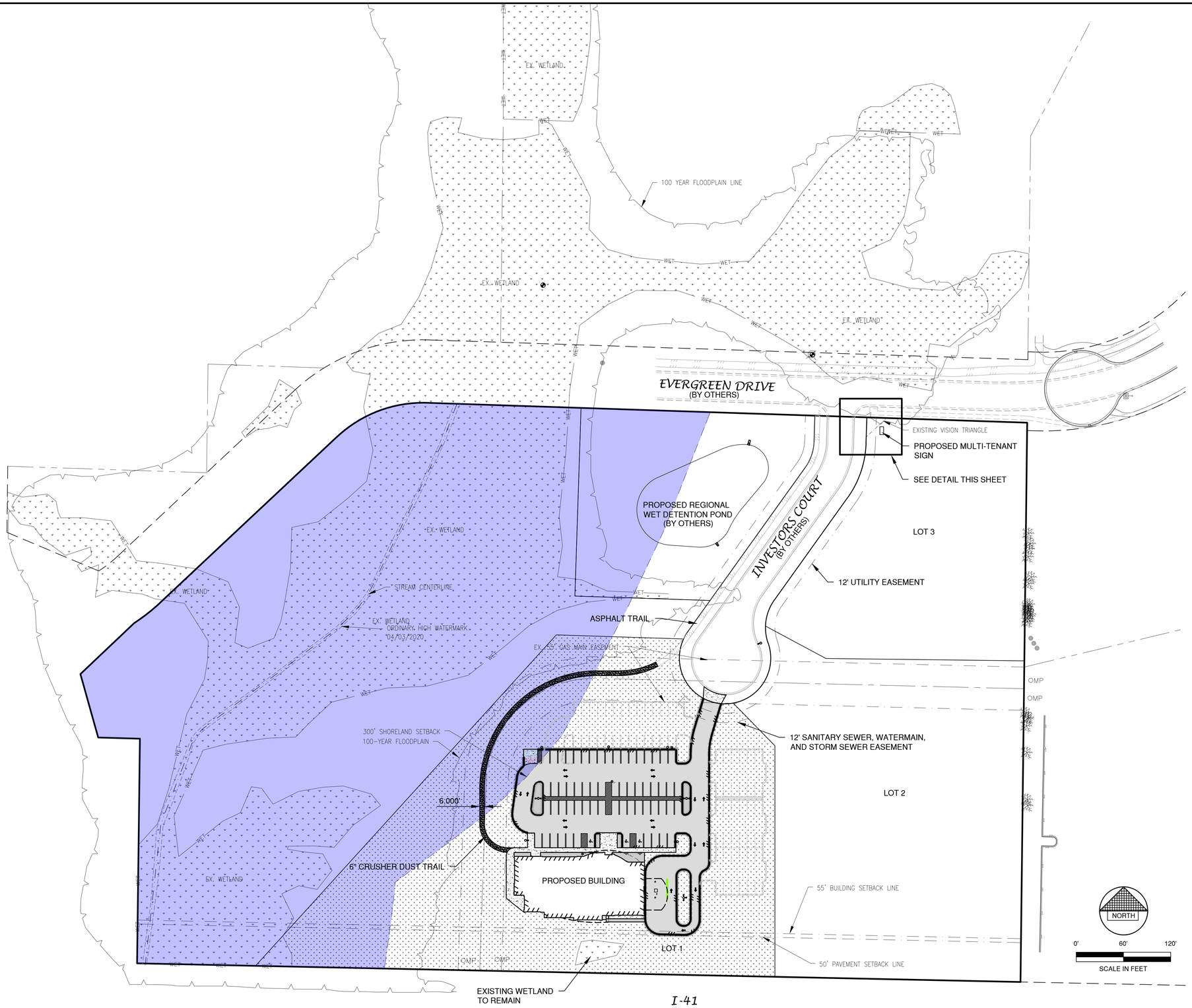
☐ APPROVED ☐ CHANGES

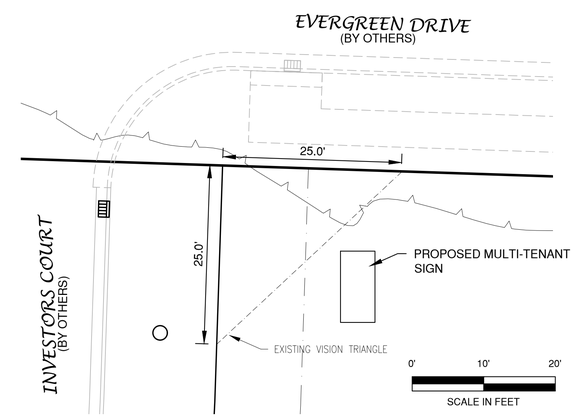
SIGNED BY:_____ DATE:_____

ALL COPY RIGHTS RESERVED
NO DUPLICATION ALLOWED
WITHOUT PERMISSION

SALESPERSON

_____
ROBERT OTT





MULTI-TENANT SIGN DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

ZONING

CP - PLANNED COMMERCIAL DISTRICT

PARCEL NO.

101062502

SITE DATA - OVERALL

TOTAL AREA = 17.68 ACRES, 770,298 S.F.

BUILDING AREA = 0.28 ACRES, 12,182 S.F. (1.6%)

SIDEWALK/PARKING LOT AREA = 1.29 ACRES, 55,599 S.F. (7.2%)

GREEN SPACE = 16.13 ACRES, 702,517 S.F. (91.2%)

CONSERVANCY AREA = 7.20 ACRES, 313,632 S.F. (40.7%)

I-41

File: R:\4700\4737\4737090\dwg\4737090D.dwg
Plot Date: Apr 22, 2020 - 3:32pm
LAYOUT: OVERALL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 03/2020
FILE 4737090D
JOB NO. 4737090

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ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

Town of Grand Chute
Site Plan Review
ABS 1, LLC, dba Investors Community Bank

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **April 27, 2020**

Address: **3800 N. Investors Court** **App. #: SP-11-20**

REQUEST

1. **Proposed Use(s):** Off-premise sign for office park businesses.
2. **Project Description:** Approval of a multi-tenant sign serving the business locating in the Investors Court office park.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes. Subdivided lots will be further described with the Final Plat of ICB Plat.

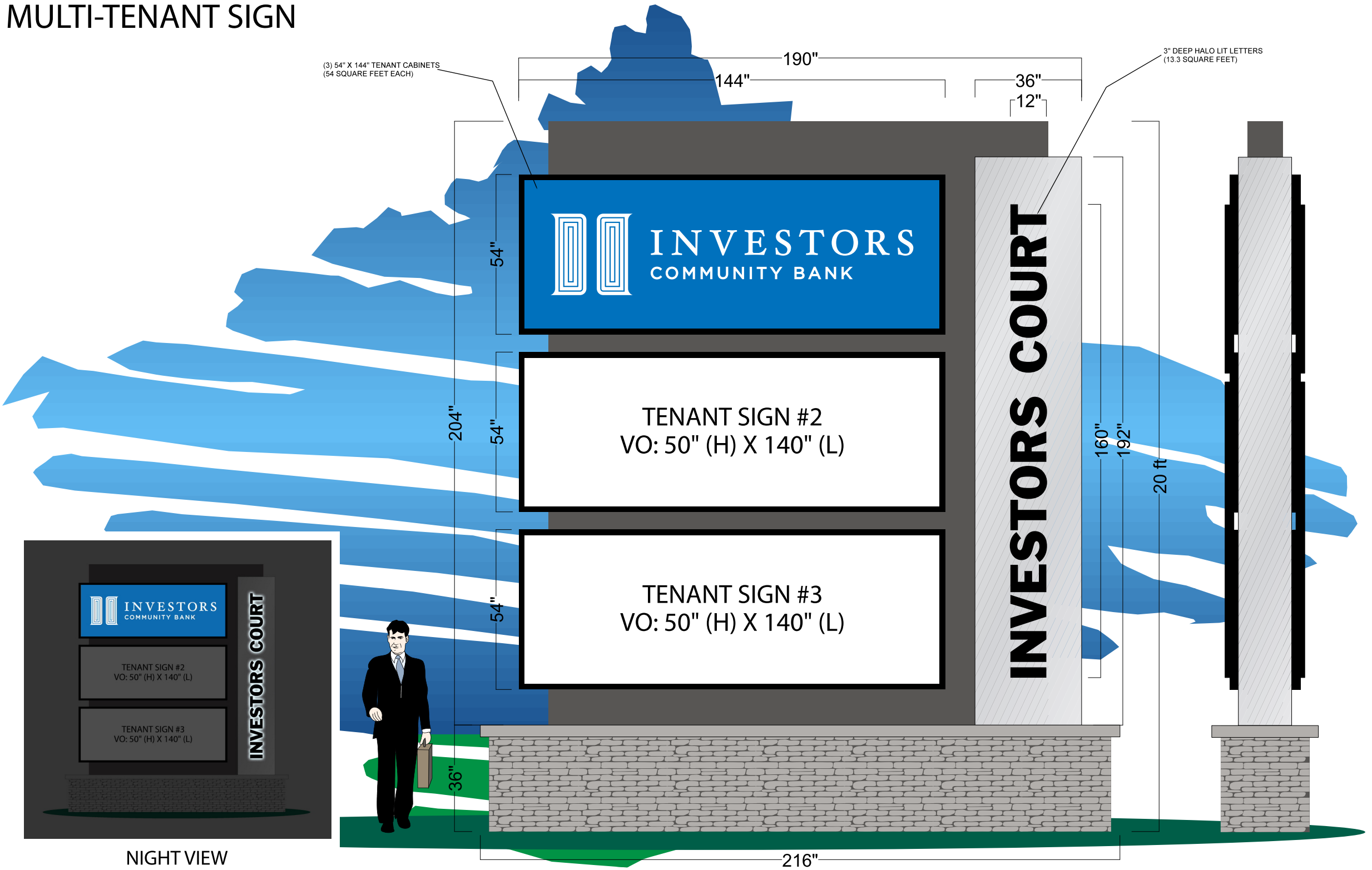
ANALYSIS

Investors Community Bank (ICB) is master developer of an office park located on vacant land south of the planned extension of Evergreen Drive (from Gillett Street to Orion Lane). ICB will build a commercial/financial office building for its own use, and will market two other lots for similar commercial/office uses. Park. A multi-tenant sign is proposed on Lot 3 ICP Plat, at the corner of Evergreen Drive and Investors Court. Since businesses on all three office park lots will be displayed on the sign, it is characterized as an off-premise sign. The sign will become an improvement of Lot 3. A sign easement will grant rights of use for the sign by the businesses located on Lots 1 and 2. The sign will be 20 feet in height and 175.3 square feet in size. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-11-20) requested ABS 1, LLC, dba Investors Community Bank, for an off-premise sign to be located at 3800 N. Investors Court, subject to Town Board approval of Special Exception SE-08-20.

MULTI-TENANT SIGN



NIGHT VIEW

175.3 SQUARE FEET

REINHOLD Sign Service inc.
2070 HOLMGREN WAY GREEN BAY, WI 54304
(920) 494-7161 FAX(920) 494-8720

LAYOUT

☐ APPROVED ☐ CHANGES

SIGNED BY:_____ DATE:_____

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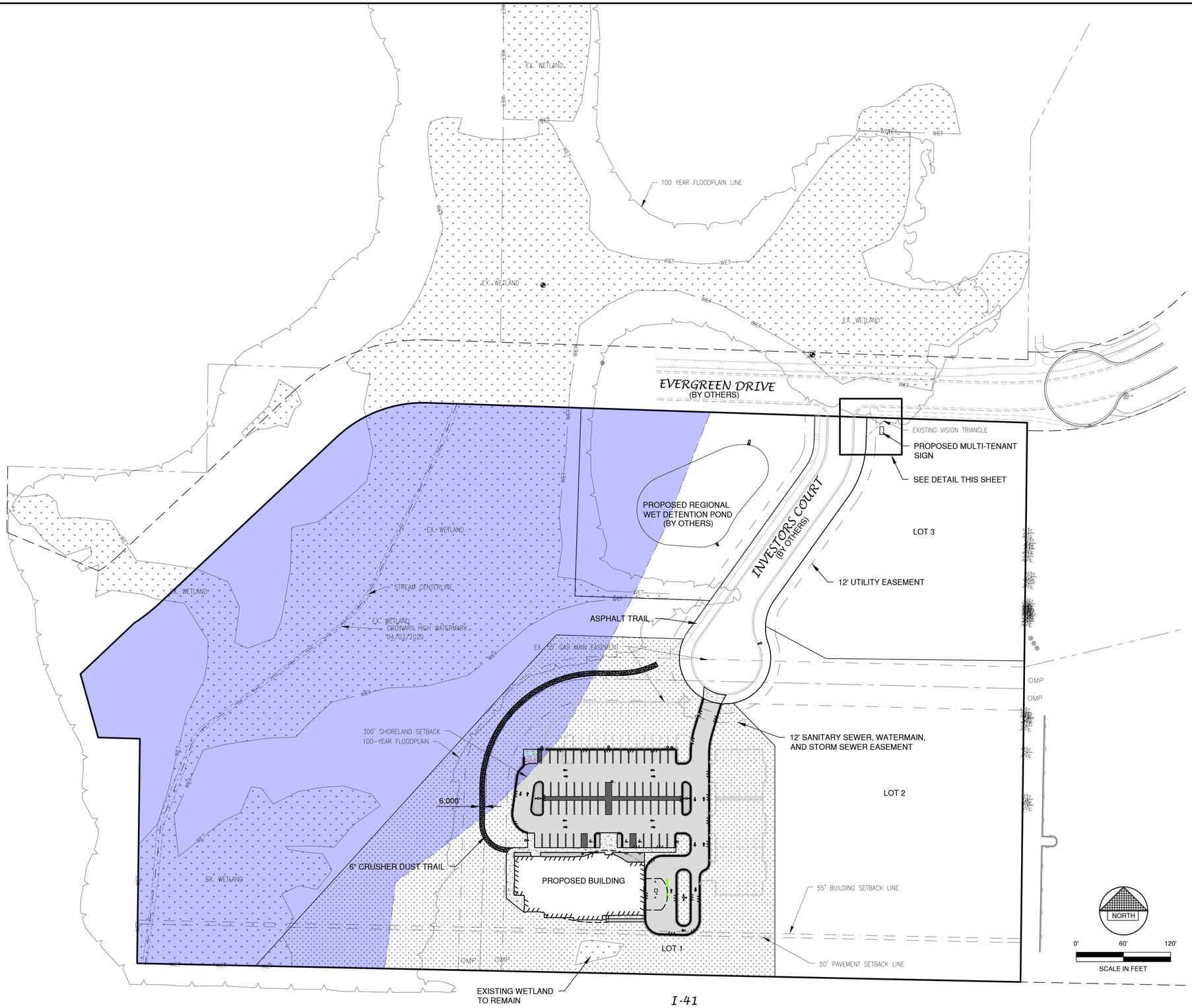
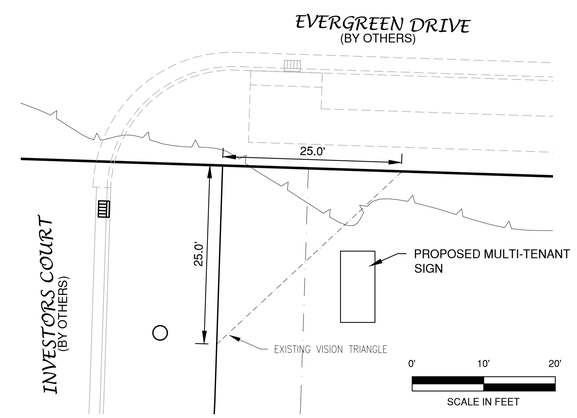
NO DUPLICATION ALLOWED
WITHOUT PERMISSION

SALESPERSON

_____
ROBERT OTT





MULTI-TENANT SIGN DETAIL

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ZONING

CP - PLANNED COMMERCIAL DISTRICT

PARCEL NO.

101062502

SITE DATA - OVERALL

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BUILDING AREA = 0.28 ACRES, 12,182 S.F. (1.6%)

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GREEN SPACE = 16.13 ACRES, 702,517 S.F. (91.2%)

CONSERVANCY AREA = 7.20 ACRES, 313,632 S.F. (40.7%)

I-41

File: R:\4700\4737\4737090\dwg\4737090D.dwg
Plot Date: Apr 22, 2020 - 3:32pm
LAYOUT: OVERALL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED BDR

SITE DEVELOPMENT FOR
INVESTORS COMMUNITY BANK
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 03/2020
FILE 4737090D
JOB NO. 4737090

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

Town of Grand Chute
Special Exception Amendment
Appleton Valley Homes, LLC

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 27, 2020**

Address: **5358-5390 Pennsylvania Avenue** **App. #: SEA2-08-12**

REQUEST

1. **Proposed Use:** Planned Unit Development (PUD) residential.
2. **Project Description:** Amendment No. 3 to the Georgetown Square Condominium Planned Unit Development (PUD), adjusting the layout and reducing the number of units in the PUD from 40 units to 38 units.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending Addendum No. 4 to the Condo Plat.

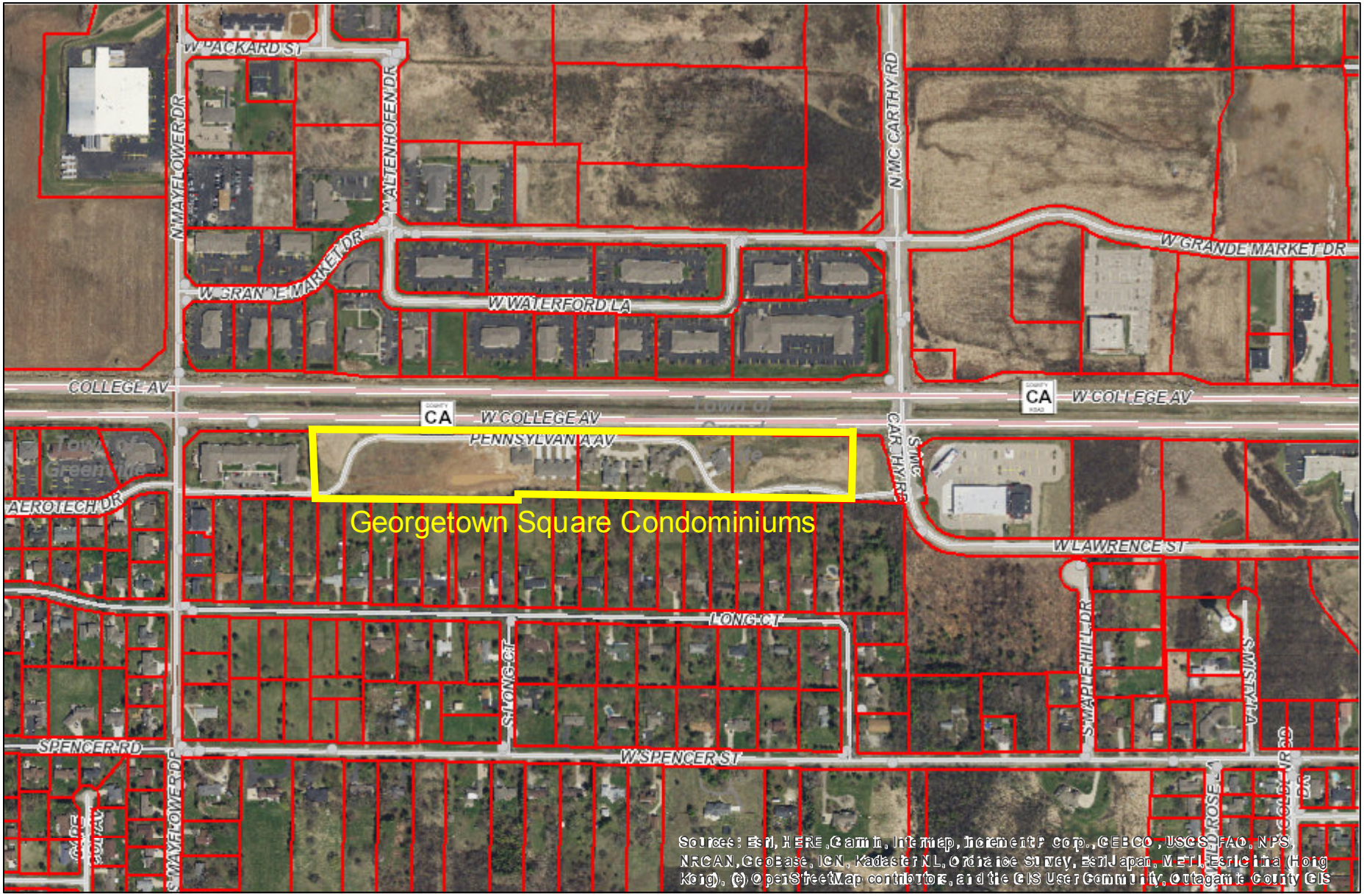
ANALYSIS & FINDINGS OF FACT

The Georgetown Square Condominium Planned Unit Development (PUD) was approved in 2012 with a total of 43 condominium units. In 2017, Amendment No. 2 to the PUD modified the layout of the development and reduced the total number of condominium units to 40. The Owner/Developer has presented plans to modify the layout of the final expansion area and reduce the total number of units in the PUD to 38 condominium units. An associated addendum to the Georgetown Square Condominium Plat and Site Plan have also been submitted for Town approval. All Findings of Fact that were met in the issuance of the original Special Exception remain unchanged.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of Special Exception Amendment SEA2-08-12 requested by Appleton Valley Homes, LLC, 5358-5390 Pennsylvania Avenue, approving Amendment No. 3 to the Georgetown Square Condominium Planned Unit Development (PUD), adjusting the layout and reducing the number of units in the PUD from 40 units to 38 units.

SEA2-08-12 -- 5358-5390 Pennsylvania Avenue



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

Copyright:

0 0.05 0.1 0.2 mi

Grand Chute

Date: 4/27/2020 07:34 PM

AMENDMENT NO. 3 TO RESTRICTIVE COVENANTS AND EASEMENTS FOR PLANNED UNIT DEVELOPMENT OF GEORGETOWN SQUARE CONDOMINIUM

This Amendment No. 3 to Restrictive Covenants and Easements for Planned Unit Development of Georgetown Square Condominium is made this ___ day of _____, 2020.

WHEREAS, on June 19, 2012, IRET Properties, a North Dakota Limited Partnership executed an instrument entitled "Restrictive Covenants and Easements for Planned Unit Development of Georgetown Square Condominium" (hereinafter referred to as "PUD Agreement") which was recorded with the Outagamie County Register of Deeds on June 21, 2012, as Document No. 1949669.

Return To:
Attorney Brian A. Krause
KRAUSE & METZ
15 Park Place, Suite 500
Appleton, WI 54914-8250

WHEREAS, Appleton Valley Homes, LLC, a Wisconsin limited liability company (hereinafter referred to as "Appleton Valley Homes") is the successor in interest to IRET Properties.

WHERAS, Appleton Valley Homes has executed an Amendment No. 3 to the Declaration of Condominium for Georgetown Square Condominium and has modified its Condominium Plat to adjust the layout and number of units in the condominium.

WHEREAS, Appleton Valley Homes, pursuant to Article IV of the PUD Agreement, desires to modify certain provisions of the PUD Agreement whereupon the legal description of the property subject to the PUD Agreement will be as described on Exhibit A.

NOW, THEREFORE, Appleton Valley Homes hereby amends the PUD Agreement in accordance with this Amendment.

1. Appleton Valley Homes executed and recorded with the Outagamie County Register of Deeds a Third Amendment to Declaration of Condominium for Georgetown Square Condominium as Document No. _____. The Third Amendment to Declaration of Condominium and the corresponding Addendum to Condominium Plat caused Georgetown Square Condominium to expand and additionally to cover (in addition to the land specified in Exhibit A of the prior Covenants and Easements recorded as Document No. 1949669, and the land specified in Exhibit A of the Amended Restrictive Covenants and Easements for Georgetown Square Condominium recorded as Document No. 2089337), the following lands described in Exhibit A, attached hereto and incorporated herein.

2. Appleton Valley Homes, as part of Amendment No. 3 to the Declaration of Condominium for Georgetown Square Condominium, has modified its Condominium Plat to adjust the layout of and the number of units in Expansion Area "B" of Georgetown Square Condominium. As a result, the total number of units currently existing has increased from 29 units to 38 units. Further, their has been a material change to the layout of the buildings as were originally depicted on the Site Plan to the PUD Agreement. An Amended Site Plan is attached hereto as Exhibit B. Attached hereto as Exhibit C is the Georgetown Square Condominium Plat and all Addendums/Amendments thereto.

3. Pursuant to Article IV of the PUD Agreement, this Amendment No. 3 to the PUD Agreement has been duly approved by a majority vote of the Town Board of Supervisors of the Town of Grand Chute at an opening meeting on _____, 2020, and by a majority vote of the Commissioners at an open meeting for each of the affected Sanitary Districts on _____, 2020.

4. Except as modified herein, all other terms and conditions of the PUD Agreement shall remain unchanged and in full force and effect as though fully set forth at length in this Amendment.

5. The terms and provisions of this Amendment No. 3 to PUD Agreement (and the prior recorded Restrictive Covenants and Easements) shall be binding upon and inure to the benefit of the owners of the property described in Exhibit A and their heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, Appleton Valley Homes, LLC has executed this Amendment No. 3 to Restrictive Covenants and Easements for Planned Unit Development of Georgetown Square Condominium as of the date first set forth above.

APPLETON VALLEY HOMES, LLC

By:_____
Dean D. Thielbar, Managing Member

STATE OF WISCONSIN)
) ss.
COUNTY OF OUTAGAMIE)

Personally came before me this ___ day of _____, 2020, the above named Dean D. Thielbar, to me known to be the person who executed the foregoing and acknowledged the same.

_____
Brian A. Krause
Notary Public, State of Wisconsin
My commission is permanent.

This instrument was drafted by:
Attorney Brian A. Krause; KRAUSE & KRAUSE
51 Park Place, Suite 300
Appleton, WI 54914-8275
(920) 739-5665

Town of Grand Chute
Condominium Plat Addendum
Georgetown Square Condominium

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 27, 2020**

Address: **5358-5390 Pennsylvania Avenue** **App #: CP-01-20**

REQUEST

1. **Proposed Use(s):** Single-family attached & detached condominium units.
2. **Project Description:** Addendum No. 4 to the Georgetown Square Condominium, adding 9 units to the declared area.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending this plat addendum.

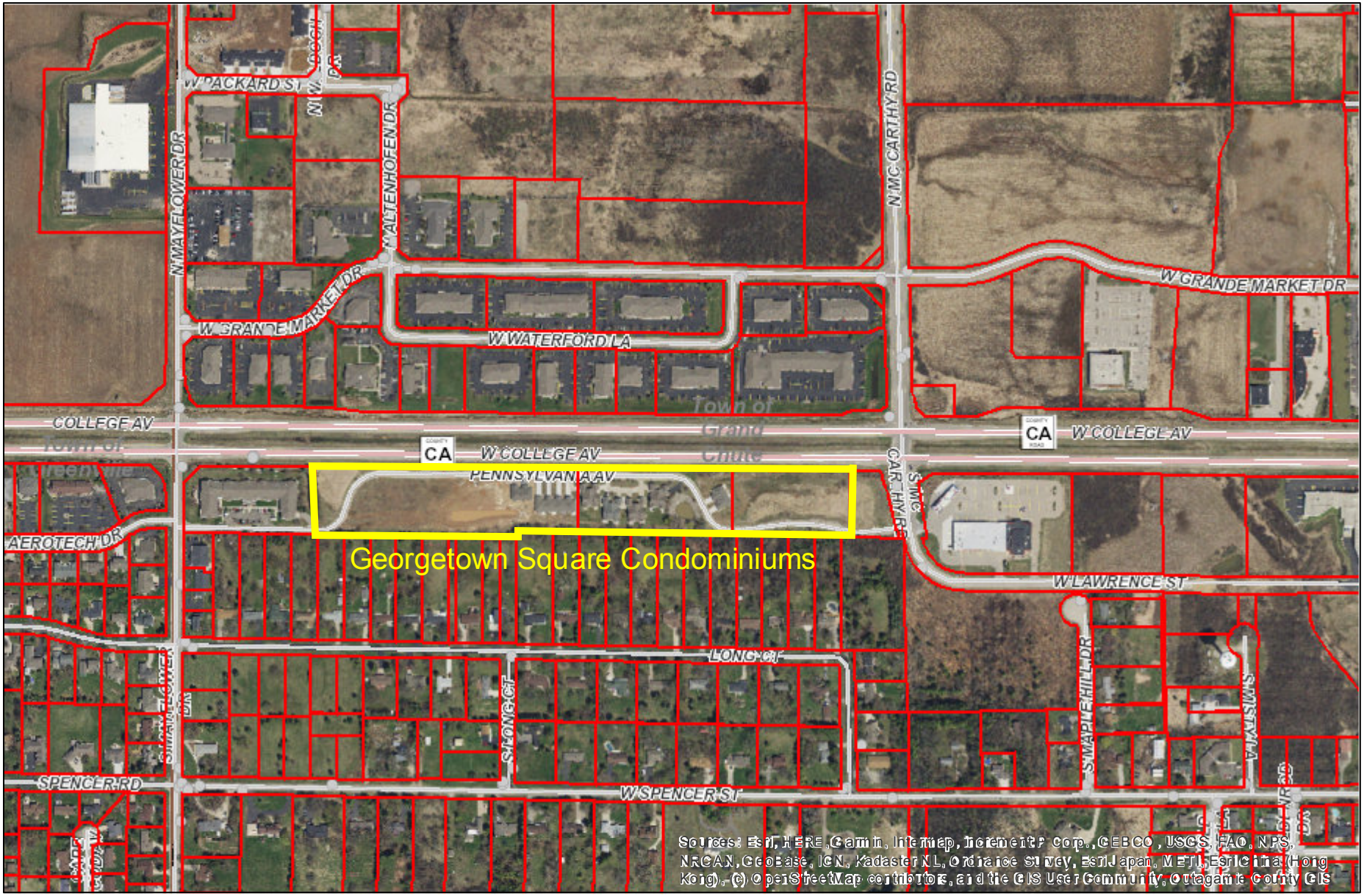
ANALYSIS

The Georgetown Square Condominium Planned Unit Development (PUD) was approved in 2012 with a total of 43 condominium units. In 2017, Amendment No. 2 to the PUD modified the layout of the development and reduced the total number of condominium units to 40. The Owner/Developer has presented plans to modify the layout of the final expansion area and reduce the total number of units in the PUD to 38 condominium units. The modified layout eliminates the attached townhome units and replaces them with 8 duplexes and 1 single-family detached unit. All of the units will have 2 bedrooms/2 baths on the main floor, attached garages, and full basements that could be finished to provide an additional bedroom/bath and a rec room. Runoff from these 9 units and surrounding limited common elements and common elements will be directed to a new stormwater retention pond. All other utilities and roads to serve the declared area are installed.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of Addendum No. 4 to the Georgetown Square Condominium Plat (CP-01-20), adding 9 units to the declared area.

CP-01-20 -- 5358-5390 Pennsylvania Avenue



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

Copyright:

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Grand Chute

Date: 4/27/2020 07:36 PM

GEORGETOWN SQUARE CONDOMINIUM
ADDENDUM NO.4

UNIT 2 AND UNIT 3 OF GEORGETOWN PLACE CONDOMINIUM, A MASTER CONDOMINIUM PURSUANT TO WIS. STATS. 703.115, RECORDED AS DOCUMENT NO. 1242107; GEORGETOWN SQUARE CONDOMINIUM, DOCUMENT NO. 1949667, CABINET L, PAGE 70; GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 1, DOCUMENT NO. 2085063, CABINET M, PAGE 180, GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 2, DOCUMENT NO. 2089335, CABINET M, PAGE 176, GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 3, DOCUMENT NO. 2115252, CABINET M, PAGE 162; BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

TOWN OF GRAND CHUTE APPROVAL:
RESOLVED, THAT GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 4 IN THE TOWN OF GRAND CHUTE IS HEREBY APPROVED AS SURVEYED AND MAPPED BY THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN AND
THIS _____ DAY OF _____, 20_____.

AUTHORIZED REPRESENTATIVE FOR THE TOWN OF GRAND CHUTE

PRINT NAME AND TITLE

SURVEYOR'S CERTIFICATE:
THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

I ROBERT F. REIDER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

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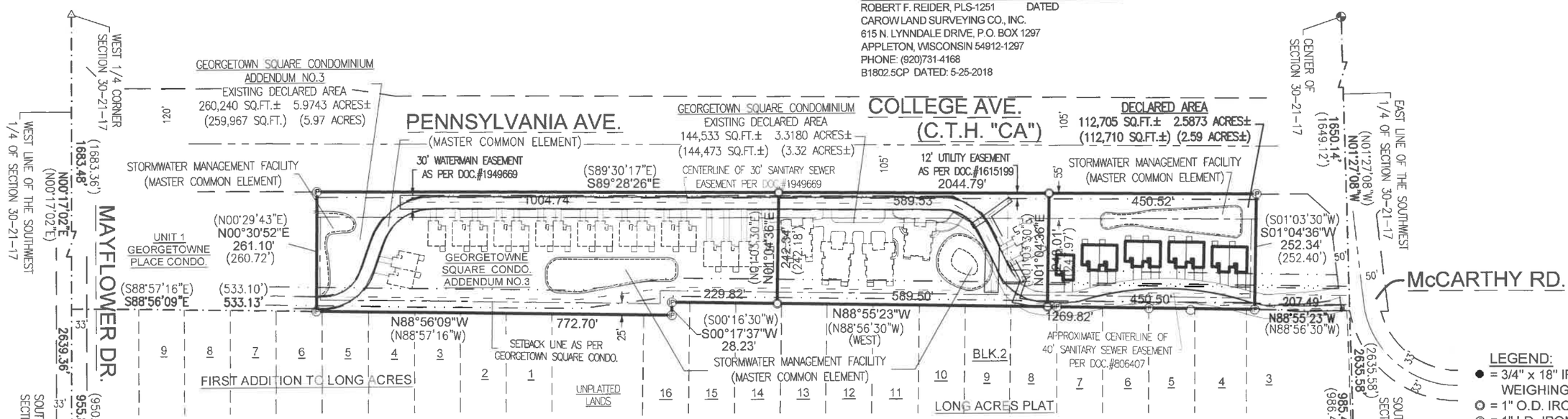
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
B1802.5CP DATED: 5-25-2018



LEGEND:
- ● = 3/4" x 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊙ = 1" O.D. IRON PIPE FOUND
- ⓟ = 1" I.D. IRON PIPE FOUND
- ⊙ = 1-1/4" IRON REBAR FOUND
- △ = RAILROAD SPIKE FOUND
- ⊙ = NAIL IN DISK FOUND
- ⊕ = COUNTY MONUMENT
- L.C.E. = LIMITED COMMON ELEMENTS
- C.E. = COMMON ELEMENTS
- ( ) = RECORDED AS

GRAPHIC SCALE: 1" = 200'
200 0 100 200 300 400

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS N01°27'08"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM

TOWN OF GRAND CHUTE ROAD COVENANT
- ALL PRIVATE ROADS WITHIN GEORGETOWN SQUARE CONDOMINIUM SHALL BE MAINTAINED IN GOOD CONDITION IN ACCORDANCE WITH STANDARDS GENERALLY ACCEPTABLE FOR TOWN STREETS IN THE TOWN OF GRAND CHUTE. THEY SHALL BE KEPT UNOBSTRUCTED AT ALL TIMES BY THE CONDOMINIUM ASSOCIATION. IN THE EVENT THE CONDOMINIUM ASSOCIATION FAILS TO MAINTAIN THE ROAD TO SAID STANDARDS OR IT IS OBSTRUCTED, THE TOWN OF GRAND CHUTE MAY ELECT UPON ITS OWN AUTHORITY TO DO NECESSARY MAINTENANCE OF THE ROADS OR REMOVE OBSTRUCTIONS AND ASSESS THE COST OF DOING THE WORK ALONG WITH ADMINISTRATION COSTS BACK TO THE GEORGETOWN SQUARE CONDOMINIUM ASSOCIATION AND THE UNIT OWNERS WITHIN THE CONDOMINIUM.
- THE PRIVATE ROAD SHALL BE AN EASEMENT FOR INGRESS AND EGRESS TO ALL PROVIDERS OF PUBLIC OR PRIVATE SERVICES.
- CONSTRUCTION OF BUILDINGS OR ANY OTHER STRUCTURE WILL NOT BE ALLOWED ON THE BANKS OF WITHIN THE BASINS OF SURFACE WATER DETENTION AREAS.
- BUILDING LOCATIONS SHALL BE PER SET BACK LINES SHOWN ON THIS PLAT.
- THE THROUGH ROAD PENNSYLVANIA AVE. AND SURFACE WATER DETENTION AREAS ARE COMMON AREAS TO THE GEORGETOWN SQUARE CONDOMINIUM.

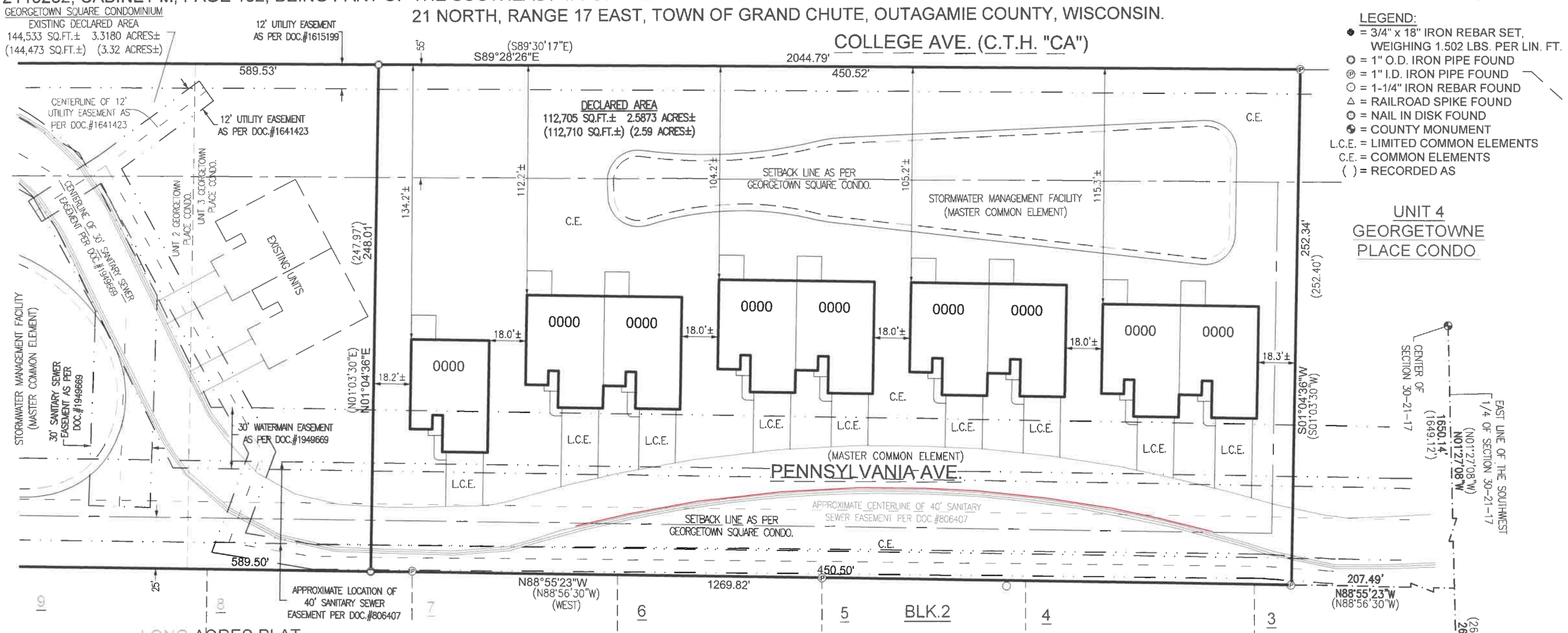
ADDITIONAL NOTES:
- DETENTION PONDS AND PENNSYLVANIA AVE. (FORMERLY GEORGETOWN LANE) ARE MASTER COMMON ELEMENTS UNDER THE GEORGETOWN PLACE CONDOMINIUM. SEE DECLARATION OF CONDOMINIUM FOR GEORGETOWN PLACE CONDOMINIUM FOR FURTHER INFORMATION.
- L.C.E. DENOTES LIMITED COMMON ELEMENT - STOOPS, PATIOS AND DRIVEWAYS SHALL BE LIMITED COMMON ELEMENTS
- C.E. DENOTES COMMON ELEMENTS - ALL AREAS OUTSIDE OF THE UNITS THAT ARE NOT LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
- ( ) DENOTES RECORDED INFORMATION

THERE SHALL BE PERMANENT EASEMENTS THROUGH AND OVER THE PROPERTY AND EACH OF THE UNITS AS MAY BE NECESSARY FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF THE COMMON ELEMENTS, UTILITIES, SEWERS AND OTHER UNITS.

MAINTENANCE OF ALL DRAINAGE WAYS, INCLUDING EASEMENTS AS INDICATED ON THE PLAT AND ALONG SIDE AND REAR LOT LINES THAT CONVEY STORMWATER IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN, AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION, UNLESS OTHERWISE NOTED ON THE PLAN. UPON FAILURE OF PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION, THE TOWN OF GRAND CHUTE AND/OR OUTAGAMIE COUNTY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED IN EQUAL AMOUNTS TO THE OWNERS OF THE PROPERTY WITHIN THE LAND DIVISION, OR, WHERE THE CAUSER CAN BE SPECIFICALLY IDENTIFIED, THE PAYMENT SHALL BE ASSESSED TO A SPECIFIC PROPERTY OWNER.

GEORGETOWN SQUARE CONDOMINIUM
ADDENDUM NO.4

UNIT 2 AND UNIT 3 OF GEORGETOWN PLACE CONDOMINIUM, A MASTER CONDOMINIUM PURSUANT TO WIS. STATS. 703.115, RECORDED AS DOCUMENT NO. 1242107; GEORGETOWN SQUARE CONDOMINIUM, DOCUMENT NO. 1949667, CABINET L, PAGE 70; GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 1, DOCUMENT NO. 2085063, CABINET M, PAGE 180, GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 2, DOCUMENT NO. 2089335, CABINET M, PAGE 176, GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 3, DOCUMENT NO. 2115252, CABINET M, PAGE 162; BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



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- C.E. = COMMON ELEMENTS
- ( ) = RECORDED AS

GRAPHIC SCALE: 1" = 40'

40 0 20 40 60 80

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS N01°27'08"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM

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PHONE: (920)731-4168
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REVISED DESCRIPTION OF EXISTING DECLARED AREA (GEORGETOWN SQUARE CONDOMINIUM):
A PART OF UNIT 2 AND UNIT 3 OF GEORGETOWN PLACE CONDOMINIUM, A MASTER CONDOMINIUM PURSUANT TO WIS. STATS. 703.115, RECORDED AS DOCUMENT NO. 1242107; BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, ALL IN SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, CONTAINING 144,533 SQUARE FEET (3.3180 ACRES) OD LAND, MORE OR LESS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 30; THENCE N01°27'08"W, 985.44 FEET ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 30 TO THE NORTH LINE OF LONG ACRES PLAT; THENCE N88°55'23"W, 657.99 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N88°55'23"W, 589.50 FEET ALONG SAID NORTH LINE; THENCE N01°04'36"E, 242.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "CA"; THENCE S89°28'26"E, 589.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S01°04'36"W, 248.01 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

REVISED DESCRIPTION OF EXISTING DECLARED AREA (GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 3):
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REVISED DESCRIPTION OF DECLARED AREA (FORMERLY FUTURE EXPANSION ARE PER GEORGETOWN SQUARE CONDOMINIUM ADDENDUM NO. 3):
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NOTES:
- STOOPS, PATIOS AND DRIVEWAYS SHALL BE LIMITED COMMON ELEMENTS
- ALL AREAS OUTSIDE OF UNITS THAT ARE NOT LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS
- FLOOR PLANS MAY NOT REPRESENT AS-BUILT CONDITIONS. ALL UNITS SHALL BE 2 BEDROOM, 2 BATH FLOOR PLANS. FINAL INTERIOR DIMENSIONS MAY DIFFER FROM THOSE SHOWN ON THIS PLAT.
- UNITS BASEMENT AREA = 1,335 SQUARE FEET EACH SIDE
- UNITS 1ST FLOOR LIVING AREA = 1,335 SQUARE FEET EACH SIDE

SURVEYOR'S CERTIFICATE:
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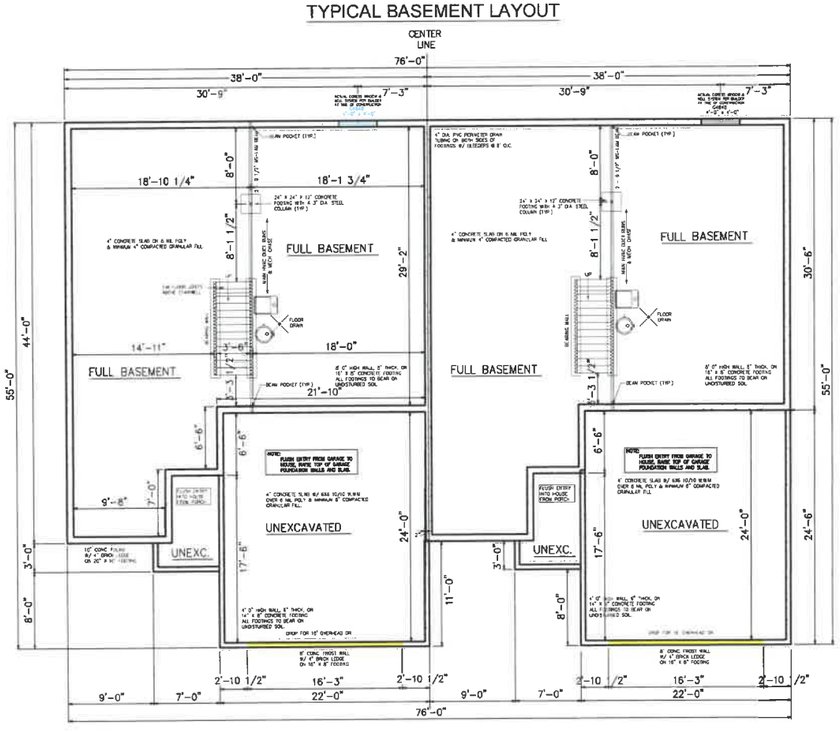
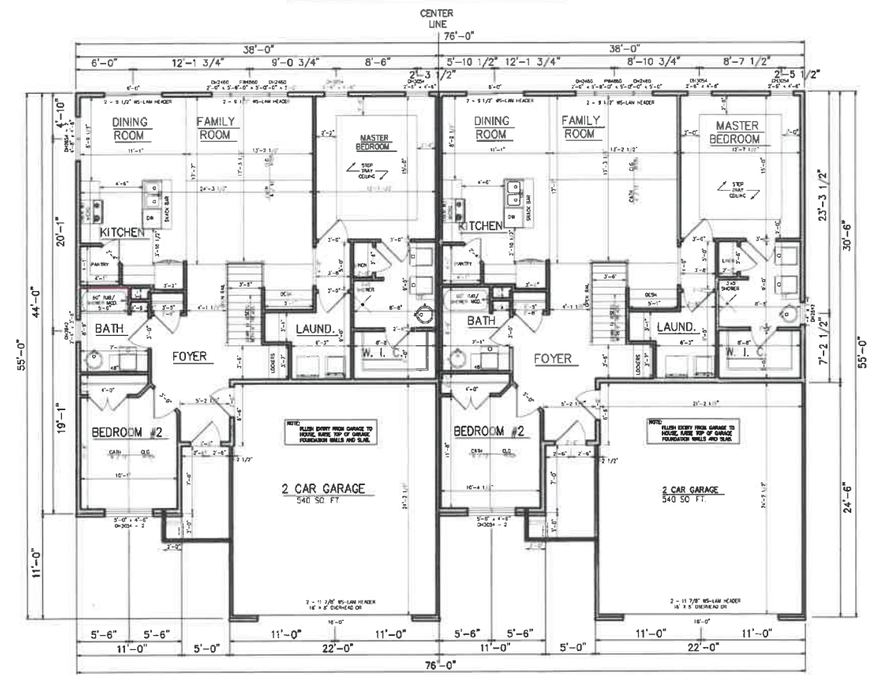
PHONE: (920)731-4168
B1802.5CP DATED: 5-25-2018

TYPICAL BASEMENT LAYOUT



TYPICAL FIRST FLOOR LAYOUT



SHEET 3 OF 3 SHEETS

Town of Grand Chute
Site Plan Review
Appleton Valley Homes, LLC
Georgetown Square Condominiums

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 27, 2020**

Address: **5358-5390 Pennsylvania Avenue** **App. #: SP-06-20**

REQUEST

1. **Proposed Use(s):** Single-family attached & detached condominium units.
2. **Project Description:** Construction of 9 condominium units, a stormwater facility, and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, condo plat addendum pending.

ANALYSIS

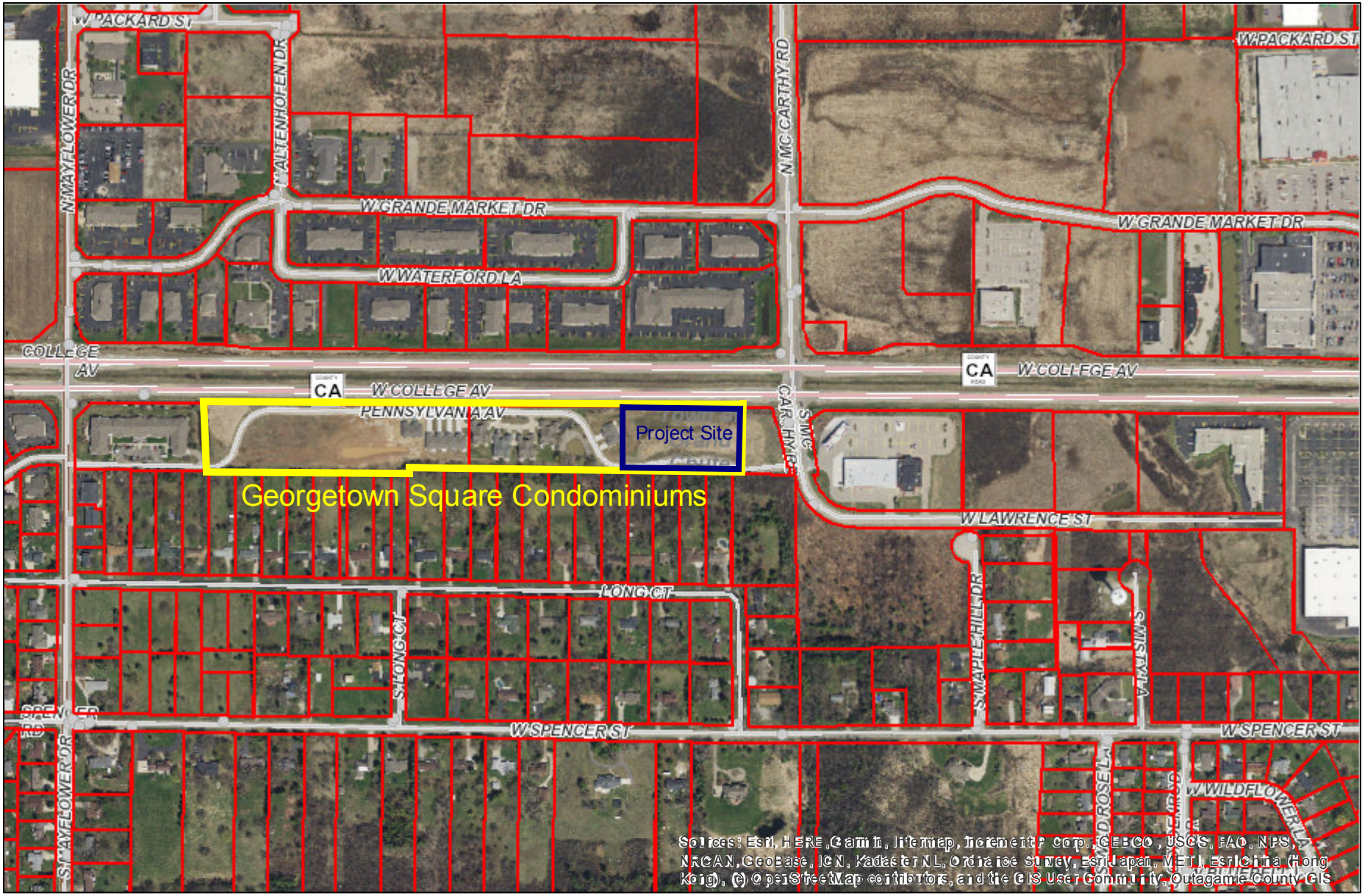
The Georgetown Square Condominium Planned Unit Development (PUD) was approved in 2012 with a total of 43 condominium units. In 2017, Amendment No. 2 to the PUD modified the layout of the development and reduced the total number of condominium units to 40. The Owner/Developer has presented plans to modify the layout of the final expansion area and reduce the total number of units in the PUD to 38 condominium units. The modified layout eliminates the attached townhome units and replaces them with 8 duplexes and 1 single-family detached unit. All of the units will have 2 bedrooms/2 baths on the main floor, attached garages, and full basements that could be finished to provide an additional bedroom/bath and a rec room.

The Stormwater Management Plan for the project includes a new retention pond on the north side of the site to treat stormwater. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. Due to the property being within 10,000 ft. of Appleton International Airport, a Special Exception Permit is required from Outagamie County for the new stormwater facility. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-06-20) requested by Appleton Valley Homes, LLC, for construction of 9 condominium units, a stormwater facility, and associated site improvements at 5358-5390 Pennsylvania Avenue, subject to: (1) Town Board approval of Special Exception Amendment SEA2-08-12; (2) Town Board approval of Condo Plat CP-01-20; and, (3) Town Engineer approval of the Stormwater Management and Erosion Control Plans.

SP-06-20 -- 5358-5390 Pennsylvania Avenue



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Author:

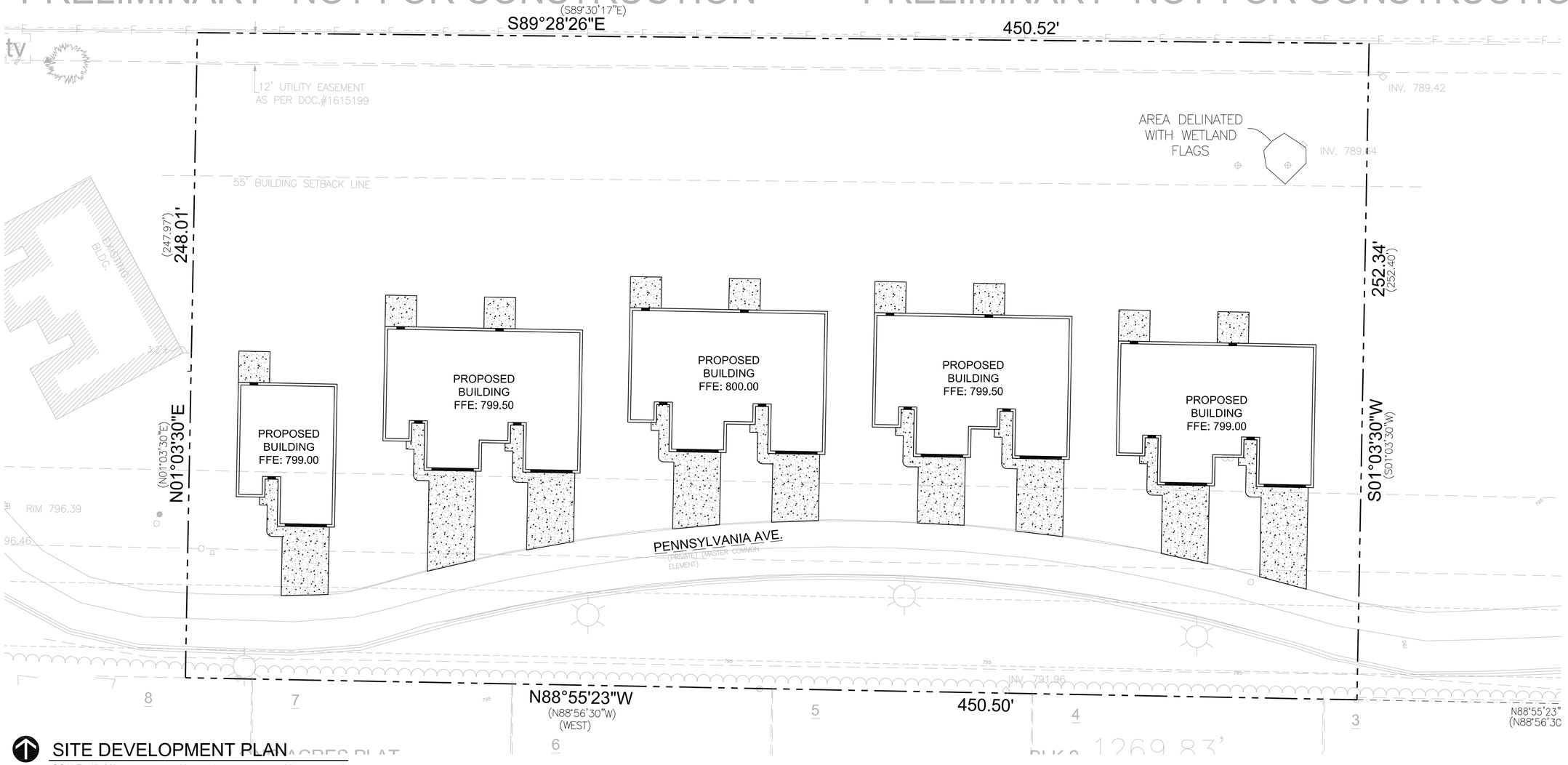
Copyright:

0 0.05 0.1 0.2 mi

Grand Chute

Date: 4/27/2020 07:42 PM

PRELIMINARY--NOT FOR CONSTRUCTION
PRELIMINARY--NOT FOR CONSTRUCTION



NORTH

SITE DEVELOPMENT PLAN

SCALE: 1"=20'

20 10 0 20 40

SYMBOL LEGEND

NEW PAVED DRIVEWAY OR PATIO

SITE NOTES:

TOTAL SITE AREA: 112,705 SF (2.59 ACRES)
TOTAL DISTURBED AREA: 82,000 SF (1.88 ACRES)
TOTAL IMPERVIOUS FOR THIS PHALSE FROM PREVIOUS SUBMITTAL: 30,215 SF (0.69 AC)
REVISED IMPERVIOUS FOR THIS PHASE: 28,503 SF (0.65 ACRES)

PRELIMINARY--NOT FOR CONSTRUCTION
PRELIMINARY--NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

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Larson Engineering, Inc.
2801 E. Enterprise Ave, Suite 200
Appleton, WI 54913-7889
920.734.9867 Fax: 920.734.9880
www.larsonengr.com

CLIENT:
Appleton Valley Homes, LLC
N350 Rogers Lane
Appleton, Wisconsin 54915
Attn: Dean Thielbar
(920) 740-5665

GEORGETOWN SQUARE CONDOS (3rd REVISION)

PENNSYLVANIA AVENUE
TOWN OF GRAND CHUTE, WISCONSIN

SEAL

Date:
Design Firm#

No.	Date	Description
0	07/26/2018	FOR REVIEW

Project #: 32180012.000

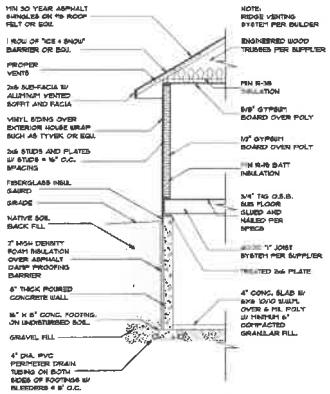
Drawn by: SLM

Checked by: SEK

Sheet Title:

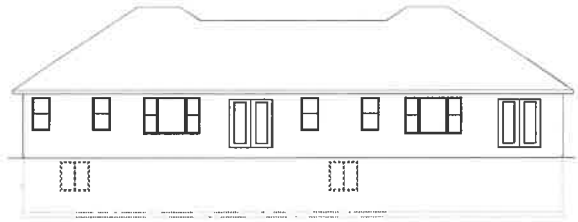
SITE DEVELOPMENT PLAN

C1.0



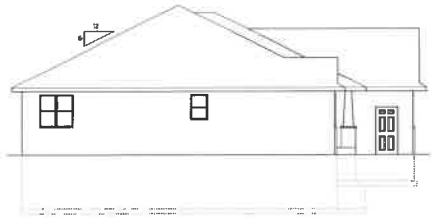
TYPICAL WALL SECTION

NOT TO SCALE



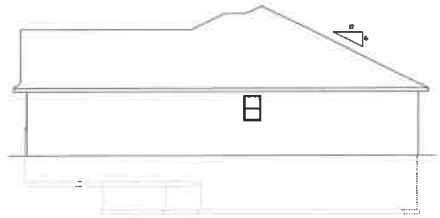
REAR ELEVATION

SCALE: 1/8" = 1'-0"



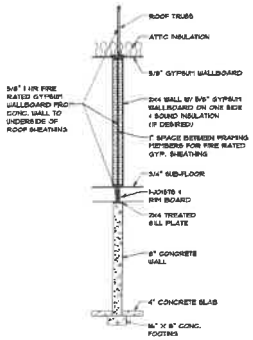
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



UNIT SEPARATION SECTION

SCALE: 3/8" = 1'-0"

HOUSE TO HAVE:
18" OVERHANGS, U.N.O.
12" GABLE RAKES,
1" ENERGY HEEL TRUSSES (MIN)
FINAL GRADING PER OWNER AND GC.
STEP FOOTINGS PER FINAL GRADING.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LEGAL NOTE:

THE GENERAL CONTRACTOR HEREBY AGREES THAT, BY PLACING FOR THIS PLAN, THE DESIGNER HAS FURNISHED EXCLUSIVELY FOR PERFORMING AND FINISHING EXTERIOR WORK ONLY, AND AGREES THAT THE GENERAL CONTRACTOR/OWNER WILL VERIFY ALL DIMENSIONS, LAYOUTS, AND DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY DEEMED SOLE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

DRAWING PREPARED BY:

Wisconsin BUILDING SUPPLY

2211 W. LAWRENCE
APPLETON, WI 54914
(920) 734-3000
FAX (920) 734-3001

APPLETON VALLEY HOMES

CONDOS - DUPLEX

DRAWN BY: JOSH VANSTRATEN

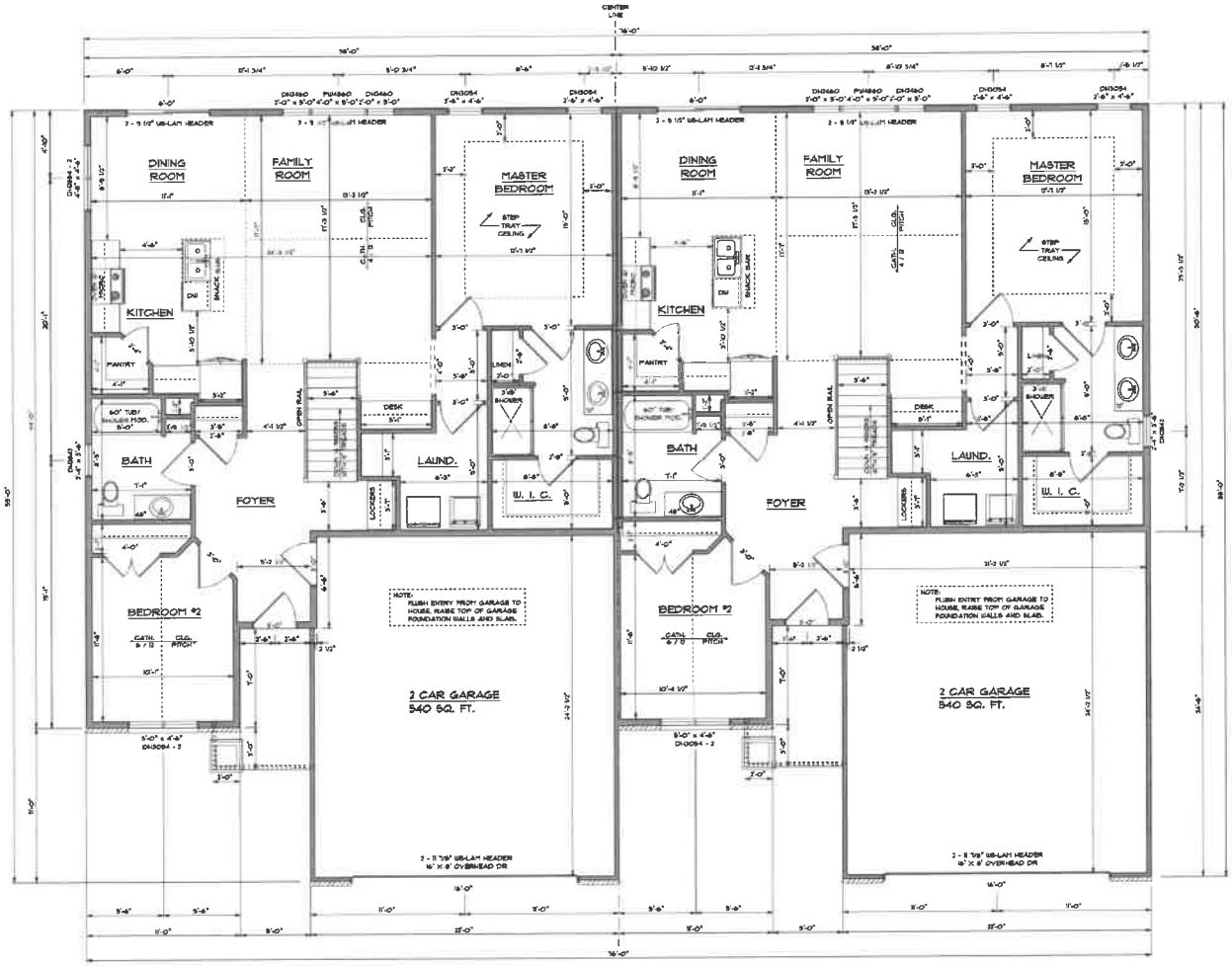
DATE: 4/12/2016

PLAN #: 304 - 16 - 056

JOB NAME: DUPLEX

SQ. FOOTAGE: 1,335 SQ. FT. EACH SIDE

REVISIONS:
8/31/2016
9/5/2016
10/25/2017



FLOOR PLAN

1,335 SQ. FT. EACH SIDE

ALL DIMENSIONS ARE TO ROUGH FRAMING

WALL HEIGHTS:
BASEMENT - 8'-0"
1ST. FLOOR - 9'-1 1/8"
GARAGE - 8'-3 1/4"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CATHEDRAL, CHAMBERED, VAULTED, AND TRAYED CEILINGS WITH OWNER PRIOR TO TRUSS CONSTRUCTION.
2. ALL EXTERIOR HOUSE WALLS TO BE 3 X 6 STUDS, & ALL INTERIOR WALLS TO BE 2 X 4 STUDS, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR GARAGE WALLS TO BE 3 X 4 STUDS, UNLESS OTHERWISE NOTED.
4. ALL HEADERS ARE 2-2X10's HEM-FIR #2 OR BETTER, UNLESS NOTED.
5. ALL SUPPORTING COLUMNS, BEAMS, AND HEADERS ARE SIZED WITH UNIFORM LOADS OF:
   ROOF: 30#/SF LIVE LOAD + 20#/SF DEAD LOAD
   FLOOR: 40#/SF LIVE LOAD + 10#/SF DEAD LOAD,
   UNLESS OTHERWISE NOTED.
6. ALL WORK, EQUIPMENT, AND INSTALLATION TO CONFORM TO & WITH ALL LOCAL AND STATE ORDINANCES AND STANDARDS, AS WELL AS ACCEPTED COMMON PRACTICES OF THE BUILDING INDUSTRY.
7. ALL DIMENSIONS ARE TO ROUGH FRAMING.
8. WINDOW MANUFACTURER PER CONTRACTOR. VERIFY ROUGH OPENINGS PRIOR TO CONSTRUCTION.

LEGAL NOTE:
THE GENERAL CONTRACTOR/OWNER AGREE THAT, IN ACCEPTING THIS PLAN, THEY HAVE MADE PLACE EVERY EFFORT IN PREPARING AND CHECKING THE PLAN FOR ACCURACY. IT IS ALSO AGREED THAT ALL DIMENSIONS AND CONDITIONS MUST REMAIN ALL DIMENSIONS AND STRUCTURAL CHANGES MUST BE APPROVED BY THE DESIGNER AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

DRAWING PREPARED BY:
Wisconsin BUILDING SUPPLY
223 N. LILAC DRIVE
APPLETON, WI 54914
(920) 734-5400
Fax (920) 738-3071

APPLETON VALLEY HOMES

CONDOS - DUPLEX

DRAWN BY: JOSH VANSTRATEN

DATE: 4/12/2016

PLAN #: 304 - 16 - 056

JOB NAME: DUPLEX

SQ. FOOTAGE: 1,335 SQ. FT. EACH SIDE

REVISIONS:
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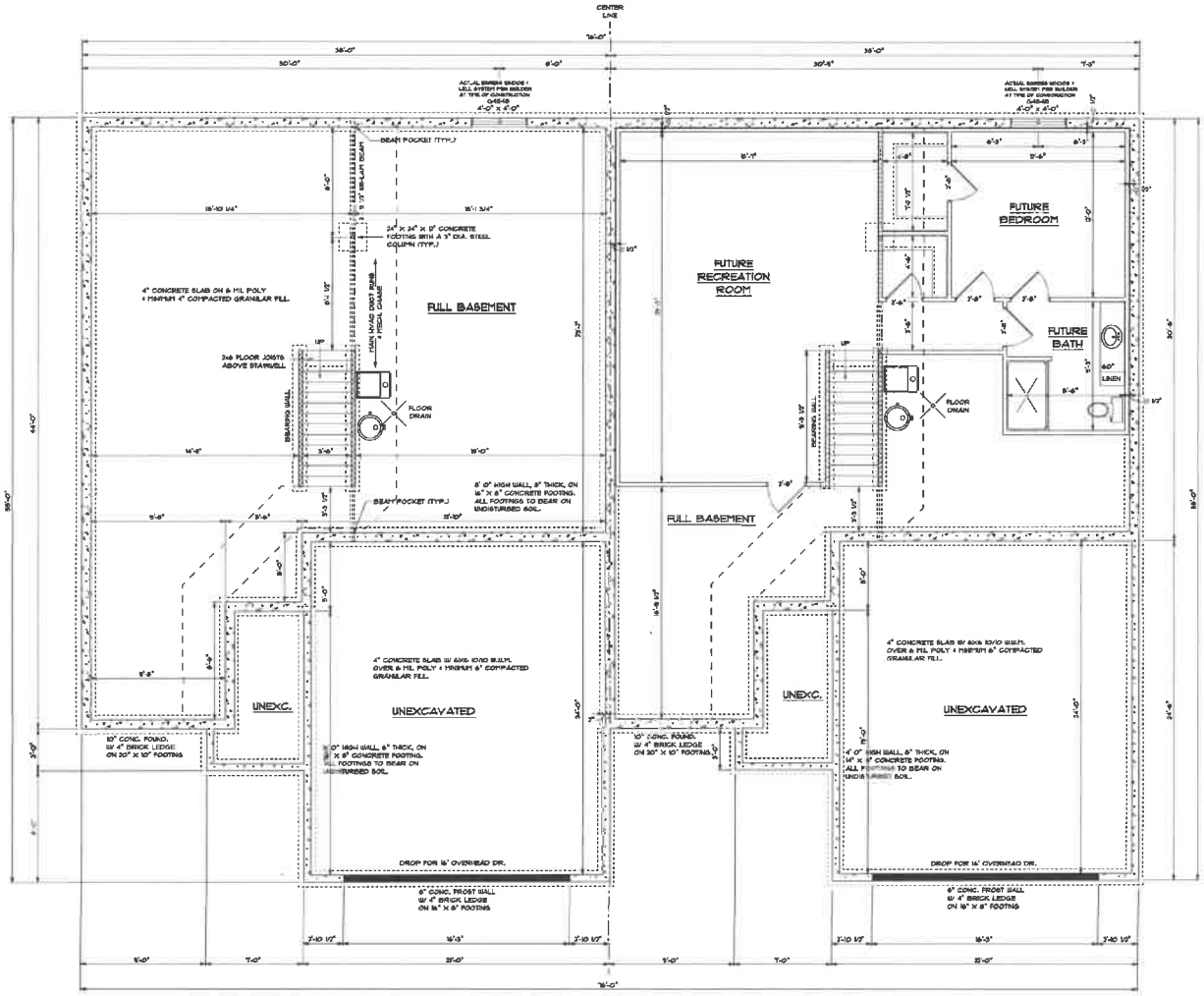
10/25/2017



BASEMENT LAYOUT

ALL DIMENSIONS ARE TO ROUGH FRAMING

WALL HEIGHTS:
BASEMENT - 8'-0"
1ST. FLOOR - 9'-1 1/8"
GARAGE - 10'-3 1/4"

FOUNDATION NOTES

1. THE HOUSE HAS 8" CONCRETE WALLS WITH 16" X 8" FOOTINGS, UNLESS OTHERWISE NOTED.
2. THE GARAGE AND PORCH HAVE 8" CONCRETE FROST WALLS WITH 16" X 8" FOOTINGS, UNLESS OTHERWISE NOTED.
3. PLASTER SIZE AND LOCATIONS TO BE DETERMINED BY CONTRACTOR.
4. THE SUMP PUMP LOCATION TO BE DETERMINED BY CONTRACTOR + VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. BASEMENT WINDOW LOCATIONS TO BE VERIFIED WITH CONTRACTOR/OWNER PRIOR TO CONSTRUCTION.

FUTURE BASEMENT FINISHED SQUARE FOOTAGE EXPANSION AND LAYOUT PLAN PER CONDO UNIT OWNER.

ALL PLANS NEED TO BE SUBMITTED TO THE TOWN OF GRAND CHUTE FOR APPROVAL AND PERMITS.

LEGAL NOTE:
THE GENERAL CONTRACTOR/OWNER AGREES THAT THE DRAWINGS AND SPECIFICATIONS PROVIDED HAVE BEEN PREPARED BY WISCONSIN BUILDING SUPPLY TO PLACE EVERY EFFORT IN PREPARING AND COORDINATING THE PLANS AND SPECIFICATIONS. IT IS ALSO AGREED THAT THE GENERAL CONTRACTOR/OWNER SHALL REVIEW ALL DIMENSIONS AND STRUCTURAL DETAILS PRIOR TO CONSTRUCTION AND ASSUME THEIR RISK AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES (CONSTRUCTED).

DRAWING PREPARED BY:
Wisconsin BUILDING SUPPLY
222 N. LUCAS DRIVE
APPLETON, WI 54914
(920) 734-3100
Fax (920) 738-1471

APPLETON VALLEY HOMES
CONDOS - DUPLEX

DRAWN BY: JOSH VANSTRATEN

DATE: 4/12/2016

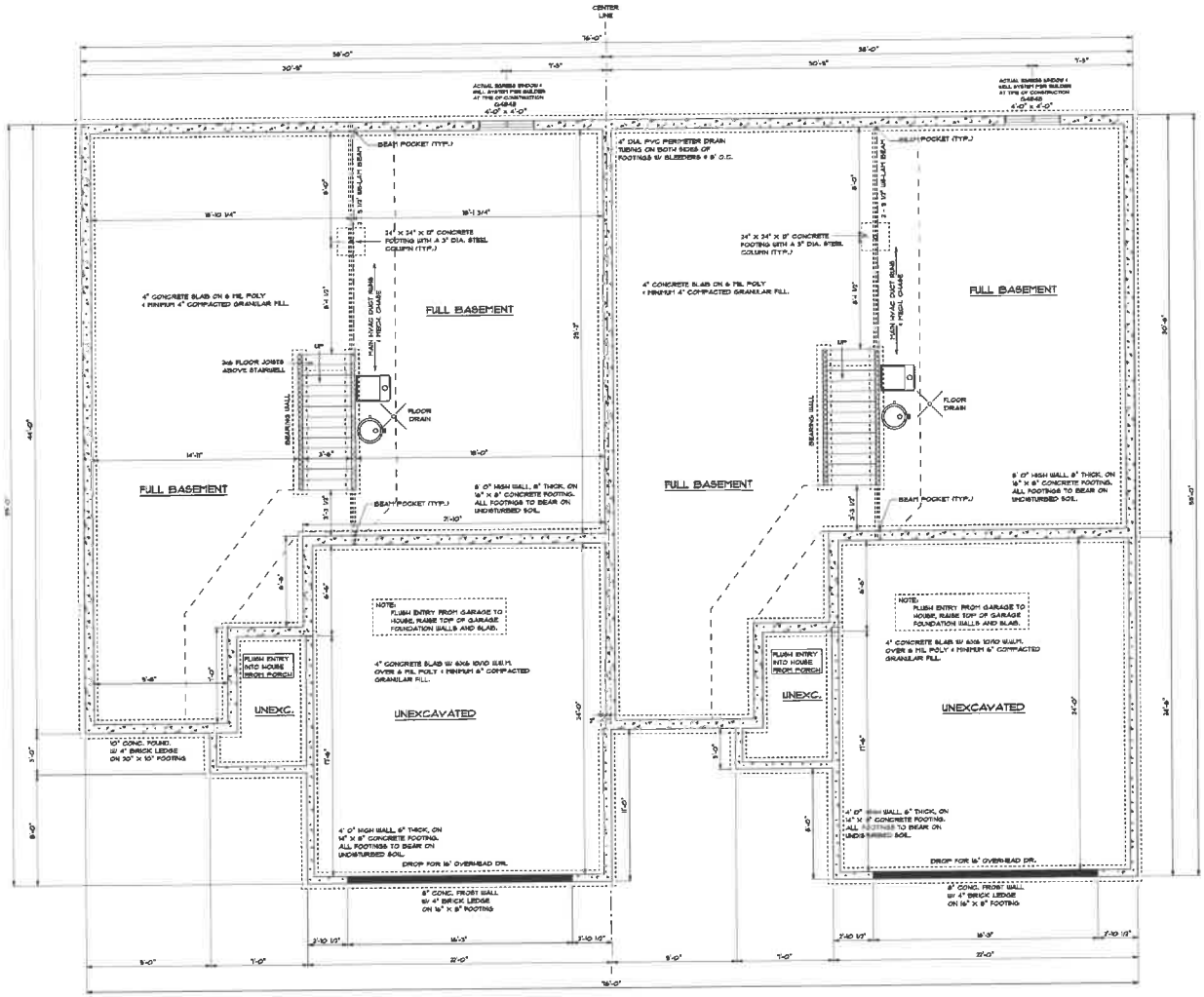
PLAN #: 304 - 16 - 056

JOB NAME: DUPLEX

SQ. FOOTAGE: 1,335 SQ. FT. EACH SIDE

REVISIONS:
8/31/2016
9/5/2016
10/25/2017

PAGE#: FUTURE



FOUNDATION PLAN

ALL DIMENSIONS ARE TO ROUGH FRAMING

WALL HEIGHTS:
BASEMENT - 8'-0"
1ST. FLOOR - 8'-1 1/8"
GARAGE - 8'-3 1/4"

FOUNDATION NOTE:

1. THE HOUSE HAS 8" CONCRETE WALLS WITH 16" X 8" FOOTINGS, UNLESS OTHERWISE NOTED.
2. THE GARAGE AND PORCH HAVE 8" CONCRETE FROST WALLS WITH 14" X 8" FOOTINGS, UNLESS OTHERWISE NOTED.
3. FIREPLACE SIZE AND LOCATIONS TO BE DETERMINED BY CONTRACTOR.
4. THE SUMP PUMP LOCATION TO BE DETERMINED BY CONTRACTOR & VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. BASEMENT WINDOW LOCATIONS TO BE VERIFIED WITH CONTRACTOR/OWNER PRIOR TO CONSTRUCTION.

FUTURE BASEMENT FINISHED SQUARE FOOTAGE EXPANSION AND LAYOUT PLAN PER CONDO UNIT OWNER.

ALL PLANS NEED TO BE SUBMITTED TO THE TOWN OF GRAND CHUTE FOR APPROVAL AND PERMITS.

LEGAL NOTE:
THE ORIGINAL CONTRACTOR/OWNER AGREE THAT, BY PLACING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND ASSUMING THAT THE GENERAL CONTRACTOR/OWNER AGREED THAT THE GENERAL CONTRACTOR/OWNER WILL VERIFY ALL DIMENSIONS AND ALL DETAILS BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD HARMLESS FOR ANY UNFORESEEN CONDITIONS.

DRAWING PREPARED BY:
Wisconsin BUILDING SUPPLY
229 N. LILAC DRIVE
APPLETON, WISCONSIN
(920) 738-3000
Fax (920) 738-3071

APPLETON VALLEY HOMES

CONDOS - DUPLEX

DRAWN BY: JOSH VANSTRATEN

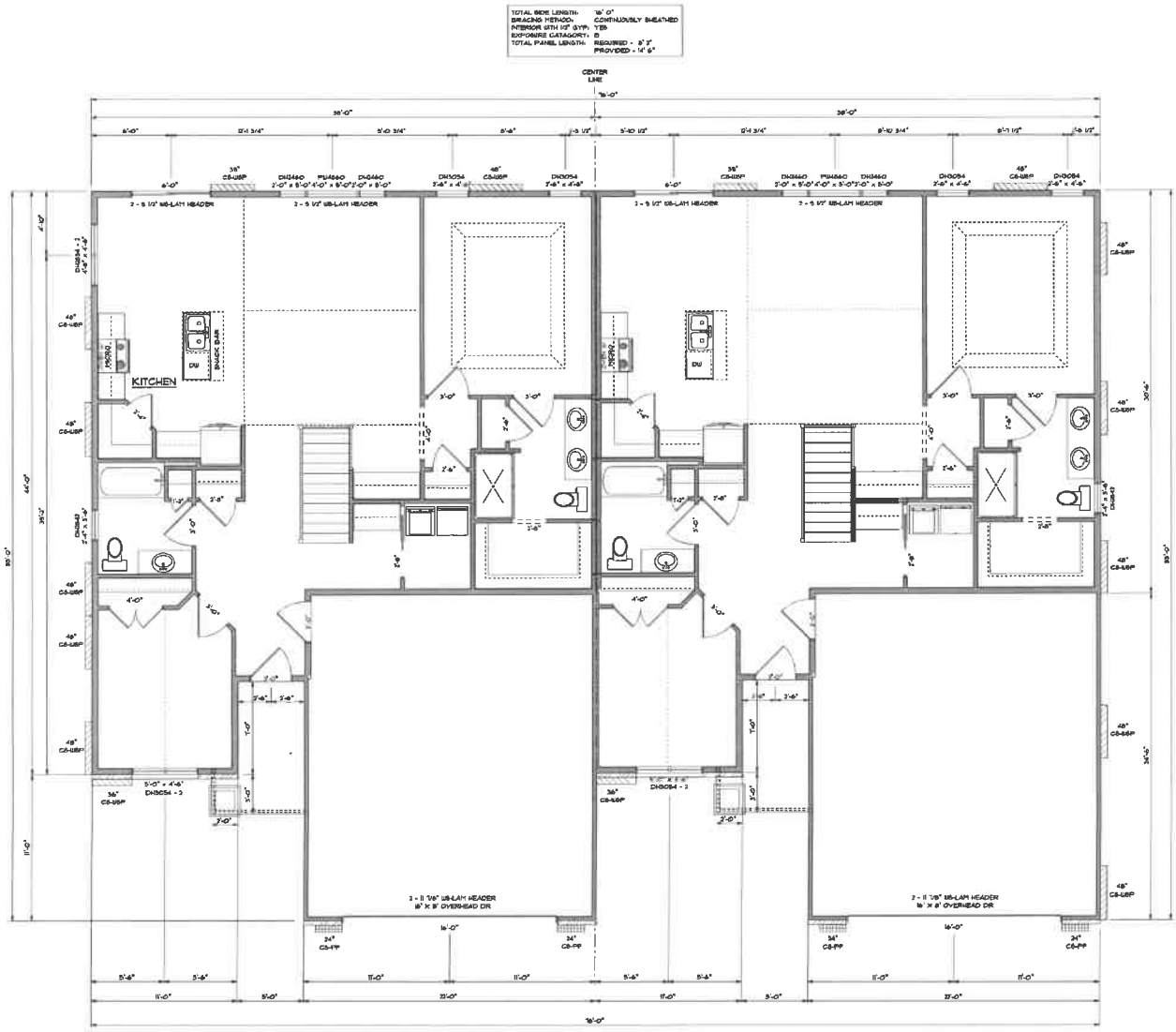
DATE: 4/12/2016

PLAN #: 304 - 16 - 056

JOB NAME: DUPLEX

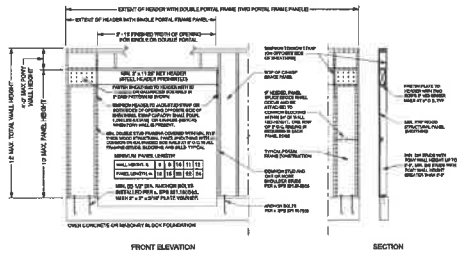
SQ. FOOTAGE: 1,338 SQ. FT. EACH SIDE

REVISIONS:
8/31/2016
9/9/2016
10/25/2017



WIND BRACING PLAN

FIGURE 321.25-A
PF / CS-PF - PORTAL FRAME BRACE CONSTRUCTION



WALL BRACING MATERIAL LEGEND

U.N.O. 48" CS-USP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL 3/8" SHEATHING AT 16" O.C. MAX. STUD SPACING NAIL SHEATHING AT 24" O.C. MAX. STUD SPACING FASTEN WITH 6d COMMON NAILS OR 6d BOX NAILS (0.099" DIA.) OR 1/16" or 1/8" GAGING, 16 ga. STAPLES, 1 1/4" LONG MINIMUM FASTENER SPACING NAILS - 6" EDGES, 6" FIELD STAPLES - 3" EDGES, 6" FIELD
U.N.O. 24" CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME Refer to Figure 321.25-A FOR SHEATHING, FASTENER AND OTHER REQUIREMENTS

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-USP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	34	38	50	34
6' - 8"	34	38	50	34
8' - 0"	48	41	38	34
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	60

a. SHEATHING SHALL EXTEND FROM THE TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED.

GENERAL NOTES:

WALL BRACING, SPS 321.25 (8)

GROUPING OF BRACED RECTANGLES:
EACH FLOOR PLAN LEVEL SHALL BE GROUPED INTO ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE BLOCK LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES EXIST, THE WALL LINE BRACED WALL PANELS TAKEN IN EACH RECTANGLE SHALL BE ENVELOPED AND THE BRACING ANCHOR RODS TIED ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.

EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH/WIDTH RATIO OF 3:1.

BRACED WALL PANEL (BWP) LOCATIONS:
WITHIN 8' OF THE END OF EACH GROUPED RECTANGLE AND NO MORE THAN 25' APART FROM EACH OTHER PANEL EDGE TO PANEL EDGE AND FOR EXAMPLE:

ALL EDGES OF PANEL TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN STRIP BOARD BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.

THE INTERIOR SIDE OF ALL EXTERIOR WALL WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE ENCLOSED BY THIS SPECIFICATION. THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHODS SUBSECTION. THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHODS

BRACING WITH CLAMP SHALL HAVE BRACKETS INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENING.

EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF 10 TIMES THAN 100 PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTH OF THE PANEL.

WALL BRACING LAYOUT PLAN

SCALE: 1/4" = 1' 0"
FIRST FLOOR WALL HEIGHT: 8' 1 1/8"
GARAGE WALL HEIGHT: 9' 3 1/4"
TOP OF 1ST FL. WALL TO RIDGE HGT: 11' 7 1/2"
EXTERIOR STUD SPACING: 16" O.C.
SEISMIC DESIGN: B

LEGAL NOTE:
THE GENERAL CONTRACTOR/OWNER AGREE THAT BY PLACING FOR THIS PLAN, THE DESIGNER HAS MADE EVERY EFFORT IN PREPARING AND CHECKING THE PLAN FOR ACCURACY. IT IS ALSO AGREED THAT THE GENERAL CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR ANY ERRORS, DETAILS INSPECTING ANY CONSTRUCTION PRIOR TO ASSEMBLY. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES MADE BY OTHERS.

DRAWING PREPARED BY:
Wisconsin BUILDING SUPPLY
229 N. LAKE STREET
APPLETON, WI 54914
(920) 738-3300
FAX (920) 738-3301

APPLETON VALLEY HOMES
CONDOS - DUPLEX

DRAWN BY: JOSH VANSTRATEN

DATE: 4/12/2016

PLAN #: 304 - 16 - 056

JOB NAME: DUPLEX

SQ. FOOTAGE: 1,335 SQ. FT. EACH SIDE

REVISIONS:
8/31/2016
9/5/2016
10/25/2017

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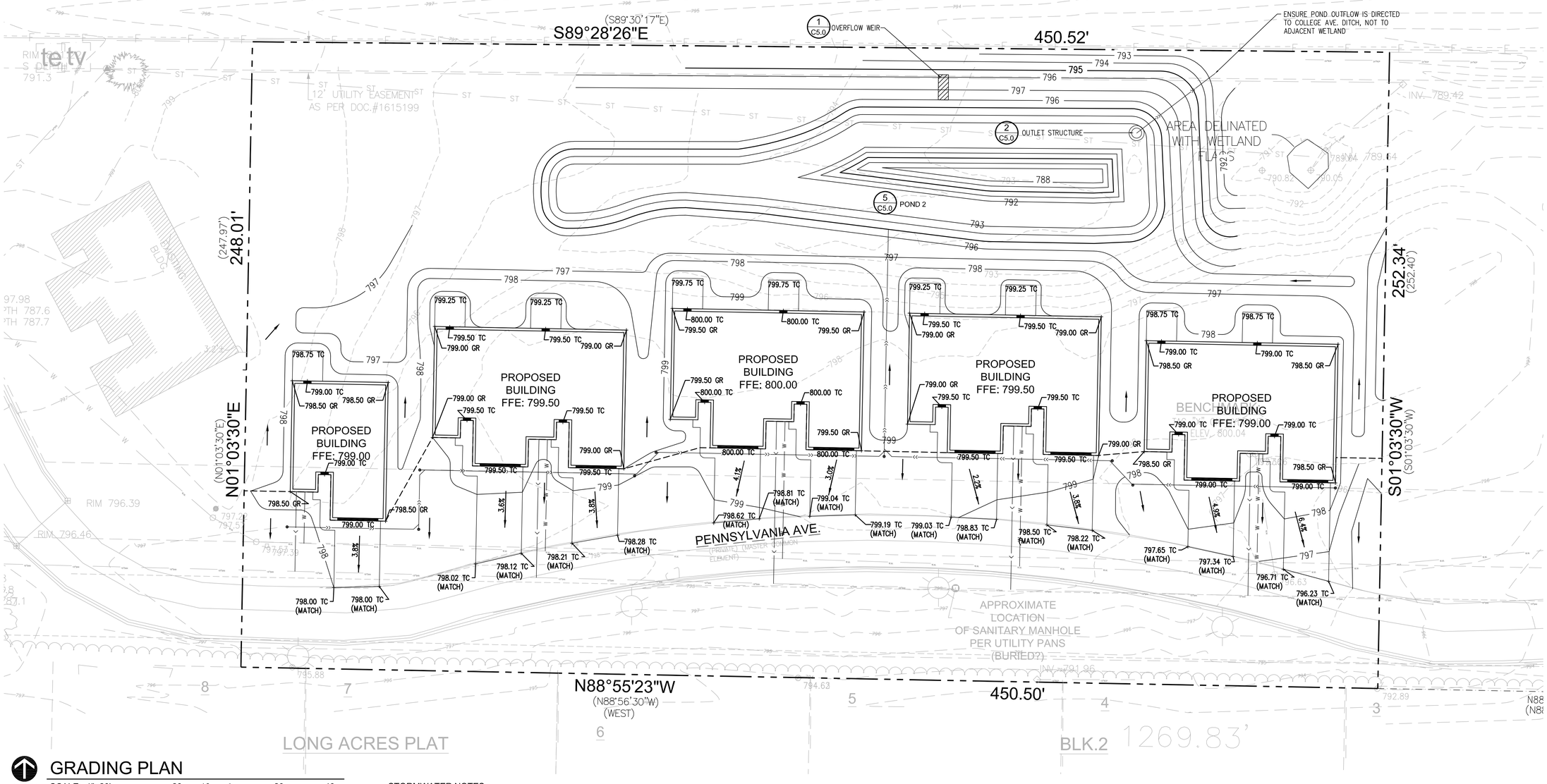

GRADING PLAN

NORTH

SCALE: 1"=20' 20 10 0 20 40

LEGEND

***.** C	CONCRETE ELEVATION
***.** P	ASPHALT PAVEMENT ELEVATION
***.** GR	GROUND (GRASS/LANDSCAPING/ETC...) ELEVATION
***.** TC	TOP CURB/CONCRETE
***.** EP	EDGE PAVEMENT
***.** CL	SWALE CENTERLINE

STORMWATER NOTES

-TOTAL DISTURBED AREA: 1.88 ACRES

**NOTE: FLOWS SHOWN BELOW ARE FOR OVERALL DEVELOPMENT. REFER TO PREVIOUSLY SUBMITTED AND APPROVED STORMWATER MANAGEMENT PLAN (INCLUDED WITH SUBMITTAL FOR REFERENCE) FOR CALCULATION DETAILS.

STORMWATER FLOW (EXISTING):

1-YEAR: 1.89 CFS
2-YEAR: 2.60 CFS
10-YEAR: 5.52 CFS
100-YEAR: 8.69 CFS

STORMWATER FLOW (PROPOSED)

1-YEAR: 2.84 CFS
2-YEAR: 3.49 CFS
10-YEAR: 5.79 CFS
100-YEAR: 8.43 CFS
**NOTE: ALL REVISED POST CONSTRUCTION FLOWS ARE LESS THAN PREVIOUSLY APPROVED STORMWATER MANAGEMENT PLAN.

TSS REDUCTION:
80% REDUCTION REQUIRED
TSS REDUCTION PROVIDED BY REVISED POND 2: 88.72%

REVISED POND 2 OPERATING PARAMETERS:

1-YEAR OUTFLOW: 0.16 CFS
1-YEAR WATER SURFACE: 793.40'

2-YEAR OUTFLOW: 0.20 CFS
2-YEAR WATER SURFACE: 793.53'

10-YEAR OUTFLOW: 0.32 CFS
10-YEAR WATER SURFACE: 794.16'

100-YEAR OUTFLOW: 0.43 CFS
100-YEAR WATER SURFACE: 794.92'

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Larson Engineering, Inc.
2801 E. Enterprise Ave, Suite 200
Appleton, WI 54913-7889
920.734.9867 Fax: 920.734.9880
www.larsonengr.com

CLIENT:
Appleton Valley Homes, LLC
N350 Rogers Lane
Appleton, Wisconsin 54915
Attn: Dean Thielbar
(920) 740-5665

GEORGETOWN SQUARE CONDOS (3rd REVISION)

PENNSYLVANIA AVENUE
TOWN OF GRAND CHUTE, WISCONSIN

SEAL

Date:
Design Firm#

No.	Date	Description
0	07/26/2018	FOR REVIEW

Project #: 32180012.000

Drawn by: SLM

Checked by: SEK

Sheet Title:

GRADING PLAN

C2.0

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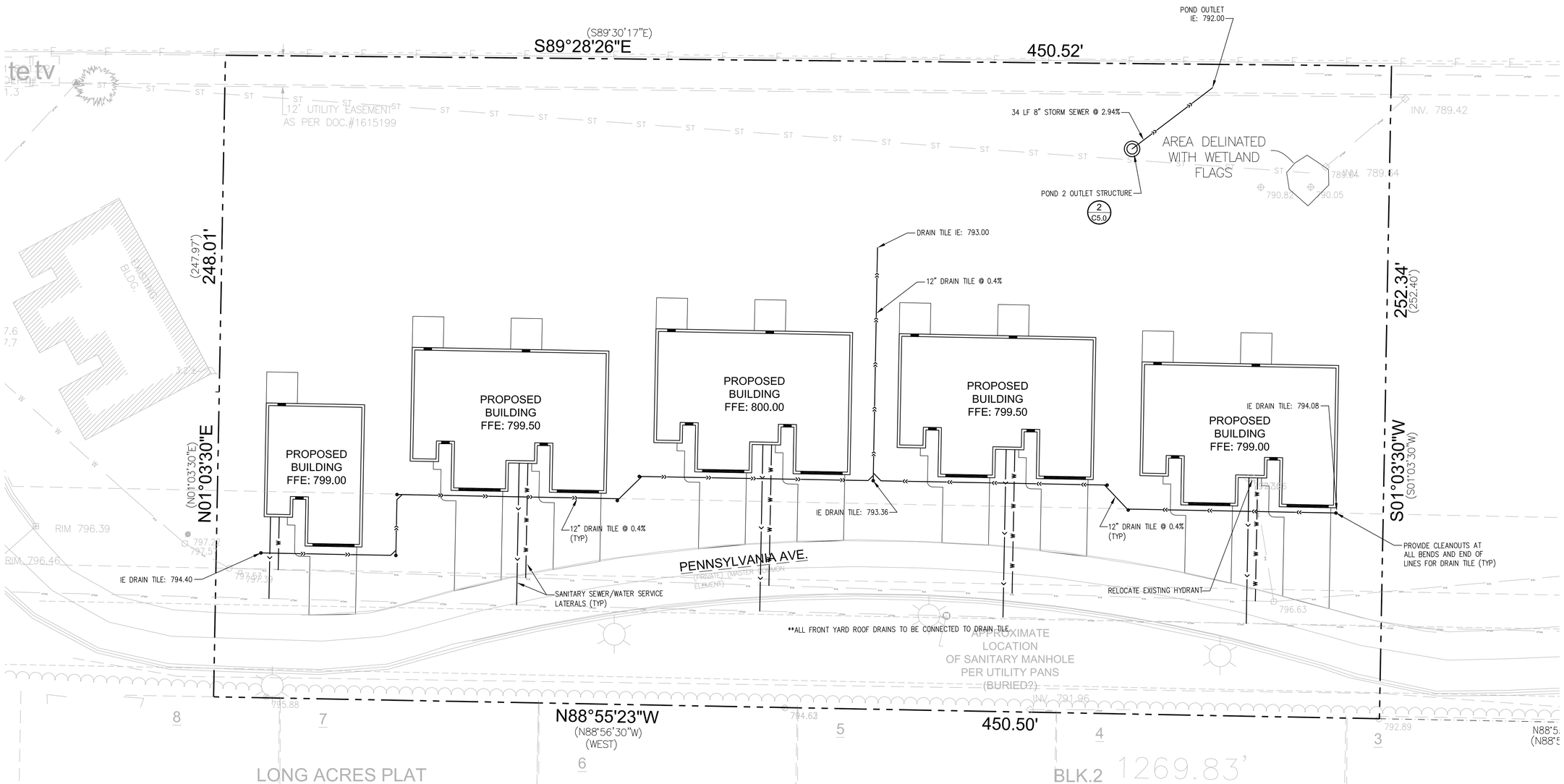

NORTH

UTILITY LAYOUT PLAN

SCALE: 1"=20' 20 10 0 20 40

SYMBOL LEGEND

- NEW SANITARY SEWER (PVC-SDR 35 UNLESS OTHERWISE NOTED)
- NEW WATER LATERAL (PVC-SDR 18 UNLESS OTHERWISE NOTED)
- NEW STORM SEWER (HDPE OR PVC-SDR 35 UNLESS OTHERWISE NOTED)
- NEW SEWER MANHOLE OR CATCH BASIN
- NEW SEWER CLEANOUT
- NEW CURB INLET
- NEW GATE VALVE
- FH — NEW FIRE HYDRANT

UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ONSITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
2. ALL SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING UTILITIES.
4. ABANDONED UTILITY LINES SHALL BE FILLED WITH BLOWN SAND OR FLOWABLE FILL PRIOR TO CAPPING, OR THEY SHALL BE REMOVED COMPLETELY.

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Larson Engineering, Inc.
2801 E. Enterprise Ave, Suite 200
Appleton, WI 54913-7889
920.734.9867 Fax: 920.734.9880
www.larsonengr.com

CLIENT:
Appleton Valley Homes, LLC
N350 Rogers Lane
Appleton, Wisconsin 54915
Attn: Dean Thielbar
(920) 740-5665

GEORGETOWN SQUARE CONDOS (3rd REVISION)

PENNSYLVANIA AVENUE
TOWN OF GRAND CHUTE, WISCONSIN

SEAL

Date:
Design Firm#

No.	Date	Description
0	07/26/2018	FOR REVIEW

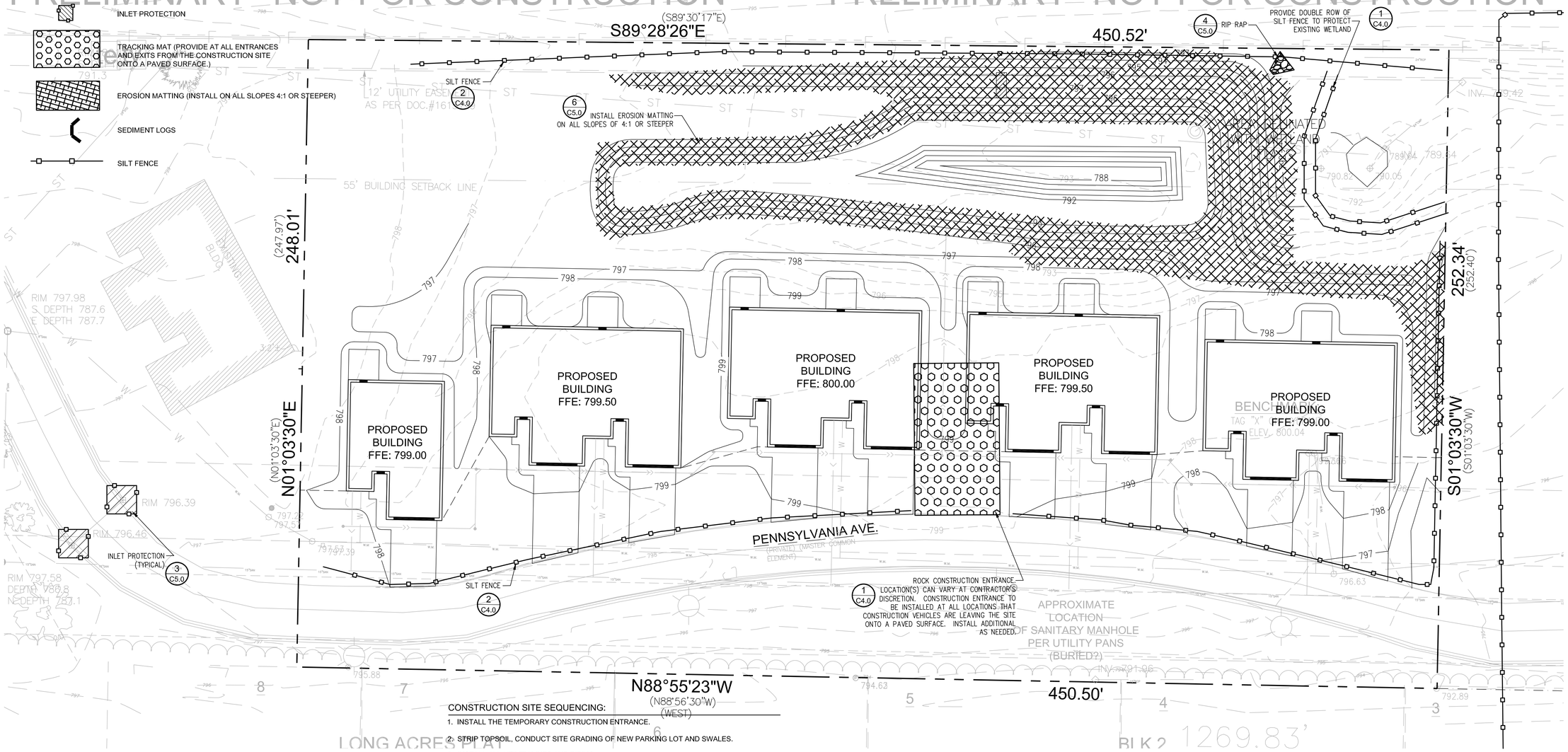
Project #: 32180012.000
Drawn by: SLM
Checked by: SEK
Sheet Title:
SITE UTILITY PLAN

C3.0

PRELIMINARY--NOT FOR CONSTRUCTION

SYMBOL LEGEND

- INLET PROTECTION
- TRACKING MAT (PROVIDE AT ALL ENTRANCES AND EXITS FROM THE CONSTRUCTION SITE ONTO A PAVED SURFACE.)
- EROSION MATTING (INSTALL ON ALL SLOPES 4:1 OR STEEPER)
- SEDIMENT LOGS
- SILT FENCE



EROSION CONTROL PLAN

NORTH

SCALE: 1"=20' 20 10 0 20 40

CONSTRUCTION SITE SEQUENCING:

1. INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP TOPSOIL, CONDUCT SITE GRADING OF NEW PARKING LOT AND SWALES.
3. INSTALL ALL UTILITY LINES AND PIPING
4. INSTALL EROSION CONTROL DOWNSTREAM OF ALL STOCKPILES.
5. COMPLETE FINAL GRADING, INSTALLATION OF AGGREGATE BASE, PAVEMENTS, ETC...
6. PLACE TOPSOIL, ESTABLISH VEGETATION
7. REMOVE EROSION CONTROL MEASURES

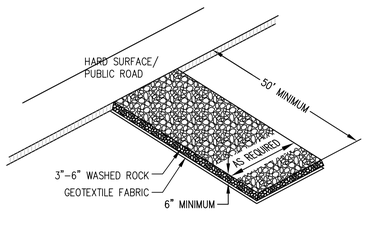
EROSION CONTROL NOTES

1. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
2. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All erosion control devices shall be installed in compliance with all WDNR Technical Standards
3. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
4. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
5. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
6. All exposed soil areas must have temporary protection cover according to the following:

Type of Slope	Time (Maximum time an area can remain open when the area is not actively being worked).
Slopes steeper than 3:1	within 7 days
Slopes between 10:1 and 3:1	within 14 days
Slopes flatter than 10:1	within 21 days

These areas include constructed storm water management pond side slopes, and any exposed soil areas with a positive slope to a storm water conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch, or other natural or man made systems that discharge to a surface water.

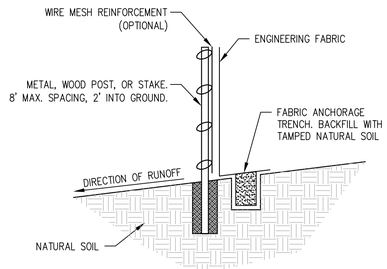
7. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
8. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be protected per the appropriate detail.
9. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
10. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
11. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
12. All soils tracked onto pavement shall be removed daily.
13. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
14. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
15. Restore all disturbed turf areas with 6" topsoil and seed.



NOTE: WIDTH SHALL BE EQUAL TO WIDTH OF EGRESS POINT (MIN 14')

1 C4.0 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

2 C4.0 SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

Know what's below. Call before you dig.

PRELIMINARY--NOT FOR CONSTRUCTION

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Larson Engineering, Inc.
2801 E. Enterprise Ave, Suite 200
Appleton, WI 54913-7889
920.734.9867 Fax: 920.734.9880
www.larsonengr.com

CLIENT:
Appleton Valley Homes, LLC
N350 Rogers Lane
Appleton, Wisconsin 54915
Attn: Dean Thielbar
(920) 740-5665

GEORGETOWN SQUARE CONDOS (3rd REVISION)

PENNSYLVANIA AVENUE
TOWN OF GRAND CHUTE, WISCONSIN

SEAL

Date:
Design Firm#

No.	Date	Description
0	07/26/2018	FOR REVIEW

Project #: 32180012.000

Drawn by: SLM

Checked by: SEK

Sheet Title:

EROSION CONTROL PLAN

C4.0

Town of Grand Chute
Site Plan Review
Freddy's Frozen Custard & Steakburgers

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 27, 2020**

Address: **3633 W. College Avenue** **App. #: SP-08-20**

REQUEST

1. **Proposed Use(s):** Restaurant use.
2. **Project Description:** Construction of a restaurant building and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes the demolition of the existing building located on this property and the construction of a new 3,788 sq. ft. restaurant and associated site improvements. This is the former Pizza Hut with site access from the W. College Avenue Service Road. The new restaurant building will be located slightly south of the existing building footprint. The project will include an outdoor seating area on the north side of the building and drive-thru on the east side. The building exterior will feature a combination of brick and EIFS, which meets the architectural requirements outlined in the Zoning Code. The existing parking lot will be resurfaced and restriped to provide a total of 44 parking stalls.

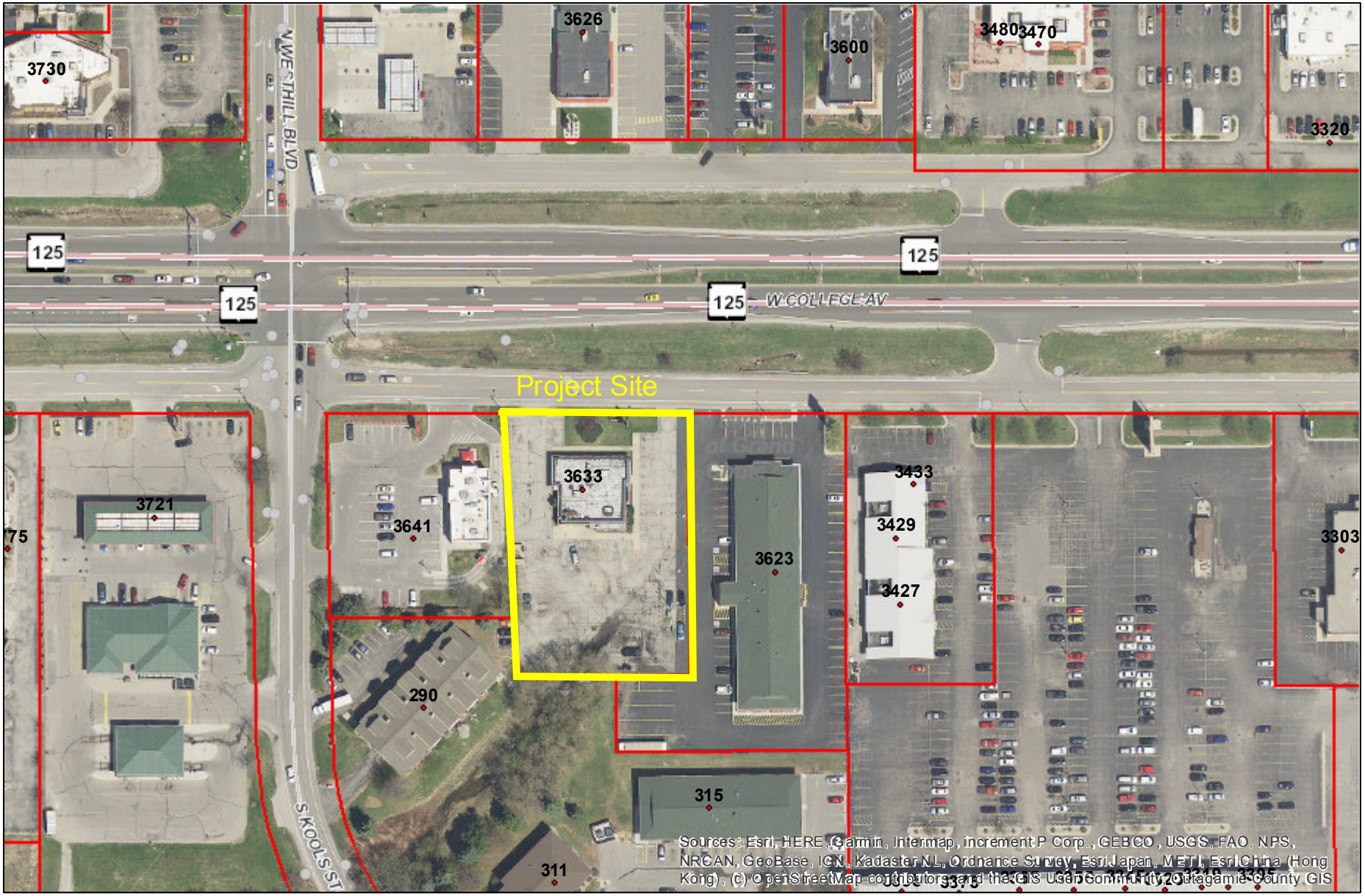
The redevelopment project will result in an increase of green space on the site. Consequently, on-site stormwater management is not required. The Drainage and Erosion Control Plans are being reviewed by the Town Engineer and their approval is a condition of Site Plan approval. An enclosed navigable stream runs under the parking lot on the southeast side of the site. The Outagamie County Board of Adjustment granted a variance in 2008 to reduce the structure setback from the navigable stream to 35 feet. Outagamie County has verified the reduced structure setback will be applied to the redevelopment project. The proposed site plan meets the required structure setback from the navigable stream.

The Site Lighting Plan is under review and its approval is a condition of Site Plan approval. 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-08-20) requested by Freddy's Frozen Custard & Steakburgers, 3633 W. College Avenue, for construction of a restaurant building and associated site improvements, subject to: (1) Town Engineer approval of the Drainage and Erosion Control Plans; and, (2) staff approval of the Site Lighting Plan.

SP-08-20 -- 3633 W. College Avenue



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

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Grand Chute

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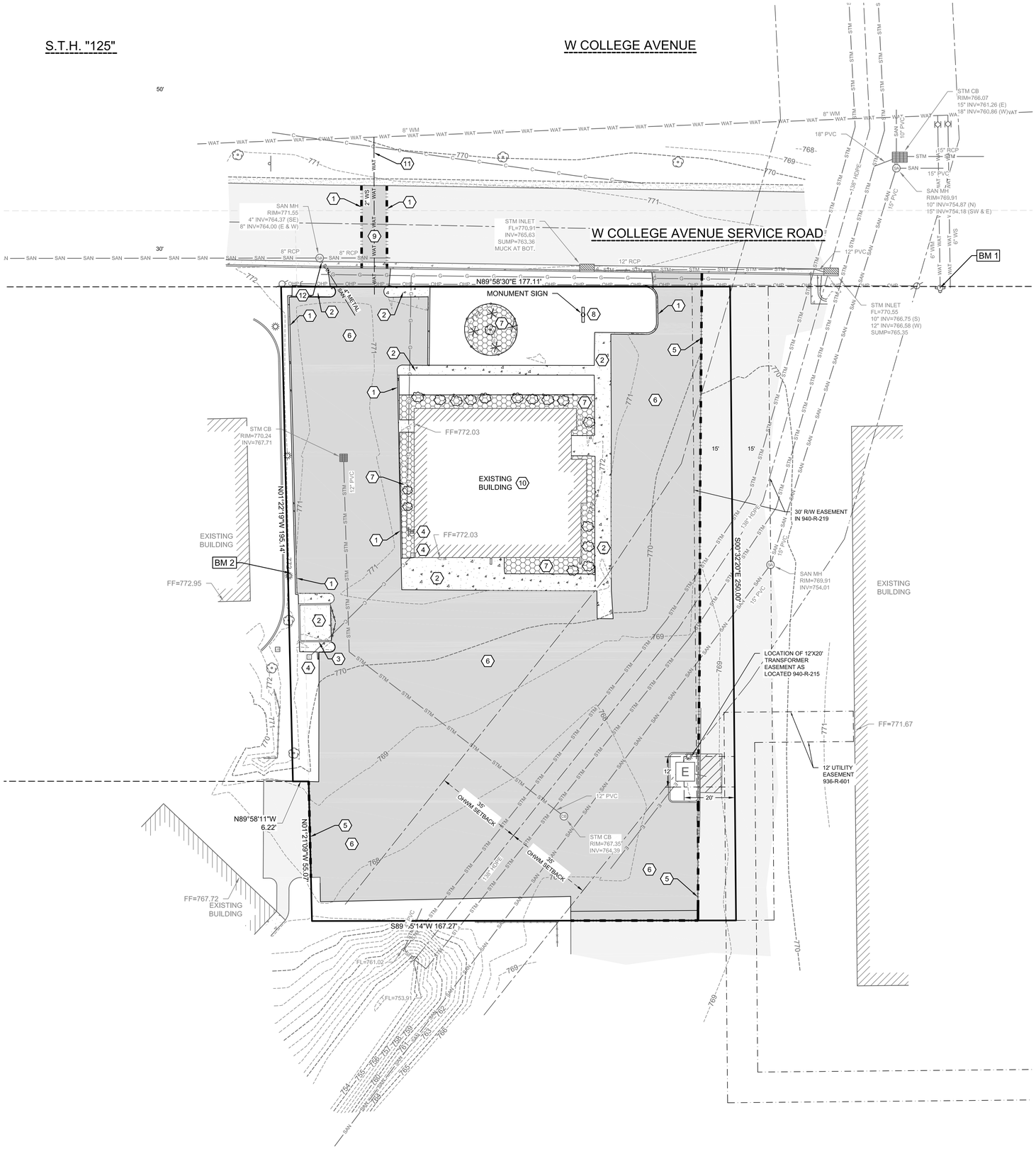

DEMOLITION PLAN

Benchmarks		
Label	Elevation	Description
BM 1	773.36	HYDRANT TAG BOLT
BM 2	774.17	SAW CUT SQUARE ON LIGHT POLE BASE

SHEET KEY NOTES:

1. REMOVE CURB & GUTTER; SEE SHEET C2.0
2. REMOVE CONCRETE PAVEMENT
3. REMOVE DUMPSTER ENCLOSURE
4. COORDINATE RELOCATION OF UTILITIES WITH UTILITY OWNER
5. SAW CUT PAVEMENT AS REQUIRED; SEE SHEET C2.0.
6. MILL OR REMOVE ASPHALT PAVEMENT
7. REMOVE LANDSCAPING
8. REMOVE SIGN AND BASE
9. SAW CUT ROADWAY AND REPLACE IN-KIND. ALL WORK IN R-O-W SHALL BE IN ACCORDANCE WITH TOWN OF GRAND CHUTE STANDARD SPECIFICATIONS. CONTRACTOR SHALL NOTIFY TOWN A MINIMUM OF 3 BUSINESS DAYS PRIOR TO STARTING WORK IN RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL. CONTRACTOR IS RESPONSIBLE FOR OBTAINING TRAFFIC CONTROL AND WORK IN RIGHT-OF-WAY PERMITS
10. REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS FOR BUILDING DEMOLITION
11. WATER SERVICE TO BE REPLACED; SEE SHEET C3.0
12. SANITARY SEWER SERVICE TO BE REPLACED; SEE SHEET C3.0

20 10 0 20 40
Graphic Scale

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PH:920-569-5765; Fax: 920-569-5767
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Project Number: 1732-01-20

DELSMAN CONSTRUCTION

ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660

A PROPOSED BUILD FOR,

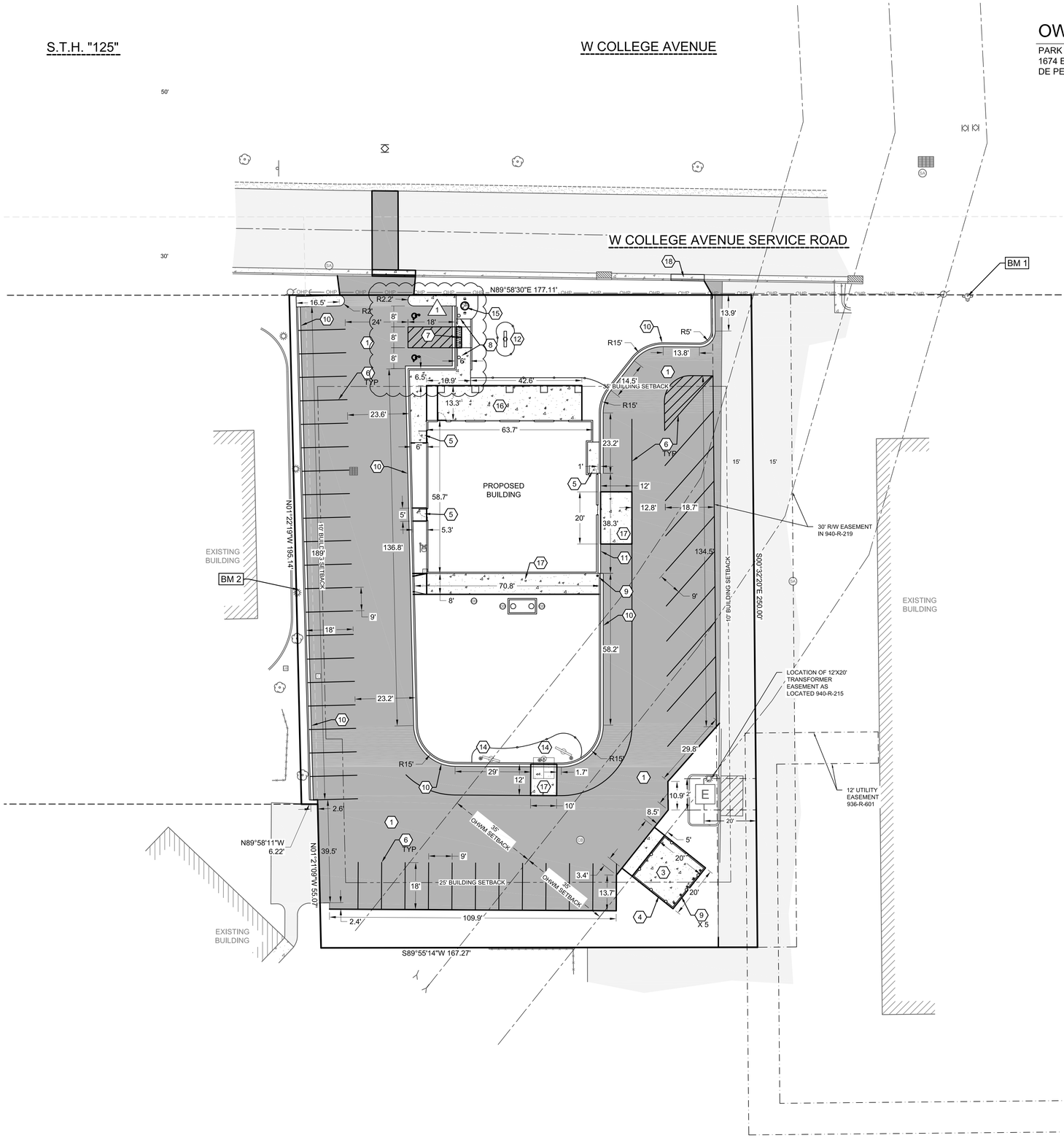
3633 W. COLLEGE AVE.

APPLETON, WISCONSIN

DATE: 03/25/20
ARCH: J. EHRFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C
1.0

SITE PLAN



OWNER

PARK PLACE HOLDINGS, LLC
1674 EISENHOWER ROAD
DE PERE, WI 54115

CONTRACTOR

DELSMAN CONSTRUCTION SERVICES, LLC
13432 RAMEKER RD
REEDSVILLE, WI 54230

SHEET KEY NOTES:

1. STANDARD PAVEMENT; SEE DETAIL A SHEET C6.0
2. CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
3. DUMPSTER PAD; SEE DETAIL C SHEET C6.0
4. DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL PLANS
5. STOOP; REFER TO ARCHITECTURAL/STRUCTURAL PLANS
6. 4" SIDE PAINT STRIPE; COLOR SELECTED BY OWNER
7. ADA RAMP AND ADA DETECTABLE WARNING PLATE; SEE DETAILS F & H SHEET C6.0
8. ADA SIGN; SEE DETAIL G SHEET C6.0
9. BOLLARD; SEE DETAIL I SHEET C6.0
10. CURB & GUTTER; SEE DETAIL E SHEET C6.0
11. 1' WIDE MONOLITH CURB; SEE DETAIL K SHEET C6.0
12. MONUMENT SIGN; SIGN PERMITTING BY OTHERS
13. MECHANICAL UNITS; REFER TO MECHANICAL DRAWINGS
14. CONTRACTOR SHALL COORDINATE DRIVE THRU PRE-ORDER AND ORDER STATION LAYOUT WITH ARCHITECT/OWNER PRIOR TO INSTALLATION
15. FLAG POLE; REFER TO ARCHITECTURAL DRAWINGS
16. PATIO; REFER TO ARCHITECTURAL DRAWINGS
17. CONCRETE PAVEMENT; SEE DETAIL D SHEET C6.0
18. REPLACE WITH FULL HEAD CURB; MATCH EXISTING CURB AND GUTTER

SITE STATISTICS

PARCEL ADDRESS:	3633 W. COLLEGE AVENUE
PARCELS NUMBER:	101123402
PARCEL SIZE:	43,255 SF (0.993 AC)
ZONING:	CR; REGIONAL COMMERCIALDISTRICT
EXISTING SITE	
GREEN SPACE:	5,604 SF (13.0%)
IMPERVIOUS AREA	
BUILDING:	3,853 SF (8.9%)
PAVEMENT:	33,798 SF (78.1%)
TOTAL IMPERVIOUS:	37,651 SF (87.0%)
PROPOSED SITE	
GREEN SPACE REQUIRED:	20% (8,651 SF)
GREEN SPACE PROVIDED:	11,444 SF (26.5%)
IMPERVIOUS AREA	
BUILDING:	3,788 SF (8.7%)
PAVEMENT:	28,023 SF (64.8%)
TOTAL IMPERVIOUS:	31,811 SF (73.5%)
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	1 / EMPLOYEE OR 10 STALLS / 1,000 SF 3,788 / 1,000 * 10 = 38 STALLS
PARKING SPACES PROVIDED:	44 STALL PROVIDED, INCLUDES 2 ADA HANDICAP STALLS
INTERIOR GREEN SPACE	
GREEN SPACE REQUIRED:	5.0% OF 22,170 SF 22,170 SF * 5.0% = 1,109 SF
GREEN SPACE PROVIDED:	3,051 SF (13.8%)

20 10 0 20 40
Graphic Scale

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MARCH 25, 2020 - TOWN COMMENTS

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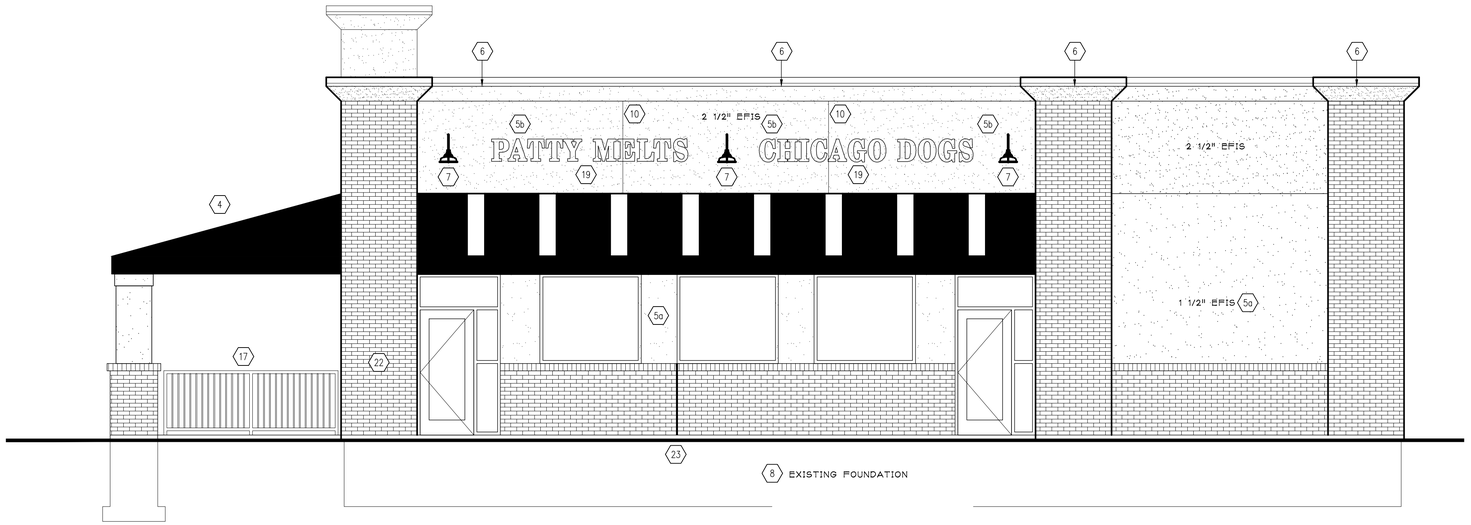
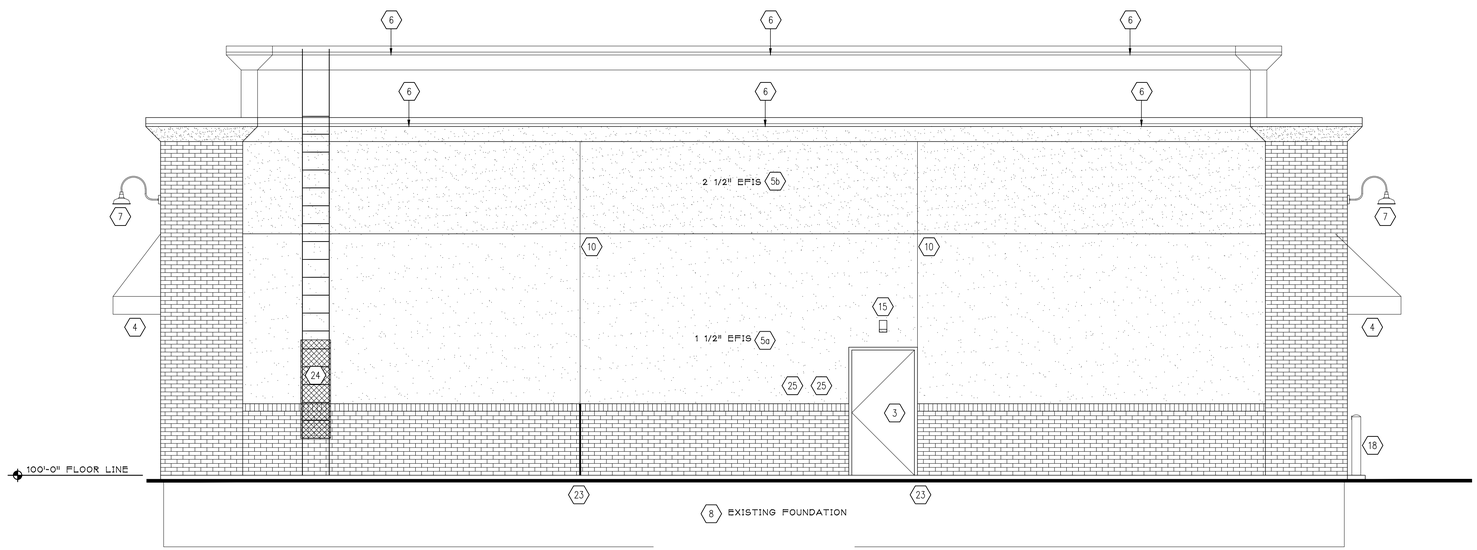


WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES:

SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.

NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER. AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

1. (2)–TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
2. OVERFLOW DRAIN WITH LAMBS TONGUE
3. HOLLOW METAL EXIT DR. REF. DOOR SCHED.
4. EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF, TYP REF. AWNING COLOR KEY SHT'S A3 & A4
5a. STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
5b. STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
6. LED STRIP LIGHTING BY SIGN MFGR. TYP.
7. GOOSENECK LIGHT FIXTURE 'RED'
8. CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
9. BLDG. MTD. CONE LIGHT FIXTURE PTD.
10. EIFS CONTROL JOINT REF. DETAIL 4/A3
11. RECESSED SS EASIWASH CAB.
12. 42"x 30" DIAMOND TREAD PLATE
13. SIGNAGE BY OWNER – INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
14. EIFS OVER STYROFOAM "CONE" BY GC APPROVED BY OWNER PRIOR TO INSTALLATION SEE DETAIL 1,2/A3.0
15. WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR – REF. ELECT. PLANS
16. GAS METER PTD. VERIFY LOC.
17. REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED. NOT SHOWN ON PROTOTYPE)
18. 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
19. ILLUMINATED CHANNEL LETTERS BY SIGN MANUF.
20. READY ACCESS MODEL AA300 CURTAIN – 275 PASS–THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'MTS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
21. READY ACCESS MODEL 275 WINDOW/ MANUAL. SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELEC. RELEASE – OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH –PROVIDED BY & INSTALLED BY G.C.
22. RECESSED KNOX BOX
23. BRICK EXPANSION JOINT REF. DETAIL 3/A3
24. STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS).
25. ELECTRICAL CT CABINET & DISCONNECT – PTD., VERIFY LOCATION
26. FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.
27. SIAMESE FIRE DEPARTMENT CONNECTION.

ACS Architecture & Construction Services, Inc
327 RANDOLPH DRIVE
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660

A NEW FACILITY FOR,

FREDDY'S

GRAND CHUTE, WISCONSIN

DATE: MARCH 18, 2020
ARCH. K. SPERL
D. BY: ----
JOB: 20-009
REV. -----

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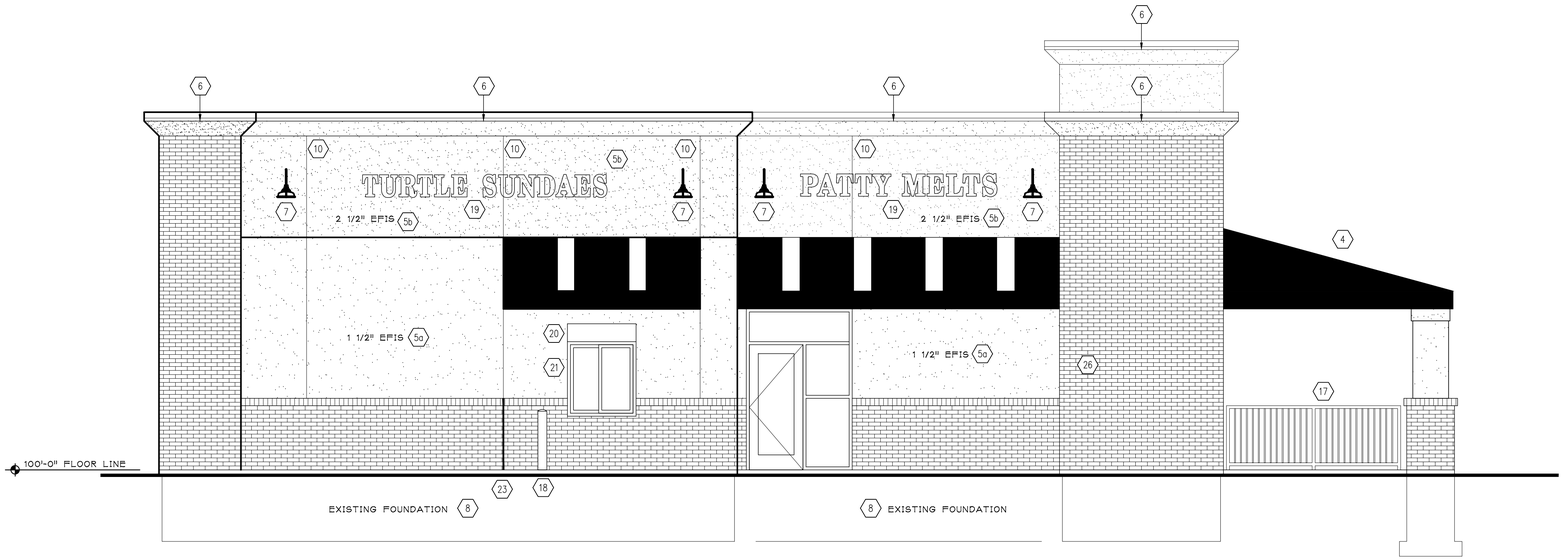
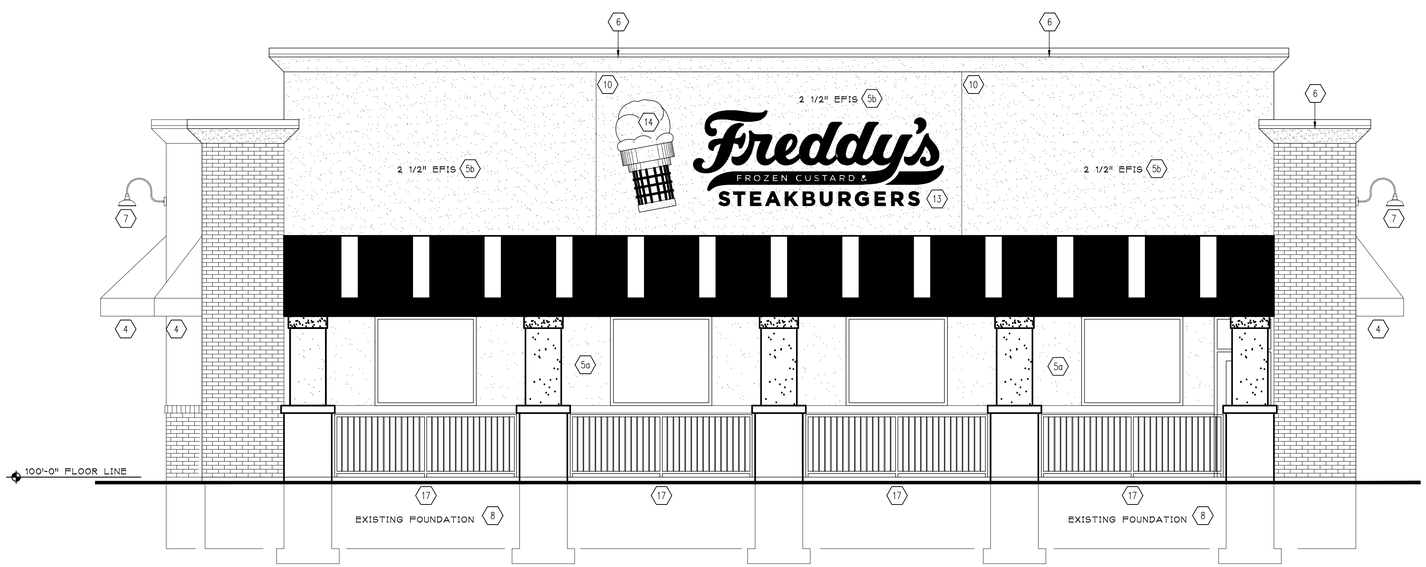


EAST ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"

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3. HOLLOW METAL EXIT DR. REF. DOOR SCHED.
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REV. -----

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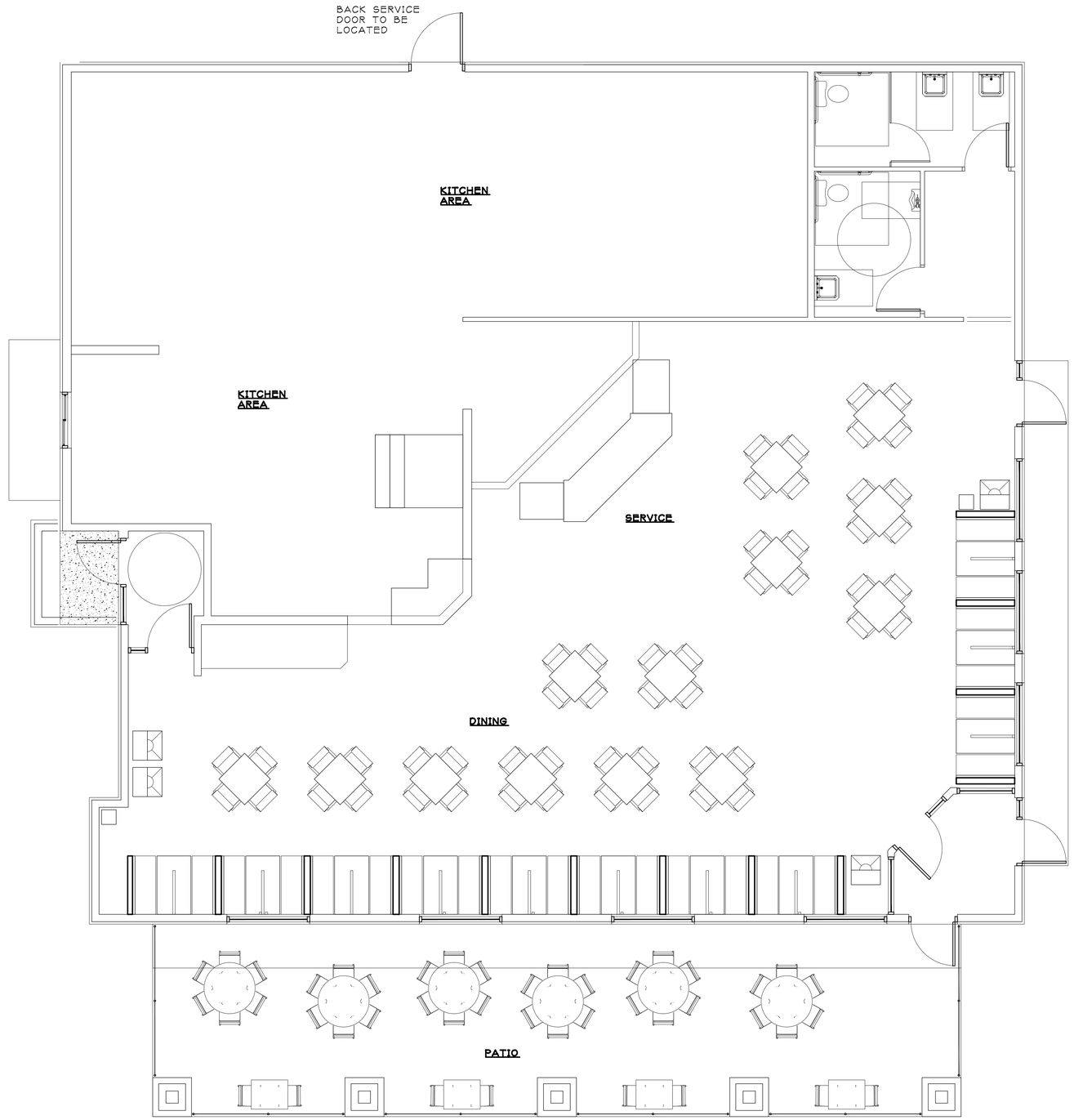

FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

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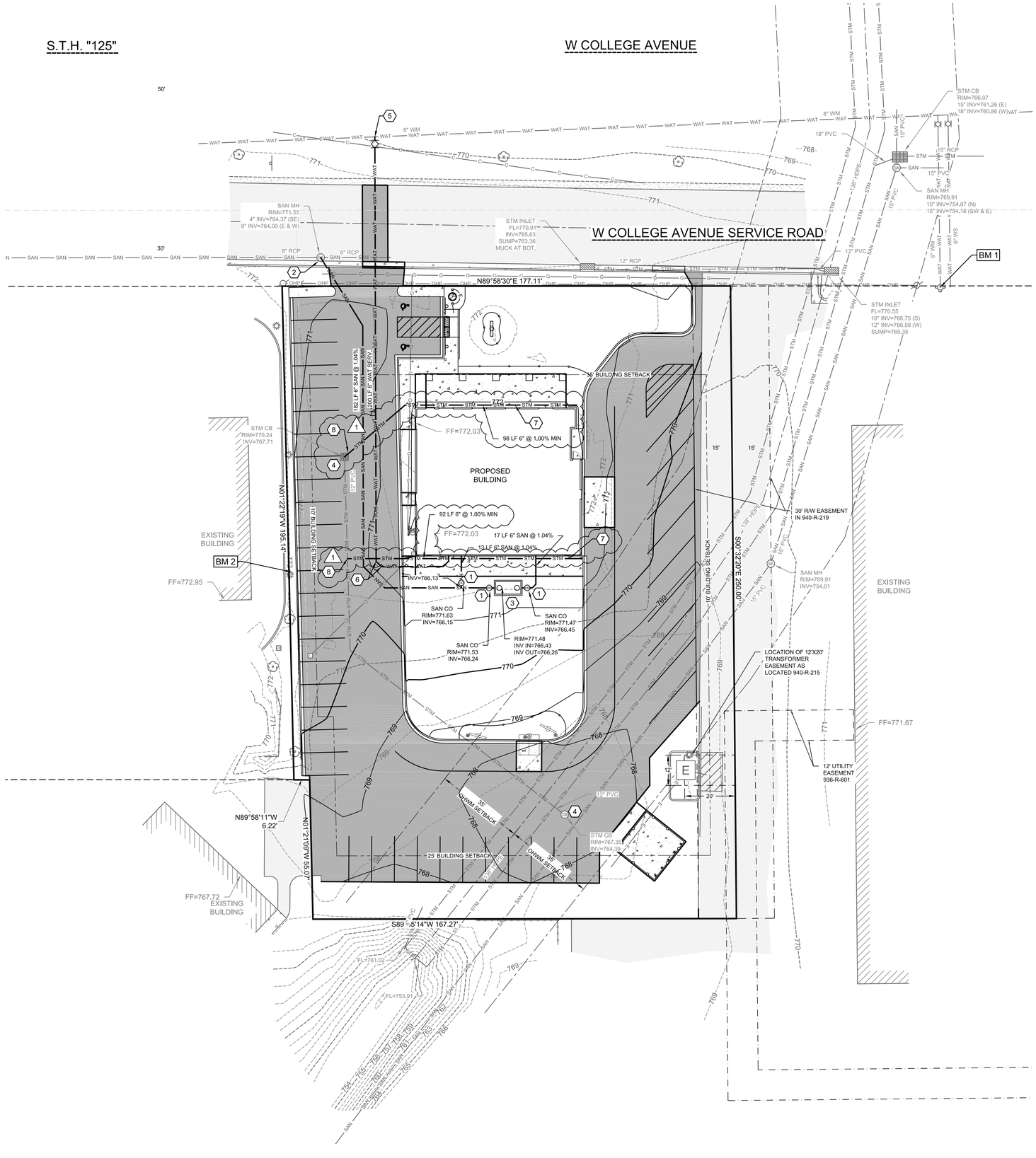
UTILITY PLAN



Benchmarks

Label	Elevation	Description
BM 1	773.36	HYDRANT TAG BOLT
BM 2	774.17	SAW CUT SQUARE ON LIGHT POLE BASE

SHEET KEY NOTES:

1. SANITARY CLEAN OUT; SEE DETAIL J SHEET C6.0.
2. CONNECT TO SANITARY MANHOLE IN ACCORDANCE WITH TOWN STANDARDS. CONTRACTOR SHALL NOTIFY TOWN A MINIMUM OF 3 BUSINESS DAYS PRIOR TO STARTING WORK IN RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL. CONTRACTOR IS RESPONSIBLE FOR OBTAINING TRAFFIC CONTROL AND WORK IN RIGHT-OF-WAY PERMITS. EXISTING LATERAL SHALL HAVE ENDS GROUTED SHUT AND ABANDONED IN PLACE.
3. GREASE TRAP; REFER TO PLUMBING PLANS FOR GREASE TRAP DESIGN CAPACITY, PERMITTING BY PLUMBING DESIGNER
4. ADJUST RIM
5. TAPPING SLEEVE AND VALVE. CONNECTION TO EXISTING WATER MAIN SHALL BE IN ACCORDANCE WITH TOWN STANDARDS. CONTRACTOR SHALL NOTIFY TOWN A MINIMUM OF 3 BUSINESS DAYS PRIOR TO STARTING WORK IN RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL. CONTRACTOR IS RESPONSIBLE FOR OBTAINING TRAFFIC CONTROL AND WORK IN RIGHT-OF-WAY PERMITS. EXISTING LATERAL SHALL BE ABANDONED IN PLACE.
6. 45° BEND
7. ROOF DRAIN CONNECTION LINE; SEE DETAIL L SHEET C6.0. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.
8. CONNECT ROOF DRAIN LINE TO EXISTING STRUCTURE OR STORM SEWER LINE

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE C900 PVC. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
9. ROOF WATER TO SPLASH ON GRADE. REFER TO ARCHITECTURAL DRAWINGS.

20 10 0 20 40
Graphic Scale

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MARCH 25, 2020 - TOWN COMMENTS

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APPLETON, WISCONSIN

DATE: 03/25/20
ARCH: J. EHRFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN.: Project Manager
EXP.: Exp
SUPER: Super

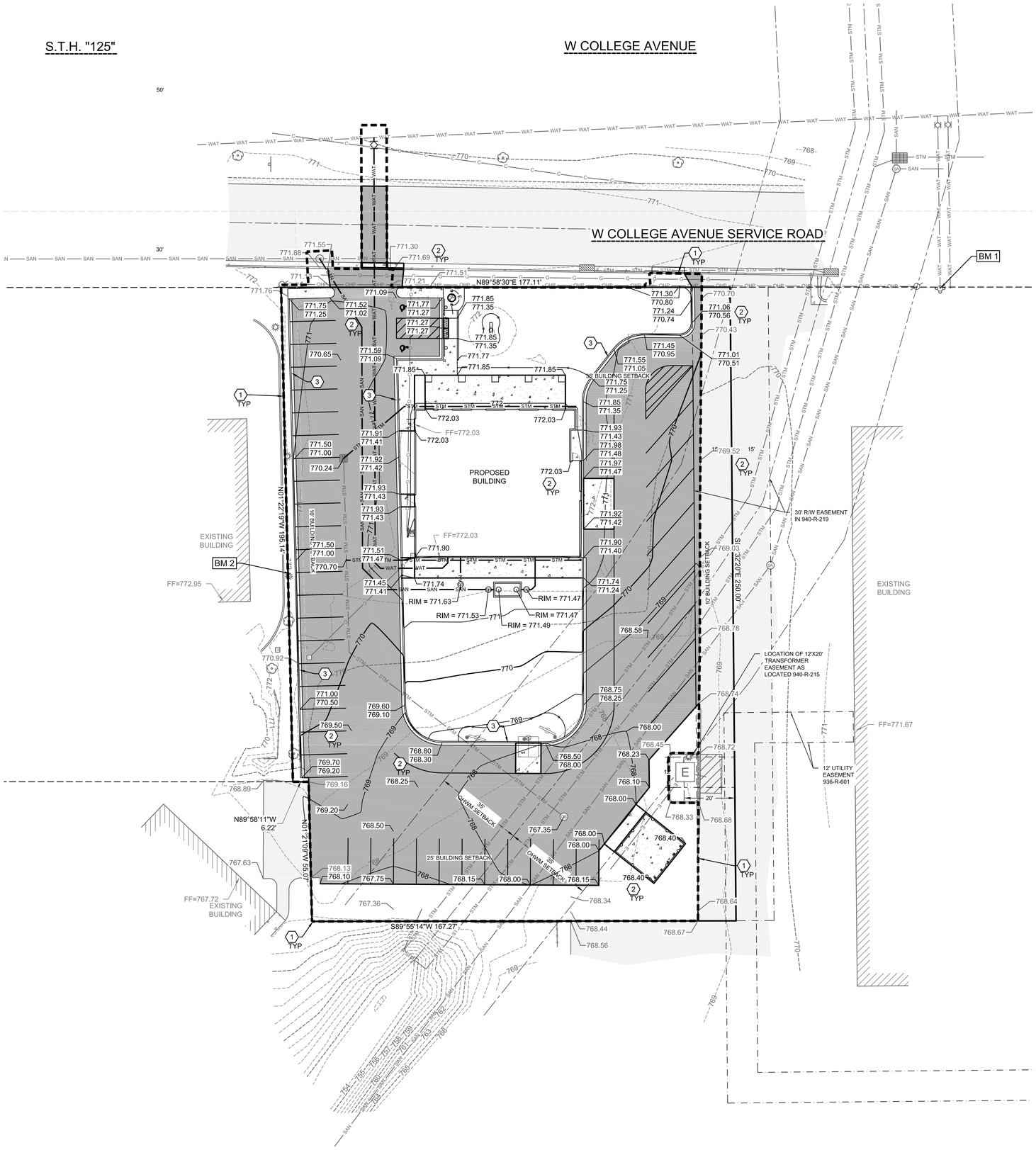
C 3.0

GRADING PLAN

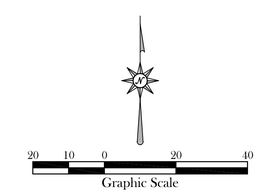
Benchmarks		
Label	Elevation	Description
BM 1	773.36	HYDRANT TAG BOLT
BM 2	774.17	SAW CUT SQUARE ON LIGHT POLE BASE

SHEET KEY NOTES:

1. CONSTRUCTION LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET
3. REVERSE PAN CURB AND GUTTER



771.46 — TOP OF CURB/WALL
770.96 — GUTTER/PAVEMENT
772.64 — FINISHED GRADE
(A) 769.16 — EXISTING GRADE
SPOT GRADE KEY



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1732-01-20

DELSMAN CONSTRUCTION
ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660

A PROPOSED BUILD FOR,

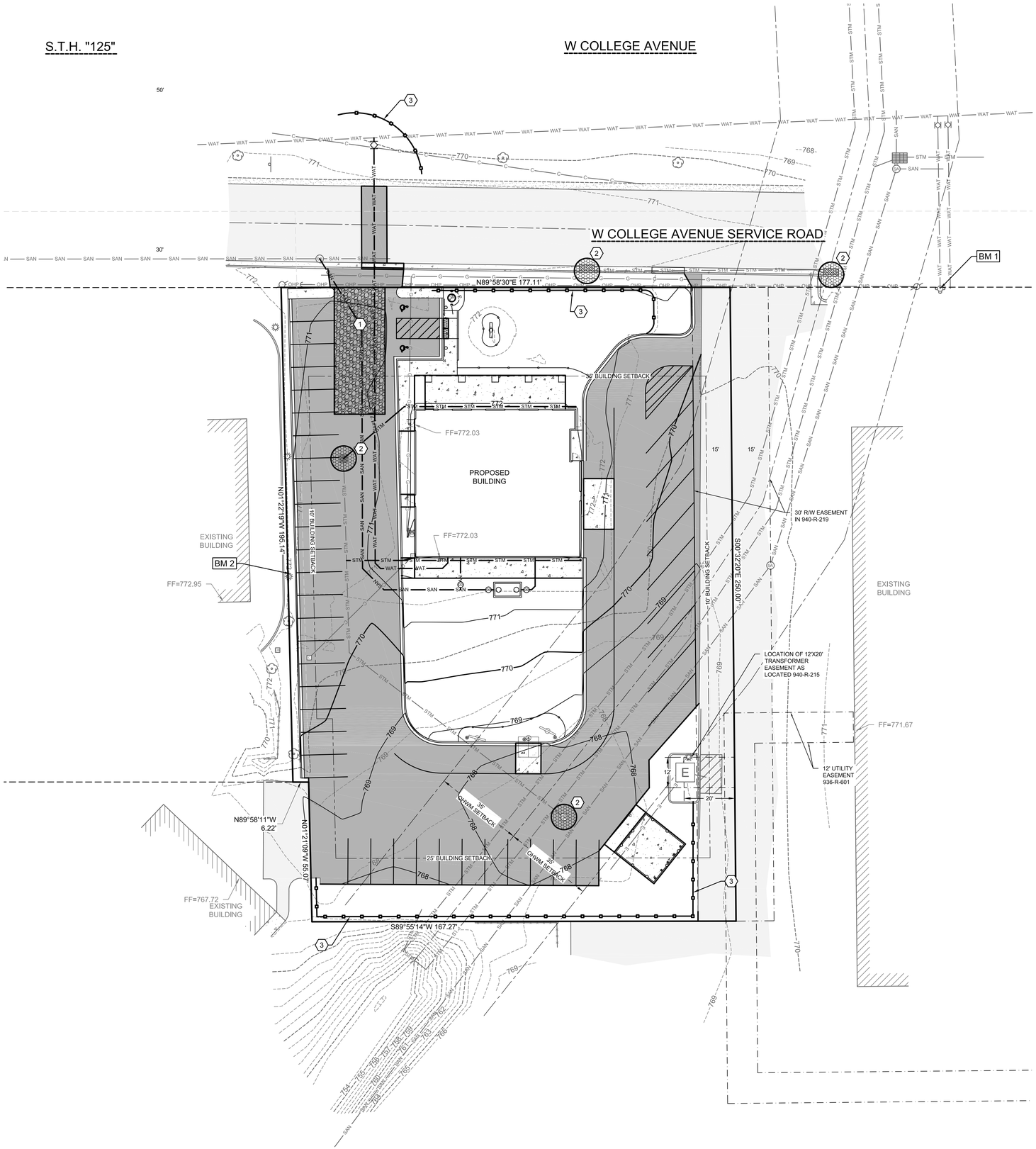
3633 W. COLLEGE AVE.

APPLETON, WISCONSIN

DATE: 03/25/20
ARCH: J. EHRFURTH
D. BY: RPH
JOB: 00-000
PROJ. MAN. Project Manager
EXP. Exp
SUPER Super

C 4.0

EROSION CONTROL PLAN



SHEET KEY NOTES:

1. ASPHALT TO BE MILLED OR REMOVED. IF EXCAVATION CANNOT BE DONE FROM IMPERVIOUS SURFACE, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD PER DETAIL A SHEET C5.1.
2. INLET PROTECTION SEE DETAIL B SHEET C5.1.
3. SILT FENCE PER DETAIL C SHEET C5.1 OR SILT SOCK.

CONSTRUCTION SEQUENCE:

APRIL 2020 TO NOVEMBER 2020

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
- SITE AND BUILDING DEMOLITION
- CONSTRUCT BUILDING
- INSTALL SITE UTILITIES
- FINISH GRADE EXISTING BASE
- INSTALL PAVEMENT
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

20 10 0 20 40
Graphic Scale

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EXP. Exp
SUPER Super

C
5.0

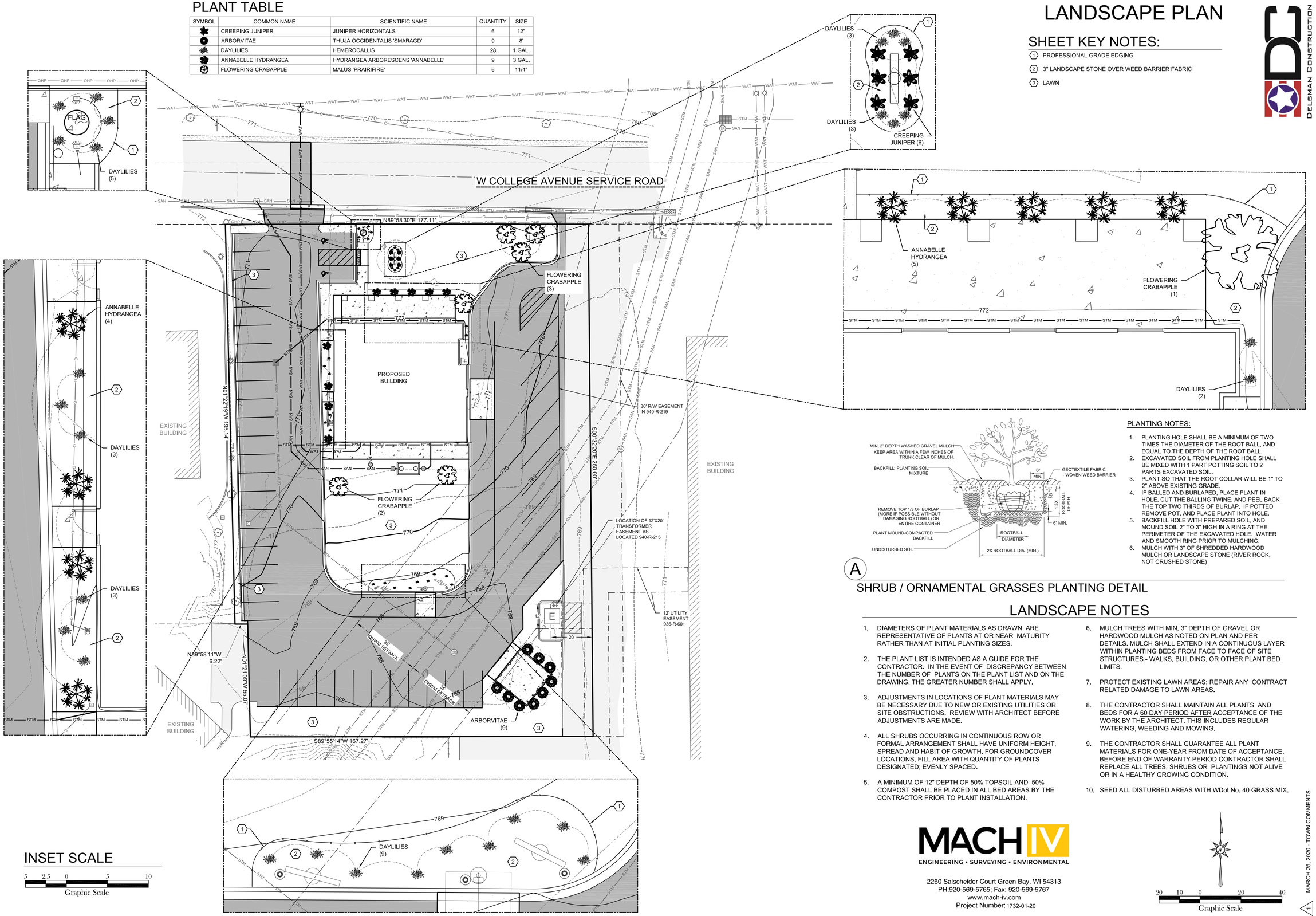
LANDSCAPE PLAN

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	CREEPING JUNIPER	JUNIPER HORIZONTALS	6	12"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	9	8'
	DAYLILIES	HEMEROCALLIS	28	1 GAL.
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	9	3 GAL.
	FLOWERING CRABAPPLE	MALUS 'PRAIRIFIRE'	6	11/4"

SHEET KEY NOTES:

1. PROFESSIONAL GRADE EDGING
2. 3" LANDSCAPE STONE OVER WEED BARRIER FABRIC
3. LAWN



INSET SCALE

5 2.5 0 5 10
Graphic Scale

A

SHRUB / ORNAMENTAL GRASSES PLANTING DETAIL

PLANTING NOTES:

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.

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20 10 0 20 40
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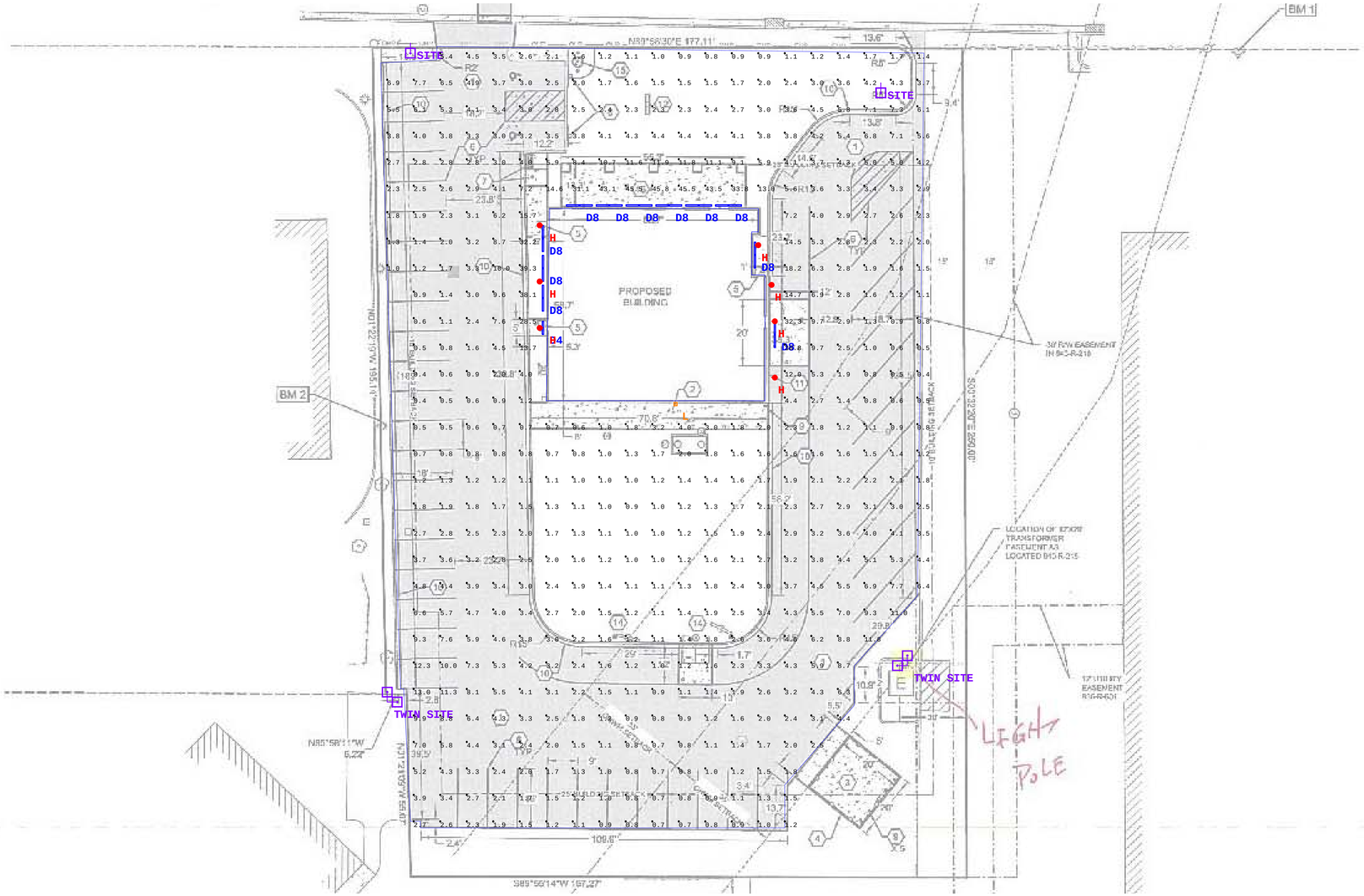
SUPER Super

L 1.0

1 MARCH 25, 2020 - TOWN COMMENTS



SITE STATISTICS

PARCEL ADDRESS:	3633 W. COL
PARCELS NUMBER:	101123402
PARCEL SIZE:	43,255 SF (0.9
ZONING:	CR; REGION/
EXISTING SITE	
GREEN SPACE:	5,904 SF (13.6
IMPERVIOUS AREA	
BUILDING:	3,353 SF (8.9
PAVEMENT:	33,798 SF (78
TOTAL IMPERVIOUS:	37,651 SF (87
PROPOSED SITE	
TOTAL DISTURBED AREA:	40,651 SF (0.9
GREEN SPACE REQUIRED:	20% (8,051 SF
GREEN SPACE PROVIDED:	11,598 SF (28
IMPERVIOUS AREA	
BUILDING:	3,788 SF (8.8
PAVEMENT:	27,869 SF (64
TOTAL IMPERVIOUS:	31,657 SF (73
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	10 STACKING 3,786 / 1,000 *
PARKING SPACES PROVIDED:	44 STALL PR(
INTERIOR GREEN SPACE	
GREEN SPACE REQUIRED:	5.0%
GREEN SPACE PROVIDED:	

Luminaire Schedule

Symbol	Qty	Label	Lum. Lumens	LLF	Description
	1	D4	6812	0.900	CLX L48 7000LM SEF FDL MVOLT
	11	D8	13346	0.900	CLX L96 14000LM SEF FDL MVOLT
	7	H	1770	0.900	20 W LED GOOSENECK
	1	L	2781	0.900	WLZ2-4-4K
	2	SITE	25328	0.900	RSX2 LED P4 40K R4
	2	TWIN SITE	25328	0.900	RSX2 LED P4 40K R4

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Fc	4.06	45.8	0.4	10.15	114.50

PREMIER LIGHTING & CONTROLS

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:3/19/2020
Scale:

Freddy's Site

Grand Chute, WI

Town of Grand Chute
Site Plan Review
Prospera Credit Union

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 28, 2020**

Address: **5140 W. Integrity Way** **App. #: SP-09-20**

REQUEST

1. **Proposed Use(s):** Financial institution/credit union.
2. **Project Description:** Construction of a new financial institution building and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending lot-split CSM.

ANALYSIS

Applicant proposes the construction of a 3,775 sq. ft. financial institution building and associated site improvements. The site has frontage on W. Integrity Way and STH 96. Site access will be limited to a driveway from W. Integrity Way. The credit union will feature 2 drive-up lanes on the east side of the building. Parking will be provided on the west side of the property. The building exterior will feature a combination of architectural metal panels and glass elements. This combination of modern materials meets the Zoning Code intent of architectural requirements for quality, durable and long-lasting finishes.

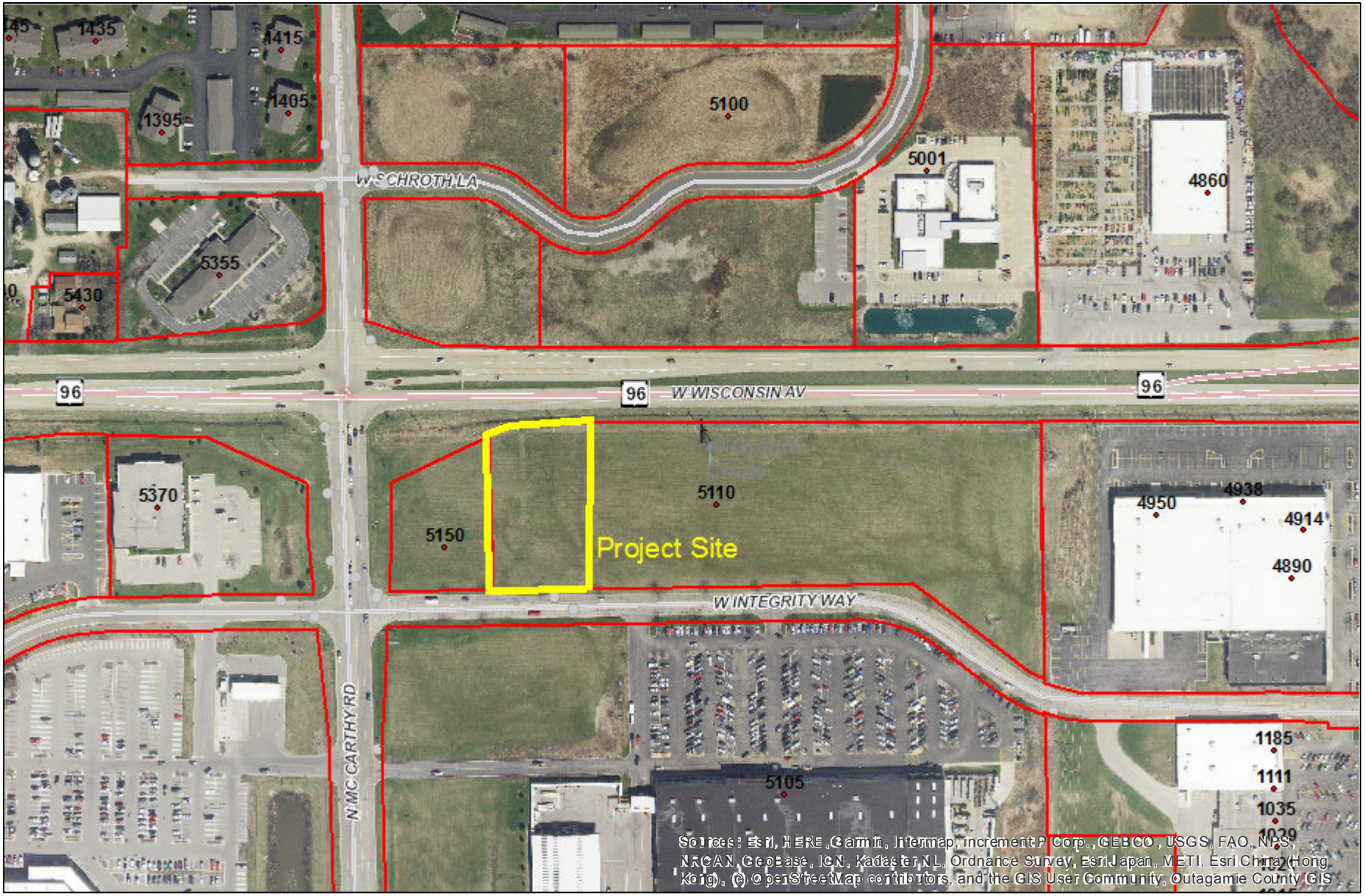
The Stormwater Management Plan for the project utilizes the combination of a new bio-retention basin and the existing stormwater pond on the east side of the Menards property. The stormwater pond was designed and constructed for future runoff from this property. The new bio-retention basin will provide the additional stormwater treatment necessary to meet current requirements. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. Due to the property being within 10,000 ft. of Appleton International Airport, a Special Exception Permit is required from Outagamie County for the new stormwater facility.

This project includes a Certified Survey Map (CSM) to create a new parcel for the proposed development. Staff approval of the CSM is a condition of Site Plan approval. The Landscaping and Site Lighting Plans have 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-09-20) requested by Prospera Credit Union, 5140 W. Integrity Way, for construction of a new financial institution building and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) staff approval of a lot-split Certified Survey Map.

SP-09-20 -- 5140 W. Integrity Way



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

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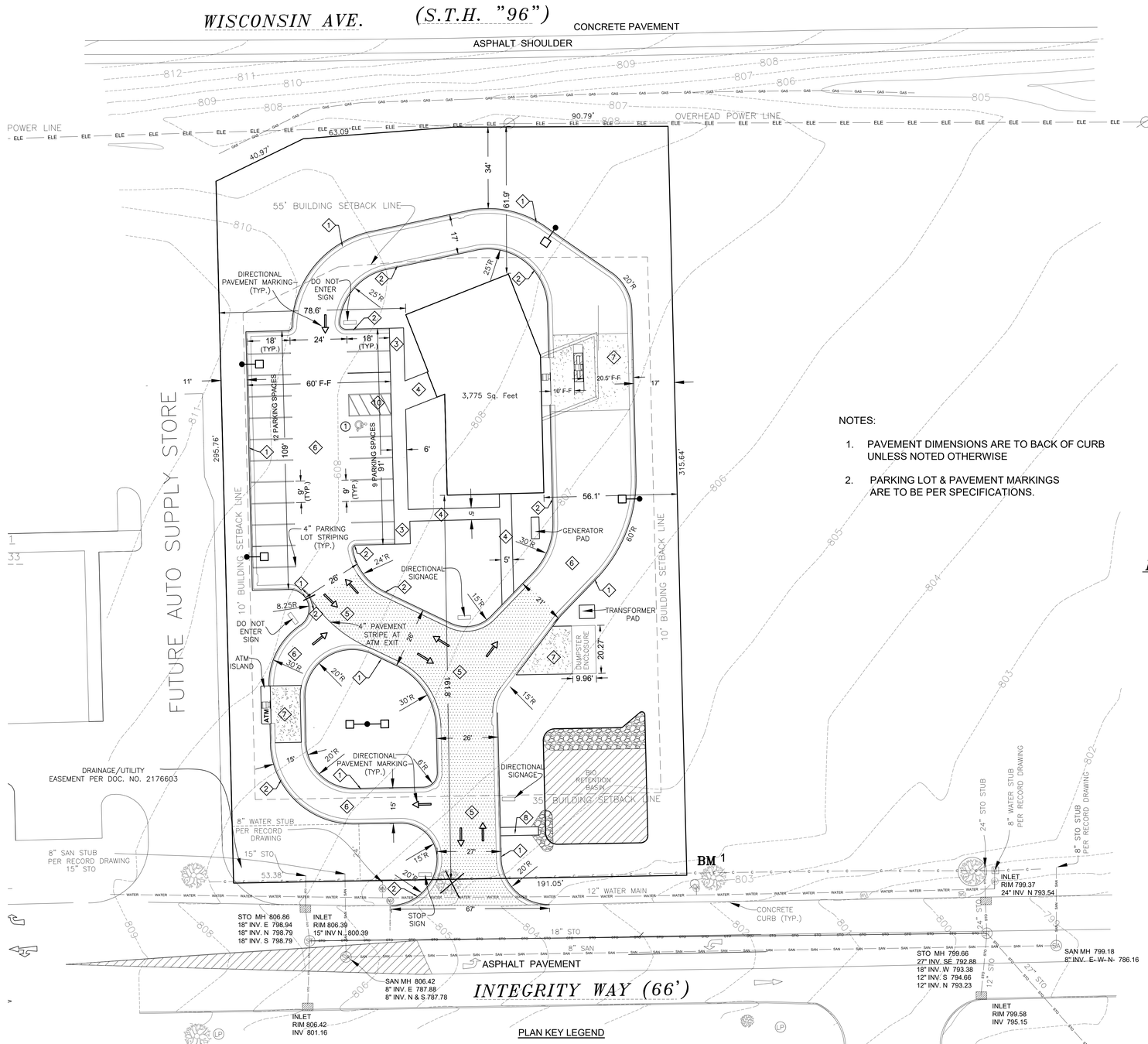
0 0.035 0.07 0.14 mi

Grand Chute

Date: 4/27/2020 10:00 PM



NOTES:

1. PAVEMENT DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
2. PARKING LOT & PAVEMENT MARKINGS ARE TO BE PER SPECIFICATIONS.

PROPOSED LEGEND

= LIGHT POLE

EXISTING LEGEND

= POWER POLE
= WATER VALVE
= CATCH BASIN
= STORM MANHOLE
= HYDRANT
= SANITARY MANHOLE
= UTILITY PED
= LIGHT POLE
= EXISTING CONTOUR
= SANITARY SEWER
= WATER MAIN
= STORM SEWER
= SPECTRUM UNDERGROUND CABLE TV
= DECIDOUS TREE
= UNDERGROUND ELECTRIC
= UNDERGROUND FIBER OPTIC

SITE PLAN NOTES

OWNER: PROSPERA CREDIT UNION
4830 N BALLARD ROAD
APPLETON, WI 54913

ZONING: CR (REGIONAL COMMERCIAL DISTRICT)

LEGAL DESCRIPTION: LOT 1, CERTIFIED SURVEY MAP _____, FILED IN THE OFFICE OF REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN, AS DOCUMENT NO. _____, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3152, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

PARCEL ID.: _____
AREA: 59,894 S.F. (1.375 AC)

IBC BUILDING CONSTRUCTION: VB, NONSPRINKLERED
IBC OCCUPANCY: B, BUSINESS

PARKING

REQUIRED: 3,775 SF 5 SPACE/ 1000 SF = 19 SPACES
PROVIDED: STANDARD: 20 Spaces
ACCESSIBLE: 1 Space
TOTAL 21 Spaces

SITE INFORMATION

	EXISTING		PROPOSED	
BUILDING FOOTPRINT	0 S. F.	(0%)	3,775 S.F.	(6.30%)
PAVEMENT/CONCRETE	0 S.F.	(0%)	22,224 S.F.	(37.10%)
IMPERVIOUS	0 S.F.	(0%)	25,999 S.F.	(43.41%)
OPEN SPACE	59,894 S.F.	(100%)	33,895 S.F.	(56.59%)
TOTAL LOT	59,894 S.F.	(100%)	59,894 S.F.	(100%)

BENCHMARKS

BM 1 TAG BOLT FIRE HYDRANT ELEV. = 804.45 (NAVD 88 PER GPS)
HYDRANT LOCATED NORTH SIDE INTEGRITY WAY 80' WEST OF WEST ENTRANCE TO MENARDS

PLAN KEY LEGEND

1	24" CONCRETE CURB & GUTTER	1 CP-501
2	24" PITCH OUT CURB & GUTTER	2 CP-501
3	RAISED CONCRETE WALK	3 CP-501
4	4" CONCRETE WALK	4 CP-501
5	HEAVY VEHICLE ASPHALTIC PAVEMENT	5 CP-501
6	AUTO ASPHALTIC PAVEMENT	6 CP-501
7	CONCRETE SLAB	7 CP-501
8	CONCRETE FLUME	8 CP-501
9	ACCESSIBLE PARKING SIGN DETAILS	9 CP-501
10	PAVE / WALK AT ENTRANCE	10 CP-501
1	A.D.A. VAN ACCESSIBLE PARKING SPACE	

NOTE:
SANITARY SEWER & STORM SEWER DEPTHS PER RECORD DRAWING DATED 5/20/1999

SCALE IN FEET 0' 10' 20' 40'

N W E S

THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2020-09-02471. WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN MARCH OF 2020.

DIGGERS HOTLINE
All Subcontractors Involved in Excavation are Required to Contact Diggers Hotline (1-800-242-8511) For the Location of Existing Underground Utilities That May Impact Their Work.

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

CONSULTANT:
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2771 N. MASON STREET, Suite F,
APPLETON, WI 54914-2126
(920) 734-9107

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY
TOWN OF GRAND CHUTE, WI

MARK	DATE
ISSUED:	04-13-2020
PROJECT NO:	19298
CAD DWG FILE:	
DRAWN BY:	MJF
CHECKED BY:	JTR

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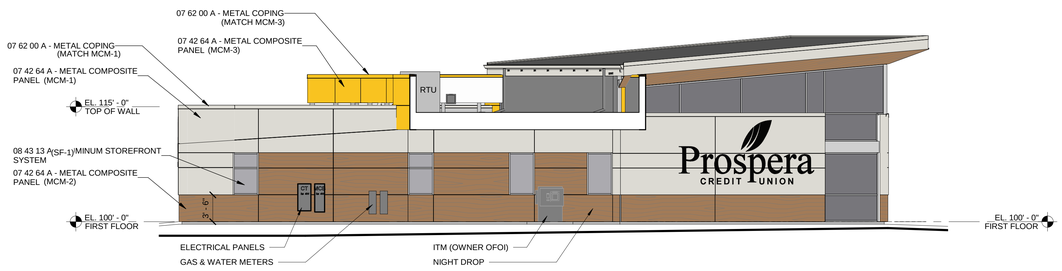
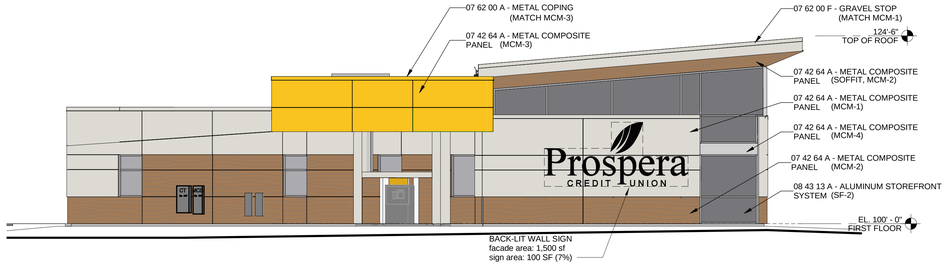
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
CP-101



6 EAST ELEVATION
SCALE 1/8" = 1'-0"
AS REFERENCED BY:1 / AE-101



5 EAST/NE ELEVATION
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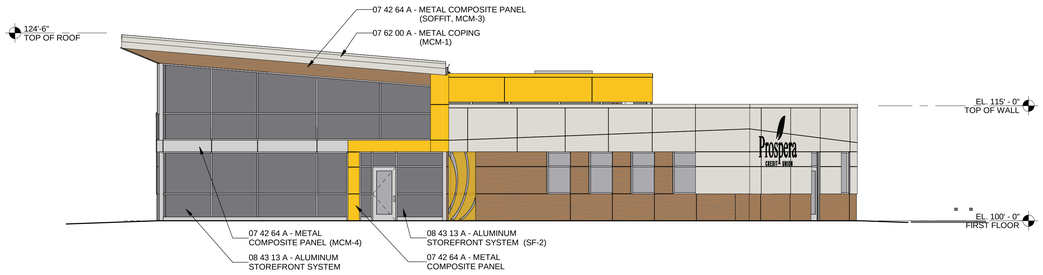
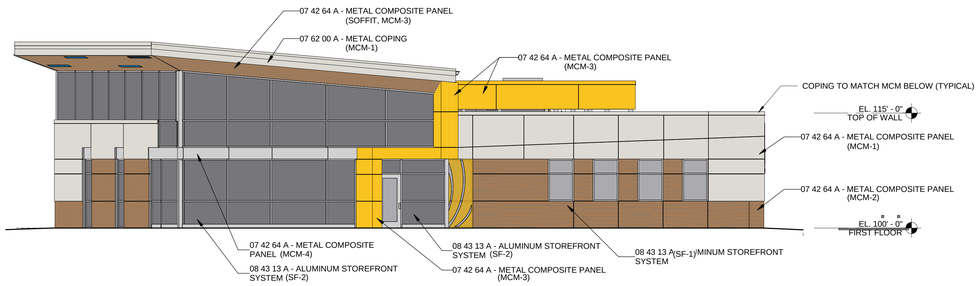
AS REFERENCED BY:1 / AE-101

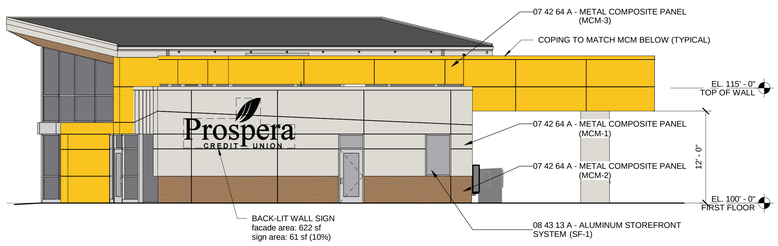


4 WEST/SW ELEVATION
SCALE 1/8" = 1'-0"
AS REFERENCED BY:1 / AE-101

3 NORTH ELEVATION
SCALE 1/8" = 1'-0"
AS REFERENCED BY:1 / AE-101



2 WEST ELEVATION
SCALE 1/8" = 1'-0"
AS REFERENCED BY:1 / AE-101



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"
AS REFERENCED BY:1 / AE-101

EXTERIOR MATERIAL KEY

METAL COMPOSITE PANEL
- MCM-1: ALUMINUM, OFF-WHITE
- MCM-2: ALUMINUM, WOOD GRAIN
- MCM-3: ALUMINUM, CUSTOM YELLOW
- MCM-4: ALUMINUM, CLEAR ANNODIZED

ALUMINUM STOREFRONT SYSTEM
- SF-1: CLEAR ANNODIZED FRAMES, LOW-E GRAY TINTED GLASS
- SF-2: CLEAR ANNODIZED FRAMES, REFLECTIVE GRAY TINTED GLASS

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

CONSULTANT:

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY, GRAND CHUTE

MARK	DATE
ISSUED:	04-13-2020
PROJECT NO:	19298
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

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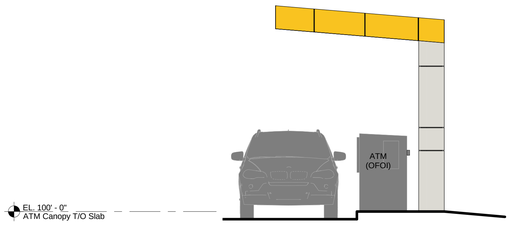
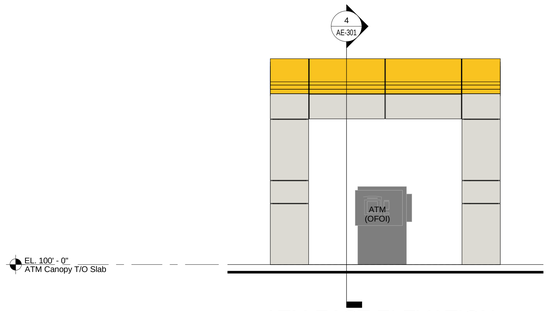
SHEET TITLE:
EXT. BUILDING ELEVATIONS

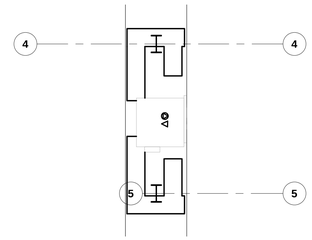
SHEET NUMBER:
AE-201



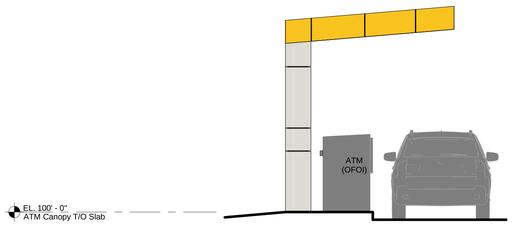
11 ATM NORTH ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY2 / AE-402



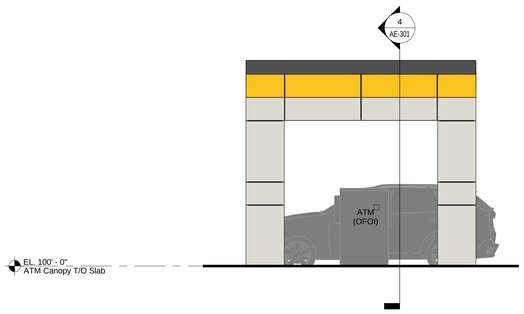
10 ATM EAST ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY2 / AE-402



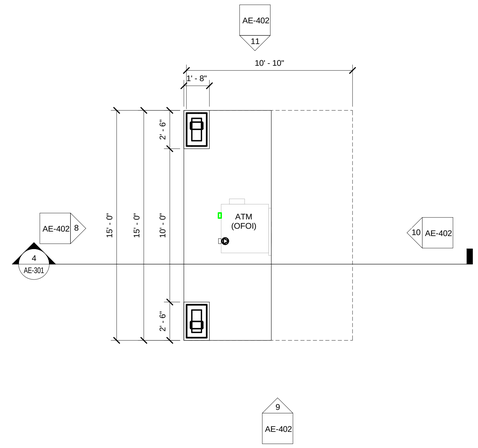
3 First Floor Plan - Callout 7
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-101



9 ATM SOUTH ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY2 / AE-402

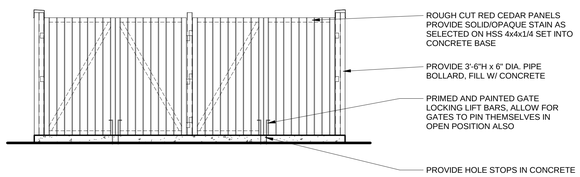


8 ATM WEST ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY2 / AE-402

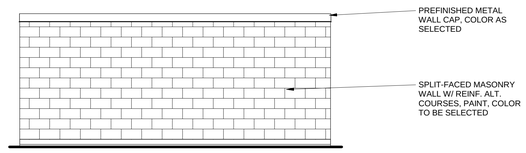


2 ATM CANOPY PLAN
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-201

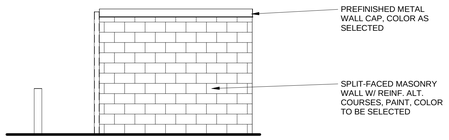
NORTH



7 DUMPSTER ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-402



6 DUMPSTER ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-402



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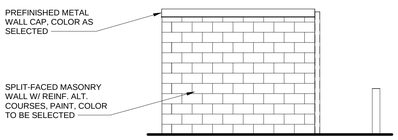
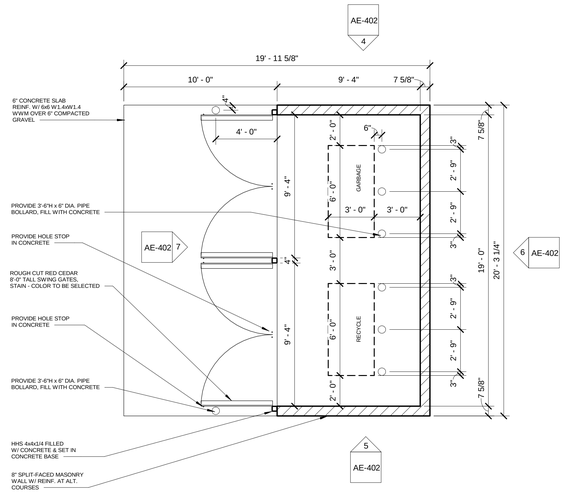
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-402



4 DUMPSTER ELEVATION
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-402

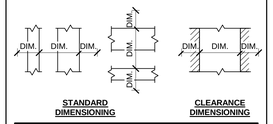


1 DUMPSTER PLAN
SCALE 1/4" = 1'-0"
AS REFERENCED BY1 / AE-201

NORTH

WALL DIMENSION KEY

NOTE:
ALL WALLS ARE DIMENSIONED TO FACE OF STUD OR FACE OF MASONRY. CLEARANCE DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY.



KEYNOTE LEGEND	
KEY NO.	KEYNOTE TEXT

PRELIMINARY
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Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

CONSULTANT:

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY, GRAND CHUTE

MARK	DATE
ISSUED:	04-13-2020
PROJECT NO:	19298
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

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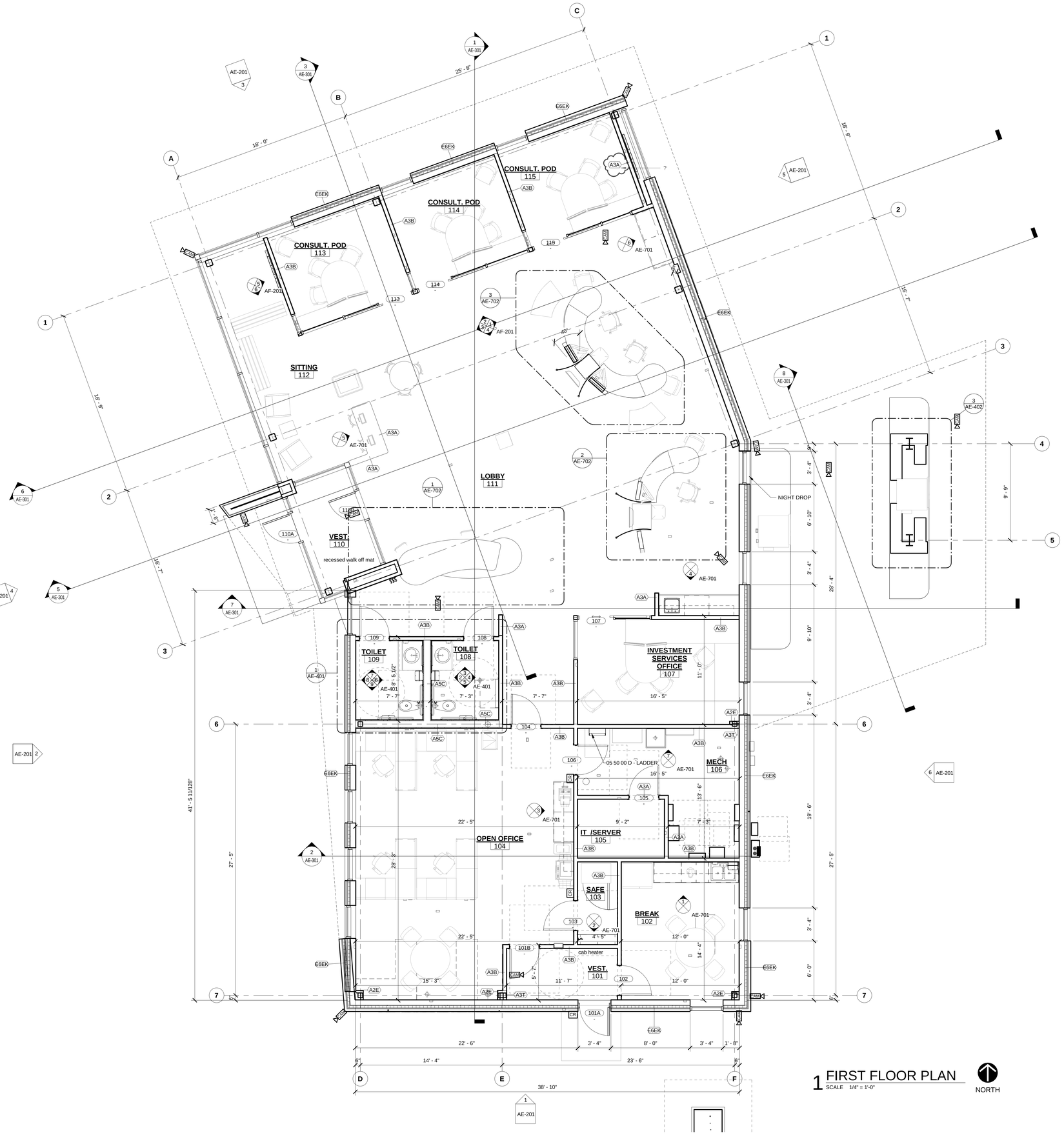
SHEET TITLE:
TRASH ENCLOSURE AND ATM PLANS

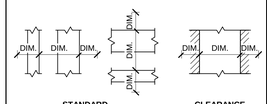
SHEET NUMBER:
AE-402



1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL DIMENSION KEY

NOTE:
ALL WALLS ARE DIMENSIONED TO FACE OF STUD OR FACE OF MASONRY. CLEARANCE DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY.



STANDARD DIMENSIONING

CLEARANCE DIMENSIONING

WALL TYPE NOTES

1. 09 21 16 - IDENTIFY ALL RATED WALLS WITH A FIRE RATED LABEL / STENCIL 8" ABOVE THE CEILING AT 10'-0" O.C. MAX WITH 1 1/2" LETTERS BRIGHTLY INDICATED ON A CONTRASTING BACKGROUND. MINIMUM 1 LABEL / STENCIL PER ROOM / WALL RUN.
2. ALL OPENINGS IN RATED WALLS SHALL PROVIDE OPENING PROTECTION AS REQUIRED BY CODE.
3. SEE CODE PLANS FOR LOCATION OF WALLS/ROOMS REQUIRED TO BE RATED.
4. FOR ALL UL DESIGN NUMBERS REFER TO THE FIRE RESISTANCE DIRECTORY: UNDERWRITERS LABORATORIES, LATEST EDITION AND/OR SHEET GI-501
5. SEE PROJECT MANUAL, 09 21 16 GYPSUM BOARD ASSEMBLIES, FOR BOARD MATERIALS AT SPECIFIC LOCATION THAT ARE REQUIRED TO BE DIFFERENT THAN THIS KEY NOTED MATERIAL.
6. ALL INTERIOR WALLS TO RUN UP TO ROOF DECK UNLESS NOTED OTHERWISE

KEYNOTE LEGEND

KEY NO.	KEYNOTE TEXT
05 50 00 D -	LADDER

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CONSULTANT:

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY, GRAND CHUTE

Revision 1	Date 1
MARK	DATE

ISSUED: 04-13-2020
PROJECT NO: 19298
CAD DWG FILE:
DRAWN BY: SWB
CHECKED BY: JJR

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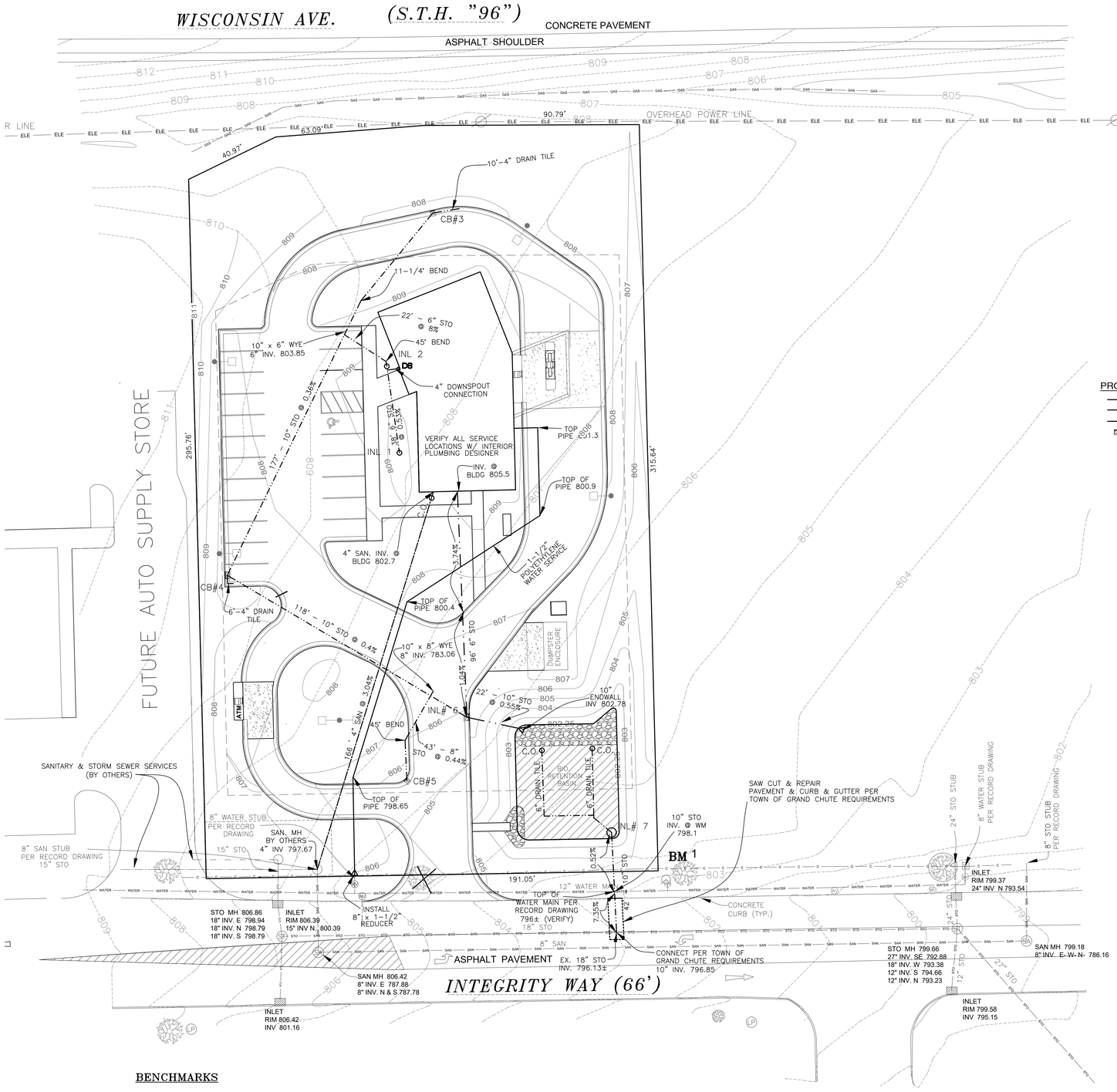
SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
AE-101



Storm Sewer Structure Table

I.D.	Min. Size*	Rim Elev.	Inv Elev.	Frame & Grate
INL# 1	8"	808.6	6" N 805.81	NYLOPLAST AREA DRAIN
				OR SIMILAR
INL# 2	8"	809.0	6" N,S 805.61	NYLOPLAST AREA DRAIN
				OR SIMILAR
CB# 3	30"	807.3	10" SW 804.0	NF R-3236
			4" E UNDERDRAIN	
			SUMP INV 803.0	
CB# 4	36"	807.1	10" NE,SE 803.37	NF R-3236
			4" S UNDERDRAIN	
			SUMP INV 802.37	
CB# 5	30"	805.25	8" N 803.25	NF R-3236
			4" W UNDERDRAIN	
			SUMP INV 801.25	
CB# 6	3'x2'	805.9	10" SE,NW 802.9	NF R-3290
			8" SW 802.9	
			6" N 803.1	
			SUMP INV 801.9	
INLET# 7	36"	803.0	10" S 798.25	NF R-4340-B
			6" NW 798.5	

* STORM SEWER CONTRACTOR/MATERIAL SUPPLIER MUST VERIFY STRUCTURE SIZE AND SHALL SUPPLY STRUCTURES WITH ADEQUATE SIZE TO ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

STORM INLET STRUCTURES TO BE A MINIMUM OF 4' DEEP

PROPOSED UTILITY LEGEND

- = STORM
- = WATER
- = SANITARY
- = MANHOLE/INLET
- C.O. = CLEAN OUT W/ FROST SLEEVE & CAP

UTILITY PLAN NOTES

1 - ALL WORK & MATERIALS SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & SPS 384 (STATE PLUMBING CODE).

2 - WATER SERVICE SHALL BE 1-1/2" POLYETHYLENE (PER SPS 384); SANITARY SERVICE PIPE SHALL BE SCHEDULE 40 PVC; STORM SEWER PIPE SHALL BE PER ALLOWABLE MATERIALS IN SPS 384, UNLESS NOTED OTHERWISE.

3 - PRIVATE NON-METALLIC PIPES SHALL BE INSTALLED W/ A TRACER WIRE PER SPS 382/384.

4 - WATER SERVICE SHALL HAVE 7 FEET OF COVER UNDER PROPOSED PAVED AREAS.

5- THE UTILITY CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS & LENGTHS.

6 - THE UTILITY CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF GRAND CHUTE FOR WORK IN THE PUBLIC STREET RIGHT-OF-WAYS.

EXISTING LEGEND

- = POWER POLE
- = WATER VALVE
- = CATCH BASIN
- = STORM MANHOLE
- = HYDRANT
- = SANITARY MANHOLE
- = UTILITY PED
- = LIGHT POLE
- = EXISTING CONTOUR
- = SANITARY SEWER
- = WATER MAIN
- = STORM SEWER
- = SPECTRUM UNDERGROUND CABLE TV
- = DECIDOUS TREE
- = UNDERGROUND ELECTRIC
- = UNDERGROUND FIBER OPTIC

BENCHMARKS

BM 1 TAG BOLT FIRE HYDRANT ELEV. = 804.45 (NAVD 88 PER GPS)
HYDRANT LOCATED NORTH SIDE INTEGRITY WAY 80' WEST OF WEST ENTRANCE TO MENARDS

NOTE:

SANITARY SEWER & STORM SEWER DEPTHS PER RECORD DRAWING DATED 5/20/1999

SCALE IN FEET 0' 10' 20' 40'

N W E S

THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2020-09-02471, WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN MARCH OF 2020.

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & Construction, Inc
800.236.2370 | hoffman.net

CONSULTANT:
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F,
APPLETON, WI 54914-2126
(920) 734-9707

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY
TOWN OF GRAND CHUTE

MARK	DATE
ISSUED:	04-13-2020
PROJECT NO:	19298
CAD DWG FILE:	
DRAWN BY:	MJF
CHECKED BY:	JTR

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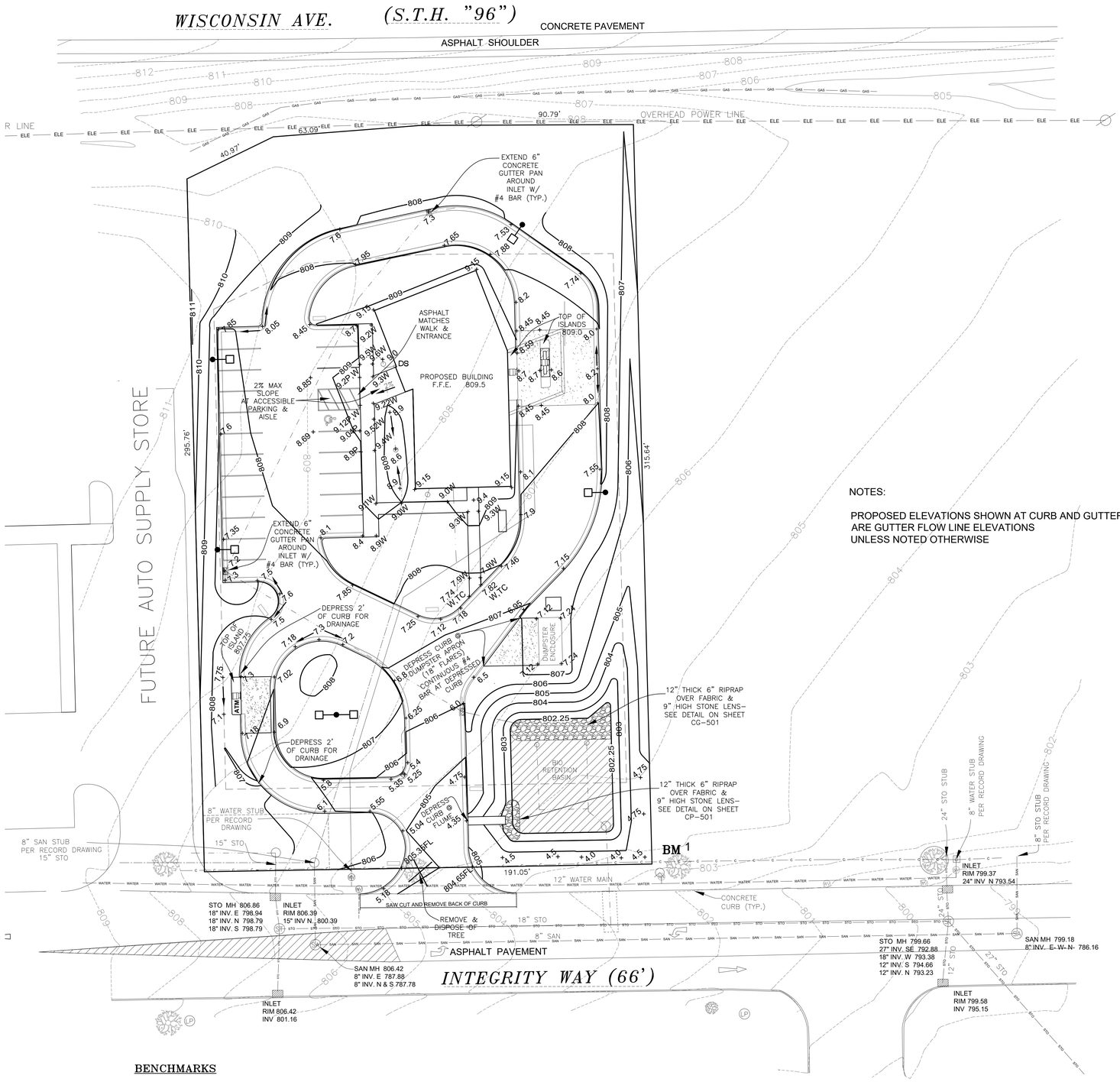
SHEET TITLE:
UTILITIES PLAN

SHEET NUMBER:
CU-101



DRAINAGE SUMMARY

	Existing	Post Construction
DRAINAGE AREA	59,894 SF (1.375 Ac)	59,894 SF (1.375 Ac)
1 YR. PEAK FLOW (NO DETENTION)	0.46 CFS	2.11 CFS
1 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.72 CFS/ 2,210 CF
2 YR. PEAK FLOW (NO DETENTION)	0.70 CFS	2.62 CFS
2 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		1.52 CFS/ 2,411 CF
10 YR PEAK FLOW (NO DETENTION)	1.72 CFS	4.47CFS
10 YEAR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		4.01 CFS/ 2,889 CF
100 YR PEAK FLOW (NO DETENTION)	4.02 CFS	8.05 CFS
100 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		5.86 CFS/ 3,718 CF

NOTE: FURTHER PEAK FLOW CONTROL IS PROVIDED BY THE BASIN LOCATED ON THE EAST SIDE OF THE MENARDS SITE TO THE SOUTH.

PROPOSED IMPROVEMENT LEGEND

- 4.75 = Proposed Elevation (Add 800 For Actual Elevation)
- 4.75P = Proposed Pavement Elevation (Add 800 For Actual Elevation)
- 4.75W = Proposed Walk Elevation (Add 800 For Actual Elevation)
- 4.75TC = Proposed Top of Curb Elevation (Add 800 For Actual Elevation)
- 786 = PROPOSED CONTOUR
- = PROPOSED DIRECTION OF DRAINAGE

NOTES:

PROPOSED ELEVATIONS SHOWN AT CURB AND GUTTER ARE GUTTER FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE

EXISTING LEGEND

- = POWER POLE
- = WATER VALVE
- CB OR = CATCH BASIN
- = STORM MANHOLE
- = HYDRANT
- = SANITARY MANHOLE
- = UTILITY PED
- = LIGHT POLE
- 807 = EXISTING CONTOUR
- = SANITARY SEWER
- = WATER MAIN
- = STORM SEWER
- = SPECTRUM UNDERGROUND CABLE TV
- = DECIDOUS TREE
- = UNDERGROUND ELECTRIC
- = UNDERGROUND FIBER OPTIC

BENCHMARKS

BM 1 TAG BOLT FIRE HYDRANT ELEV. = 804.45 (NAVD 88 PER GPS)
HYDRANT LOCATED NORTH SIDE INTEGRITY WAY 80' WEST OF WEST ENTRANCE TO MENARDS

NOTE:

SANITARY SEWER & STORM SEWER DEPTHS PER RECORD DRAWING DATED 5/20/1999

SCALE IN FEET 0' 10' 20' 40'

N W E S

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LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F,
APPLETON, WI 54914-2126
(920) 734-9107

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY
TOWN OF GRAND CHUTE

MARK	DATE
ISSUED:	04-13-2020
PROJECT NO:	19298
CAD DWG FILE:	
DRAWN BY:	MJF
CHECKED BY:	JTR

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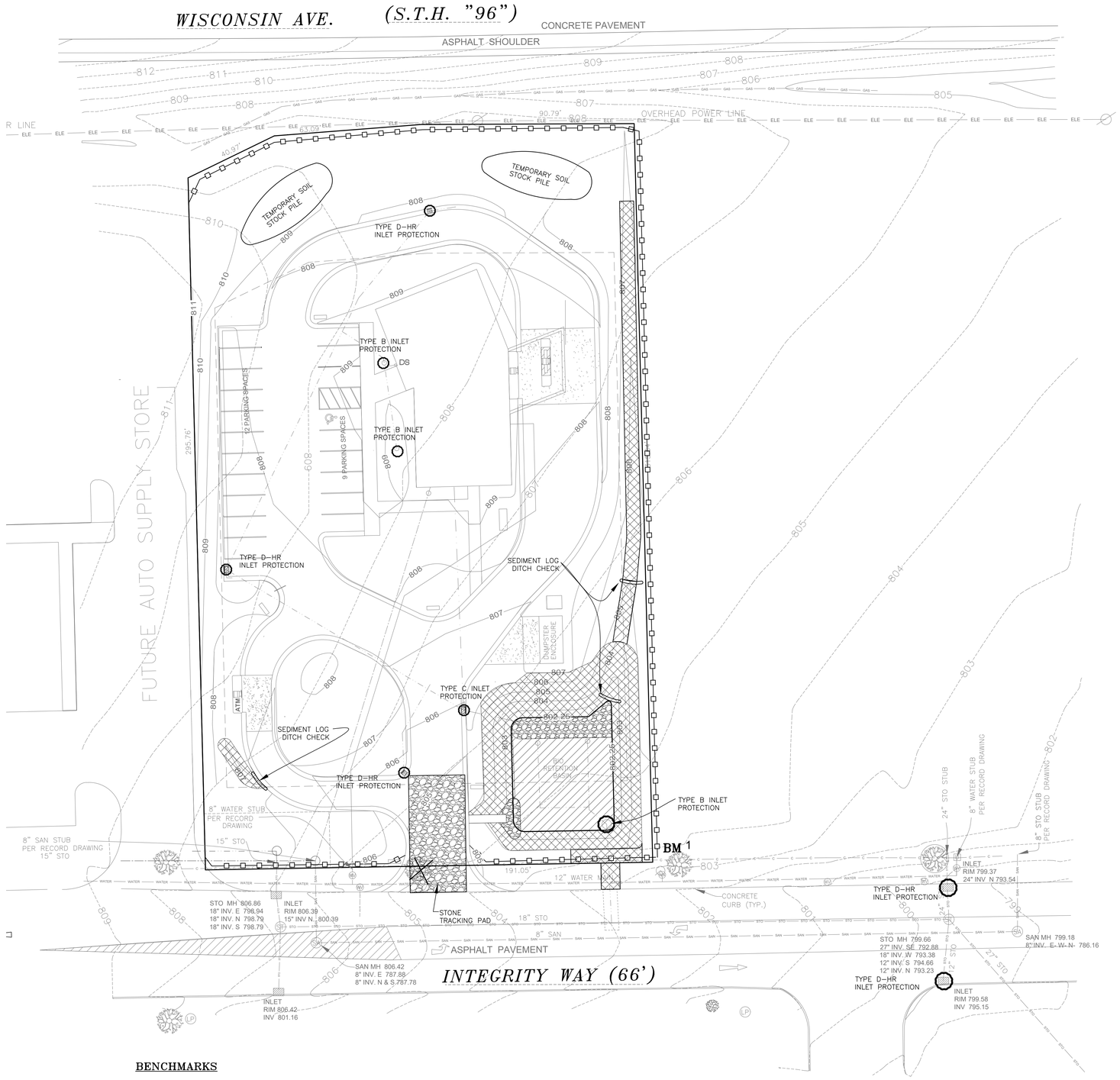
SHEET TITLE: DRAINAGE/ GRADING PLAN

SHEET NUMBER: CG-101



EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

1. EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED PER THE "WISCONSIN TECHNICAL STANDARDS." EROSION CONTROL MEASURES ARE TO BE INSTALLED AS A FIRST ITEM OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED UNTIL THE SITE IS COMPLETELY STABILIZED. UPON SITE STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

2. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED WHEREVER SEDIMENT TRANSPORT IS FOUND OR WHERE IT IS DETERMINED THAT THERE IS A HIGH LIKELIHOOD THAT SEDIMENT TRANSPORT MAY OCCUR. SEDIMENTS THAT HAVE MIGRATED OFF SITE SHALL BE IMMEDIATELY CLEANED UP.

3. ANY SEDIMENTS THAT ARE TRACKED ONTO PUBLIC ROADS SHALL BE CLEANED UP BY THE END OF THE WORK DAY.

4. ALL DISTURBED GROUND OR SOIL STORAGE PILES THAT ARE LEFT INACTIVE FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED BY SEEDING, MULCHING OR COVERING.

SEE ADDITIONAL NOTES ON SHEET C107

ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.

EROSION CONTROL LEGEND

- = INLET PROTECTION
- = SEDIMENT LOG DITCH CHECK
- = SILT FENCE
- = STONE TRACKING PAD
- = CLASS I, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER WISDOT PAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

EXISTING LEGEND

- = POWER POLE
- = WATER VALVE
- = CATCH BASIN (CB OR)
- = STORM MANHOLE
- = HYDRANT
- = SANITARY MANHOLE
- = UTILITY PED
- = LIGHT POLE
- = EXISTING CONTOUR
- = SANITARY SEWER
- = WATER MAIN
- = STORM SEWER
- = SPECTRUM UNDERGROUND CABLE TV
- = DECIDOUS TREE
- = UNDERGROUND ELECTRIC
- = UNDERGROUND FIBER OPTIC

BENCHMARKS

BM 1 TAG BOLT FIRE HYDRANT ELEV. = 804.45 (NAVD 88 PER GPS)
HYDRANT LOCATED NORTH SIDE INTEGRITY WAY 80' WEST OF WEST ENTRANCE TO MENARDS

NOTE:
SANITARY SEWER & STORM SEWER DEPTHS PER RECORD DRAWING DATED 5/20/1999

SCALE IN FEET
0' 10' 20' 40'

N W E S

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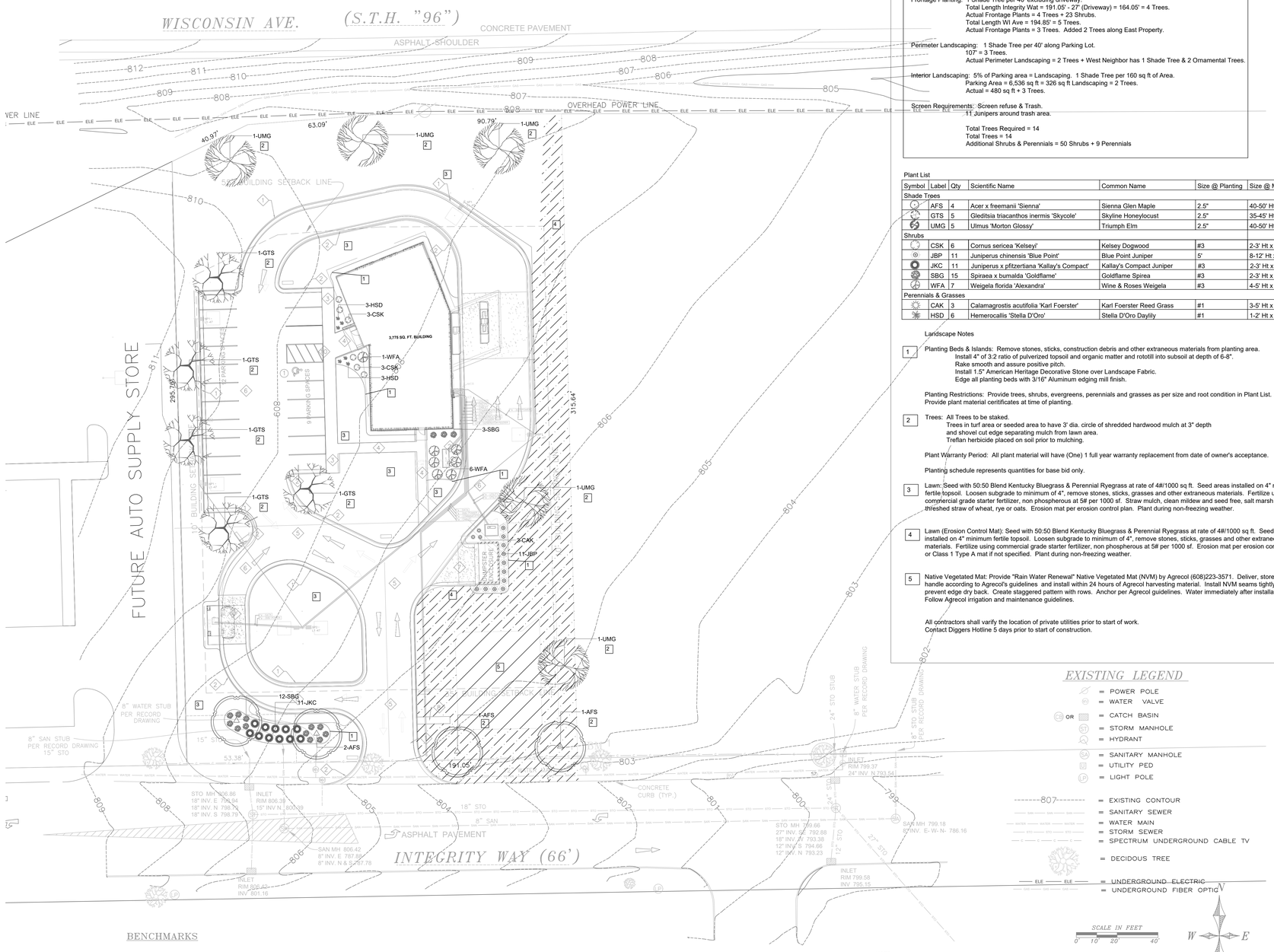
SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
CG-102



Landscape Requirements

Frontage Planting: 1 Shade Tree per 40' excluding driveway.
Total Length Integrity Wat = 191.05' - 27' (Driveway) = 164.05' = 4 Trees.
Actual Frontage Plants = 4 Trees + 23 Shrubs.
Total Length WI Ave = 194.85' = 5 Trees.
Actual Frontage Plants = 3 Trees. Added 2 Trees along East Property.

Perimeter Landscaping: 1 Shade Tree per 40' along Parking Lot.
107' = 3 Trees.
Actual Perimeter Landscaping = 2 Trees + West Neighbor has 1 Shade Tree & 2 Ornamental Trees.

Interior Landscaping: 5% of Parking area = Landscaping. 1 Shade Tree per 160 sq ft of Area.
Parking Area = 6,536 sq ft = 326 sq ft Landscaping = 2 Trees.
Actual = 480 sq ft + 3 Trees.

Screen Requirements: Screen refuse & Trash.
11 Junipers around trash area.

Total Trees Required = 14
Total Trees = 14
Additional Shrubs & Perennials = 50 Shrubs + 9 Perennials

Plant List

Symbol	Label	Qty	Scientific Name	Common Name	Size @ Planting	Size @ Maturity
Shade Trees						
	AFS	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5"	40-50' Ht x 30-40' Spread
	GTS	5	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	2.5"	35-45' Ht x 25-35' Spread
	UMG	5	Ulmus 'Morton Glossy'	Triumph Elm	2.5"	40-50' Ht x 30-40' Spread
Shrubs						
	CSK	6	Cornus sericea 'Kelseyi'	Kelsey Dogwood	#3	2-3' Ht x 2-3' Spread
	JBP	11	Juniperus chinensis 'Blue Point'	Blue Point Juniper	5'	8-12' Ht x 4-6' Spread
	JKC	11	Juniperus x pfitzertiana 'Kallay's Compact'	Kallay's Compact Juniper	#3	2-3' Ht x 4-5' Spread
	SBG	15	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#3	2-3' Ht x 2-3' Spread
	WFA	7	Weigela florida 'Alexandra'	Wine & Roses Weigela	#3	4-5' Ht x 4-5' Spread
Perennials & Grasses						
	CAK	3	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Reed Grass	#1	3-5' Ht x 2' Spread
	HSD	6	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1	1-2' Ht x 2' Spread

Landscape Notes

1 Planting Beds & Islands: Remove stones, sticks, construction debris and other extraneous materials from planting area.
Install 4" of 3:2 ratio of pulverized topsoil and organic matter and rototill into subsoil at depth of 6-8".
Rake smooth and assure positive pitch.
Install 1.5" American Heritage Decorative Stone over Landscape Fabric.
Edge all planting beds with 3/16" Aluminum edging mill finish.

Planting Restrictions: Provide trees, shrubs, evergreens, perennials and grasses as per size and root condition in Plant List.
Provide plant material ceritificates at time of planting.

2 Trees: All Trees to be staked.
Trees in turf area or seeded area to have 3' dia. circle of shredded hardwood mulch at 3" depth
and shovel cut edge separating mulch from lawn area.
Treflan herbicide placed on soil prior to mulching.

Plant Warranty Period: All plant material will have (One) 1 full year warranty replacement from date of owner's acceptance.

Planting schedule represents quantities for base bid only.

3 Lawn: Seed with 50:50 Blend Kentucky Bluegrass & Perennial Ryegrass at rate of 4#/1000 sq ft. Seed areas installed on 4" minimum fertile topsoil. Loosen subgrade to minimum of 4", remove stones, sticks, grasses and other extraneous materials. Fertilize using commercial grade starter fertilizer, non phospherous at 5# per 1000 sf. Straw mulch, clean mildew and seed free, salt marsh hay or threshed straw of wheat, rye or oats. Erosion mat per erosion control plan. Plant during non-freezing weather.

4 Lawn (Erosion Control Mat): Seed with 50:50 Blend Kentucky Bluegrass & Perennial Ryegrass at rate of 4#/1000 sq ft. Seed areas installed on 4" minimum fertile topsoil. Loosen subgrade to minimum of 4", remove stones, sticks, grasses and other extraneous materials. Fertilize using commercial grade starter fertilizer, non phospherous at 5# per 1000 sf. Erosion mat per erosion control plan or Class 1 Type A mat if not specified. Plant during non-freezing weather.

5 Native Vegetated Mat: Provide "Rain Water Renewal" Native Vegetated Mat (NVM) by Agrecol (608)223-3571. Deliver, store and handle according to Agrecol's guidelines and install within 24 hours of Agrecol harvesting material. Install NVM seams tightly to prevent edge dry back. Create staggered pattern with rows. Anchor per Agrecol guidelines. Water immediately after installation. Follow Agrecol irrigation and maintenance guidelines.

All contractors shall varify the location of private utilities prior to start of work.
Contact Diggers Hotline 5 days prior to start of construction.

EXISTING LEGEND

- POWER POLE
- WATER VALVE
- CB OR = CATCH BASIN
- ST = STORM MANHOLE
- HYDRANT
- SA = SANITARY MANHOLE
- UTILITY PED
- LP = LIGHT POLE
- 807 = EXISTING CONTOUR
- SAN = SANITARY SEWER
- WATER = WATER MAIN
- STO = STORM SEWER
- SPECTRUM UNDERGROUND CABLE TV
- DECIDOUS TREE
- ELE = UNDERGROUND ELECTRIC
- GAS = UNDERGROUND FIBER OPTIC

SCALE IN FEET
0' 10' 20' 40'

N W E S

BENCHMARKS

BM 1 TAG BOLT FIRE HYDRANT ELEV. = 804.45 (NAVD 88 PER GPS)
HYDRANT LOCATED NORTH SIDE INTEGRITY WAY 80' WEST OF WEST ENTRANCE TO MENARDS

NOTE:
SANITARY SEWER & STORM SEWER DEPTHS PER RECORD DRAWING
DATED 5/20/1999

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DIGGER HOTLINE
All Subcontractors Involved in Excavation are Required to Contact Diggers Hotline (1-800-242-8511) For the Location of Existing Underground Utilities That May Impact Their Work.

CIVIL PLAN INDEX

CS-101 TOPOGRAPHIC/ EXISTING CONDITIONS SURVEY
CP-101 SITE/ PAVING AND PARKING PLAN
CU-101 UTILITIES PLAN
CG-101 DRAINAGE/ GRADING PLAN
CG-102 EROSION CONTROL PLAN
CG-501 EROSION CONTROL/ GRADING DETAILS
CP-501 PAVING/ SITE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

CONSULTANT:
Lowney's Landscaping Center, Inc.
N3310 State Rd 47, Appleton, WI
(920) 733-2500
Contact Christine Kosiorek

WEST APPLETON BRANCH
PROSPERA CREDIT UNION
5140 W. INTEGRITY WAY
TOWN OF GRAND CHUTE, WI

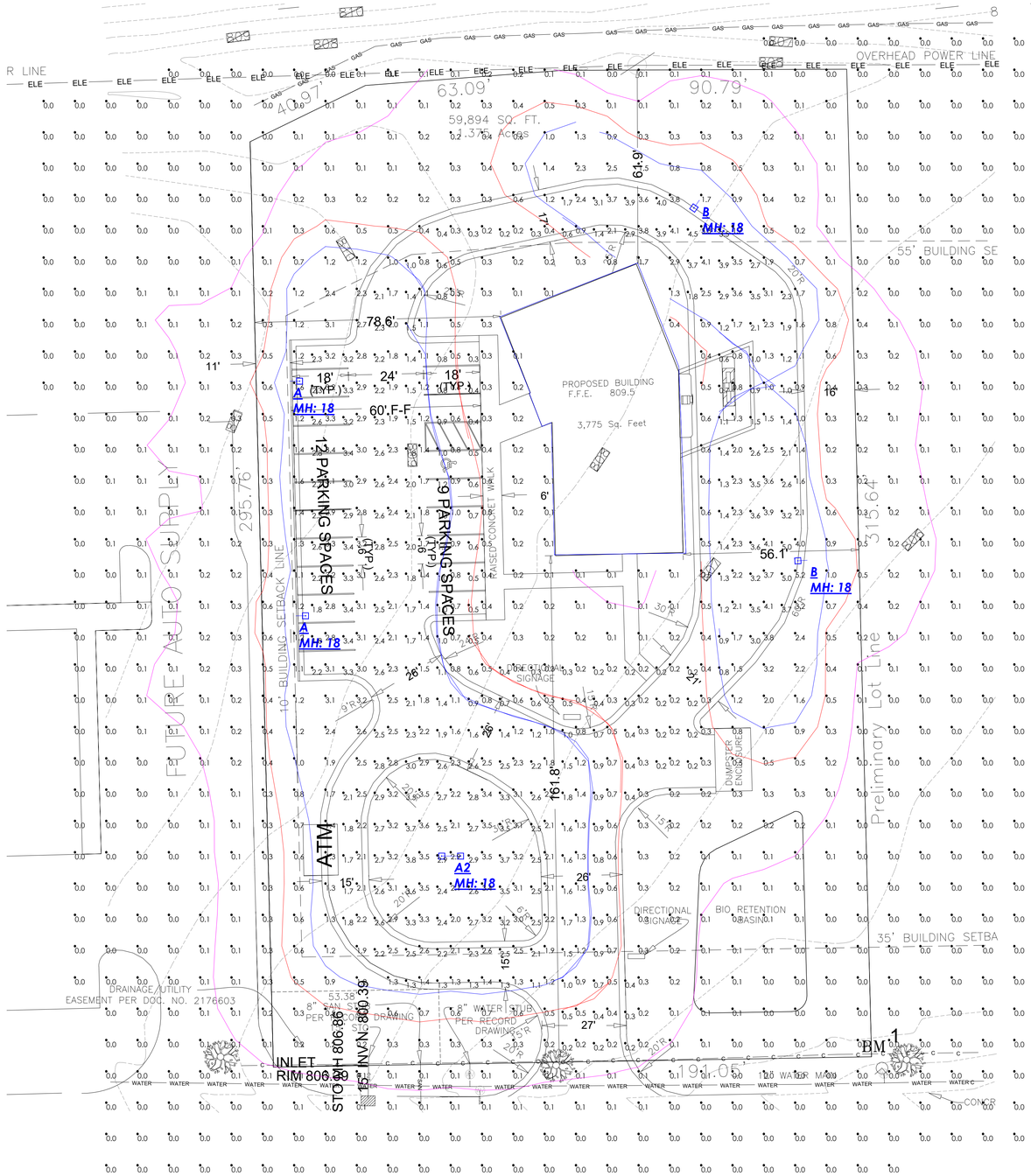
MARK:	DATE
ISSUED:	Issue Date

PROJECT NO: 19298
CAD DWG FILE:
DRAWN BY: MJF
CHECKED BY: JTR

COPYRIGHT © 2020
HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC.

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-101



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE AND LOT	Illuminance	Fc	1.85	5.0	0.2	9.25	25.00
SITE	Illuminance	Fc	0.53	5.3	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	A	RAR1-160L-100-4K7-4W	SINGLE	11885	90	0.900
	1	A2	RAR1-160L-100-4K7-4W	BACK-BACK	11885	90	0.900
	2	B	RAR1-160L-100-4K7-2	SINGLE	11996	90	0.900

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.1
	0.5
	1

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
720 LARRY COURT
WAUKESHA, WI 53186
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

Revisions

RLMA Project #:92320
Drawn By:MB
Date:4/3/2020
Scale:1"=20'-0"

PHOTOMETRIC SITE PLAN

PROSPERA CREDIT UNION
APPLETON, WI

Town of Grand Chute
Affidavit of Correction to Subdivision Plat
Alexander W. and Kathryn S. Wilkes

To: **Plan Commission**

From: **Michael Patza**

Date: **April 28, 2020**

Address: **Lot 1 & Outlot 1, Certified Survey Map 4985 – 3692 N. Maple Edge Court**

REQUEST

Applicant requests approval of the Affidavit of Correction to revise and correct a recorded drainage easement. The property originated as Lot 14 and Outlot 10 of the Plat of Whispering Groves. The property was later included in Certified Survey Map 4985 to adjust a common lot line with the property to the southwest.

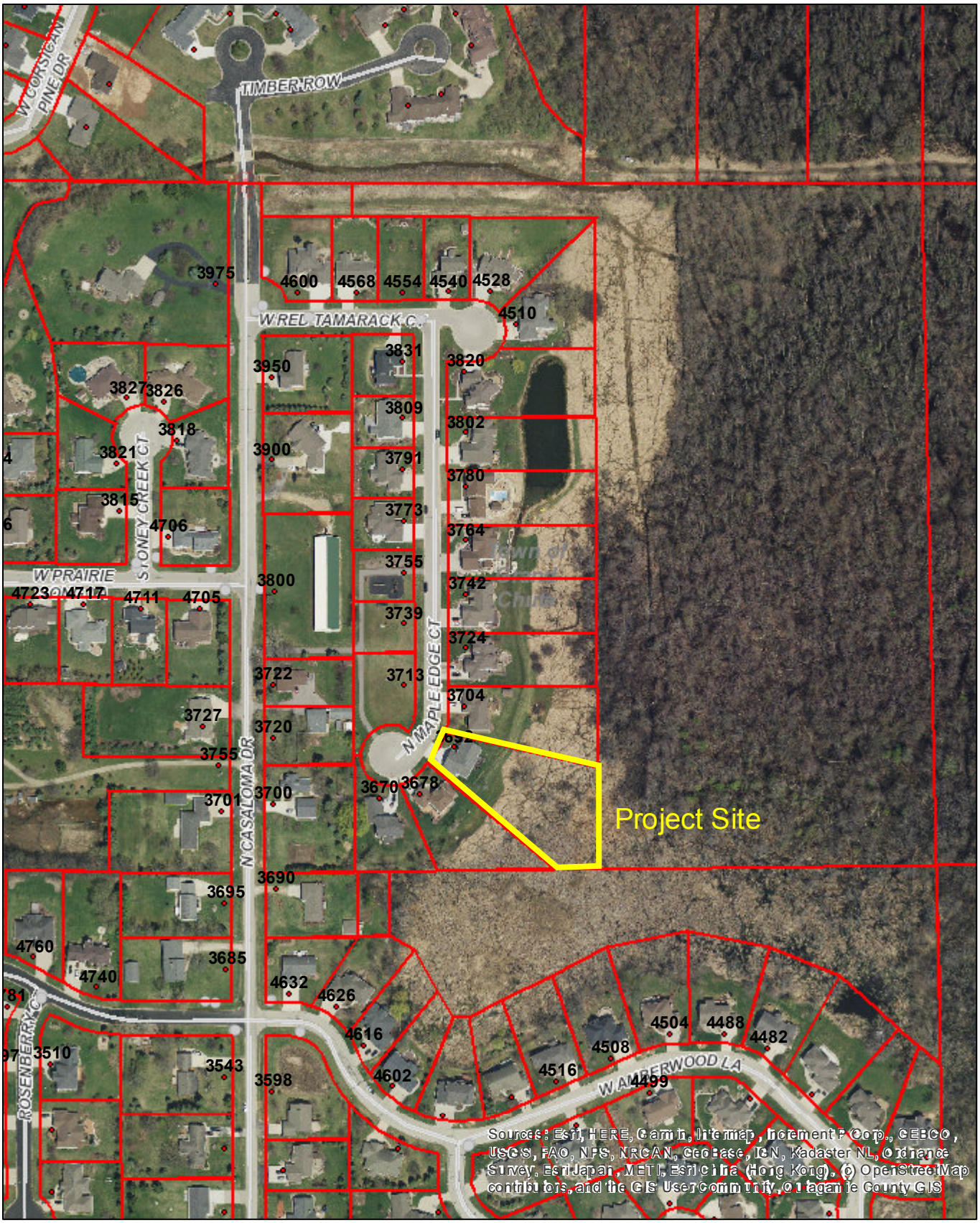
ANALYSIS

The proposed drainage easement revision will provide space needed to accommodate renovations on an existing deck. The applicant has presented a revised Drainage Plan that is consistent with the overall subdivision Drainage Plan. The Town Engineer has confirmed the proposed revision will not negatively impact adjacent properties and has approved the Drainage and Erosion Control Plans. Staff is in agreement and supports the drainage easement revision.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Affidavit of Correction to Lot 1 & Outlot 1, Certified Survey Map 4985 (3692 N. Maple Edge Court), to revise and correct a recorded drainage easement.

3692 N. Maple Edge Court



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:

Copyright:

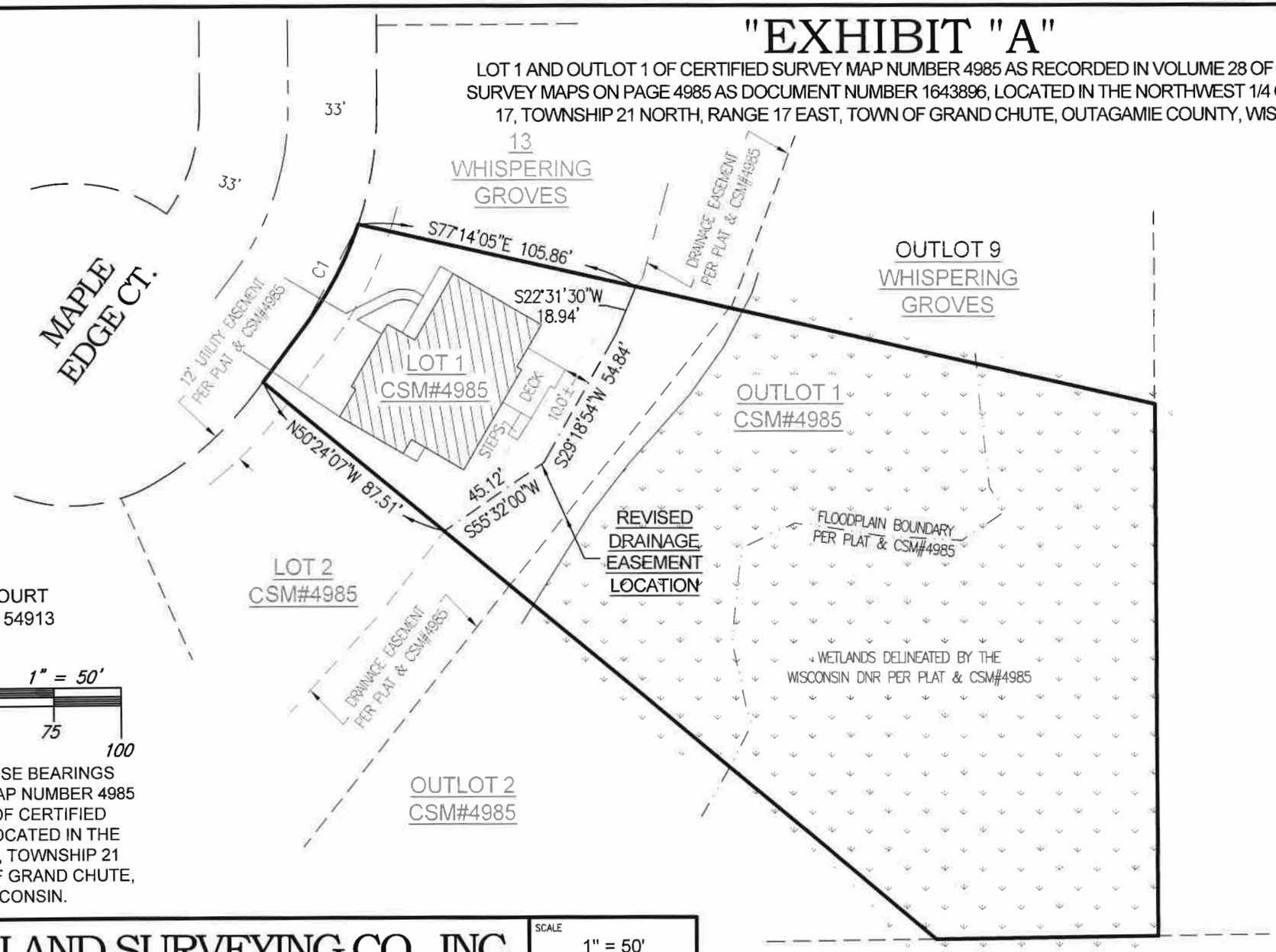
0 0.035 0.07 0.14 mi

Grand Chute

Date: 4/28/2020 10:12 AM

"EXHIBIT "A"

LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 4985 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGE 4985 AS DOCUMENT NUMBER 1643896, LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



CLIENT:
KATIE WILKES
3692 N. MAPLE EDGE COURT
APPLETON, WISCONSIN 54913

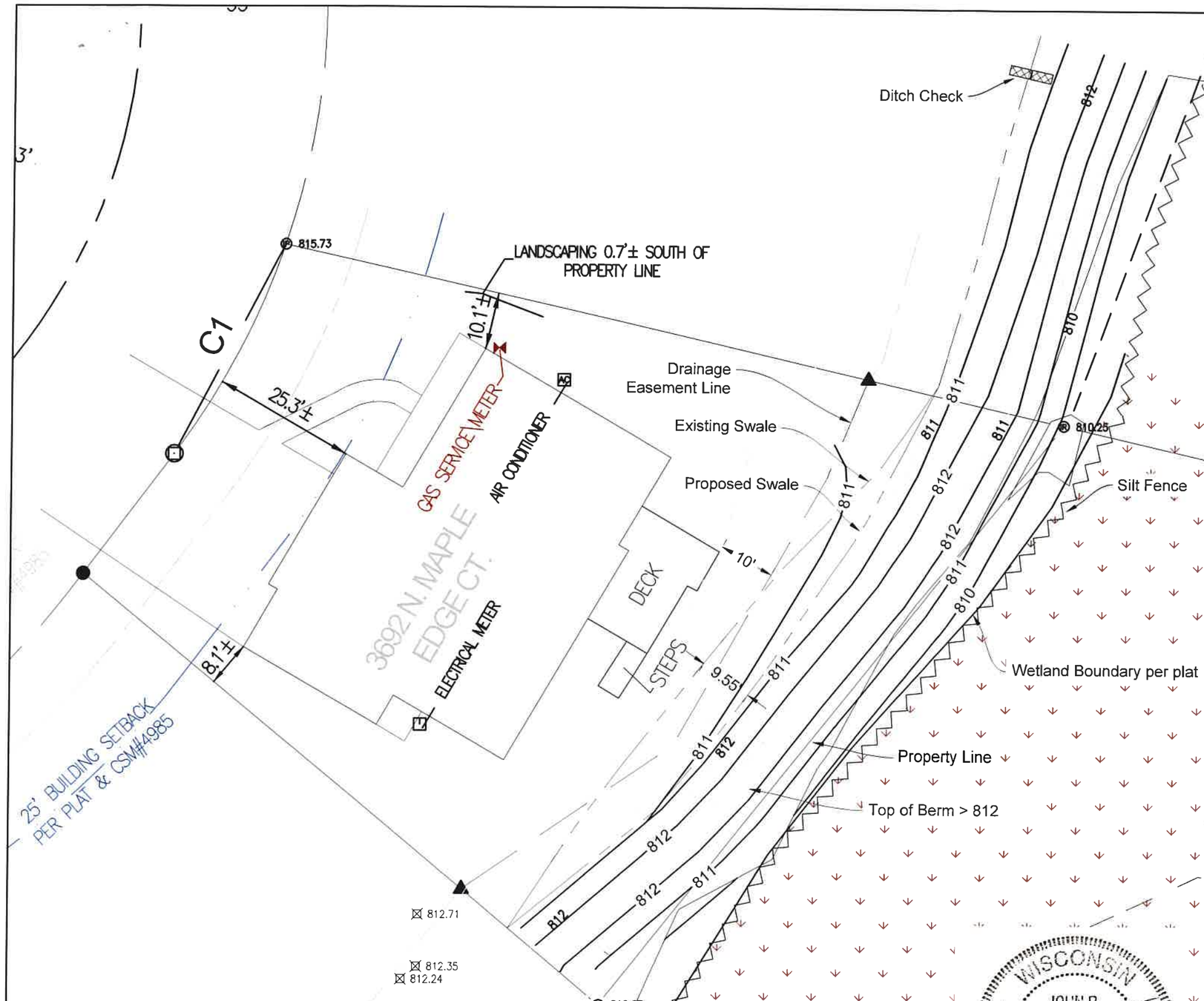
GRAPHIC SCALE: 1" = 50'

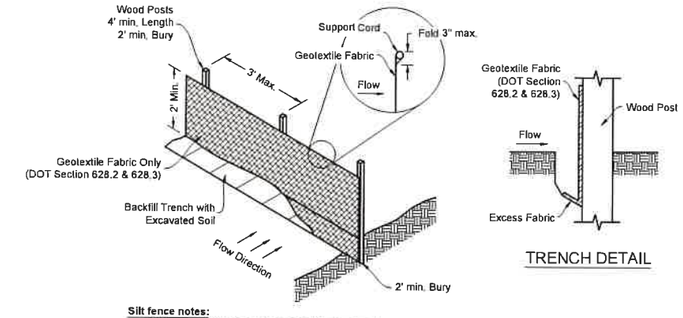
50 0 25 50 75 100

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 4985 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGE 4985, LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE	1" = 50'
DRAWN BY	(mcr RDD)
PROJECT NO.	A1910.8-1



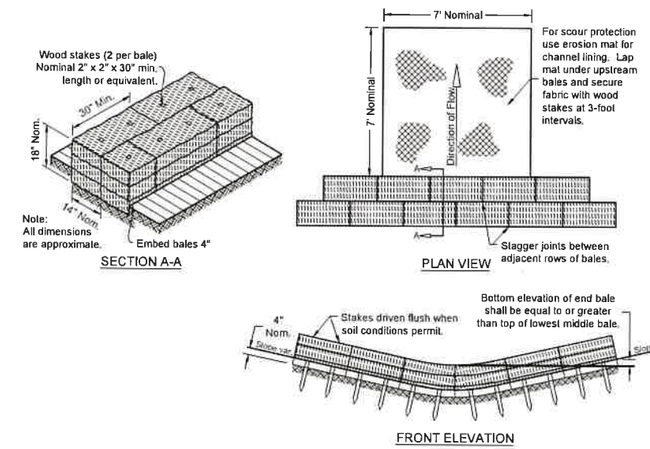


TRENCH DETAIL

Silt fence notes:

1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION



STRAW BALE BARRIER

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Watermain
- 608 — Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Ditch Check
- Proposed Tracking Pad
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- ×608.73 Prop. Flowline Spot Elev.
- ×608.73 TW Prop. Top of Walk Elev.
- +(608.7) Existing Grade
- Proposed Inlet Protection
- A Type of Inlet Protection
- Proposed Sanitary Manhole
- Proposed Hydrant
- Proposed Reducer
- Proposed Plug
- Proposed Valve
- Proposed Curb Stop
- Proposed Tee
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend

SEQUENCE OF CONSTRUCTION
for Relocation of Drainage Swale and Easement:

1. Install erosion and sediment controls, May 2020
2. Strip top soil from the work zone, May 2020
3. Grade swale and berm to proposed contour, May 2020
4. Replace top soil, May 2020
5. Seed and mulch disturbed area, No Later than June 15, 2020
6. Remove erosion and sediment controls after dense vegetation has been established.

WISCONSIN JOHN R. DAVEL E-25112 MENASHA WIS. PROFESSIONAL ENGINEER 3/9/2020

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Vegetation beyond slopes shall remain.
4. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
5. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
6. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
7. The proposed Scedule is to begin in May 2020 and be completed by June 15, 2020.
8. Estimated Cost is $3,500.

0 20 40

Mar 09, 2020 – 12:52 PM J:\Projects\2579car\dwg\Civil 3D\2579.1engr.dwg Printed by: john

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866, Fax: 920-441-0804
www.davel.pro

Drainage, Grading, & Erosion Control Plan

Whispering Groves- Lot 14

Topwn of Grand Chute, Outagamie County, WI
For: Carow Land Surveying Co INC

Date:	03/9/2020
Filename:	2579.1engr.dwg
Author:	JRD
Last Saved by:	john
Page	1.2

Town of Grand Chute
Variance for Protective Area/Wetland Setback Reduction
4274 N. Bountiful Lane

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **April 28, 2020**

Address: **4274 N. Bountiful Lane**

REQUEST

The property owner requests a variance to grant a protective area/wetland setback reduction to allow construction of a covered patio associated with a new single family residential home. The variance will allow the distance from the patio to the wetlands to be reduced from 50 feet to 40 feet. The property is identified as Lot 72 and Outlot 14 of the Plat of Forest View Estates.

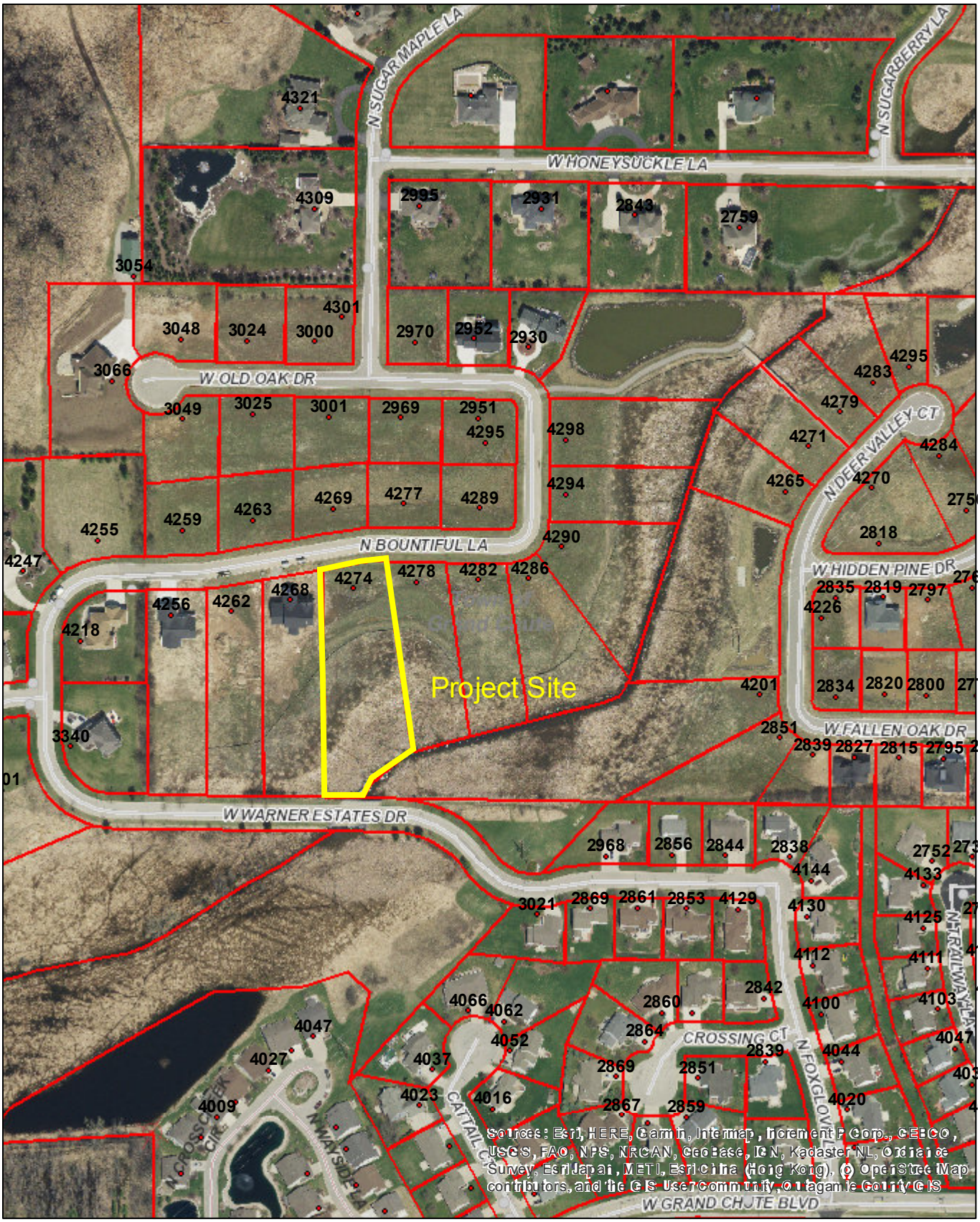
ANALYSIS

Chapter 463-27 of the Municipal Code provides that the Plan Commission may grant a variance to the protective area/wetlands setback for good cause. Staff views this request as reasonable and recommends approval. When considering this variance request, guidance from the DNR provides that a setback reduction is valid based on the width, shape or quality of the wetlands and its impact to reasonable accommodation for upland development. In this case, the wetland boundary is irregularly shaped and sweeps north on Outlot 14. By applying the required 50' setback, a sweeping arc is imposed across the lot, which is already restricted due to drainage easements on the south and east sides of the property. By reducing the protective area to 40' as requested, the distance between the covered patio and the wetlands will still be greater than the normal 25' setback required for a single-family home. Additionally, the subdivision Drainage Plan includes a swale in the drainage easement on the south side of the lot. The swale is designed to capture any stormwater runoff before it reaches the environmentally sensitive areas.

RECOMMENDATION

Staff has reviewed and recommends that the Plan Commission grant a variance from Chapter 463-19 (C)(4)(a)[6] of the Grand Chute Municipal Code to Jason and Elizabeth Verboomen, allowing a protective area/wetlands setback of no less than 40' on the property located at 4274 N. Bountiful Lane (Lot 72 and Outlot 14 of the Plat of Forest View Estates). In granting this variance, the Plan Commission has determined that the variance is not contrary to the public interest and that such variance will be in general harmony with the purposes and intent of the Town's Stormwater Management and Zoning Codes; the variance will not permit the establishment of a use which is not permitted or permissible in the district; special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same district; the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; the hardship is not shared generally by other land or buildings in the area; and, the hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances.

4274 N. Bountiful Lane



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Author:

Copyright:

Grand Chute

Date: 4/28/2020 10:10 AM

VARIANCE

PC 5/5

Rct: 3.008749
on: 4/8/2020

CAROW LAND SURVEYING
COMPANY, INCORPORATED
615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

April 1, 2020

Michael Patza
Community Development
Town of Grand Chute
1900 Grand Chute Blvd.
Grand Chute, Wisconsin 54913

Dear Mike:

Enclosed please find copies of an erosion/site plan map for Lot 72 of Forest View Estates in the Town of Grand Chute, Outagamie County, Wisconsin along Bountiful Lane along with a check in the amount of **$150.00** payable to the Town of Grand Chute for a variance application. The owner wants to build their new home on the lot as shown on the attached map. When the home is placed as shown the setback from the wetlands does not meet the normal 50 foot setback buffer. The owner is requesting a variance from the wetland buffer to be reduced from 50 feet to 40 feet as shown on the attached drawing. The lot is already impacted by a sanitary sewer easement and drainage easement which limit the amount of building area and the wetland buffer reduces the buildable area even more. The 50 foot buffer only allow approximately 65 feet of depth between the front yard setback and the buffer. The homes that are constructed today normally require more depth. The area was filled and mapped out of the floodplain to allow for construction by a previous LOMR-Fill. Previous variances reducing the wetland buffer requirement have been previously approved. Would you please have the approval of this variance placed on your earliest agenda? Please contact Nick Marx from Peacock Homes as to the time and date of your meeting. Nick is responsible to attend the meeting and answer any questions that may arise

Please call if you have any questions at any time. Thank you for helping to expedite this matter.

Sincerely,

Robert F. Reider

Robert F. Reider, PLS
A2003.15

"EROSION/SITE PLAN"

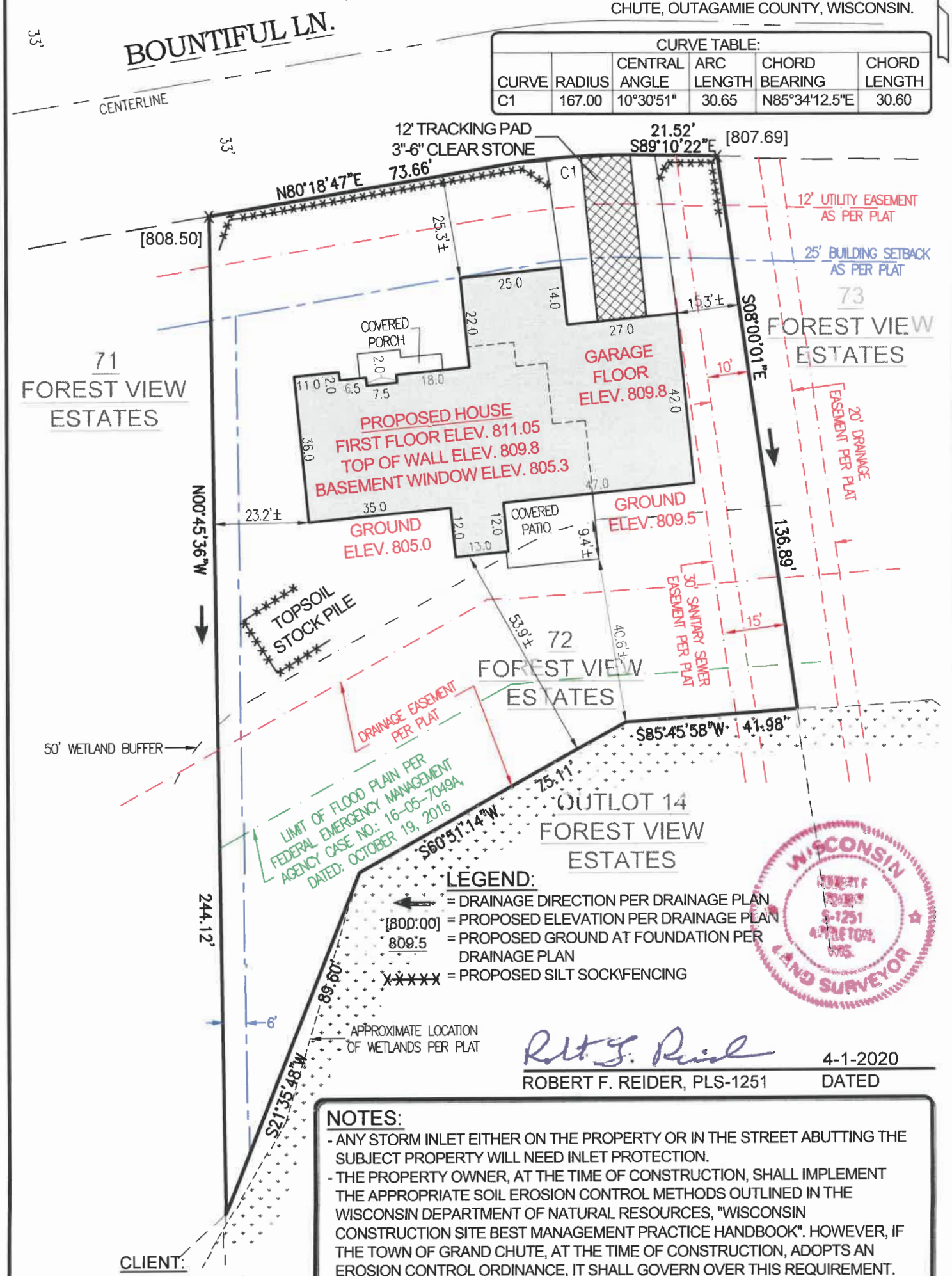
LOT 72, FOREST VIEW ESTATES

LOCATED IN SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.
SAID PARCEL CONTAINS 21,731 SQUARE FEET±

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON THE RECORDED PLAT OF "FOREST VIEW ESTATES", LOCATED IN SECTIONS 8 & 9, ALL IN TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	167.00	10°30'51"	30.65	N85°34'12.5"E	30.60



LEGEND:

- = DRAINAGE DIRECTION PER DRAINAGE PLAN
- [800.00] = PROPOSED ELEVATION PER DRAINAGE PLAN
- 809.5 = PROPOSED GROUND AT FOUNDATION PER DRAINAGE PLAN
- XXXXX = PROPOSED SILT SOCK\FENCING

ROBERT F. REIDER, PLS-1251 — 4-1-2020 DATED

CLIENT:
PEACOCK HOMES, LLC
ATTENTION: NICHOLAS MARX
4901 N. THISTLE LANE
APPLETON, WISCONSIN 54913

NOTES:

- ANY STORM INLET EITHER ON THE PROPERTY OR IN THE STREET ABUTTING THE SUBJECT PROPERTY WILL NEED INLET PROTECTION.
- THE PROPERTY OWNER, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK". HOWEVER, IF THE TOWN OF GRAND CHUTE, AT THE TIME OF CONSTRUCTION, ADOPTS AN EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT.
- SETBACKS SHOWN ARE BASED ON THE RECORDED PLAT. CHECK WITH LOCAL AUTHORITY TO DETERMINE CURRENT BUILDING SETBACK REQUIREMENTS.
- NO BOUNDARY SURVEY WORK COMPLETED AT THIS TIME.

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE: 1" = 30'
DRAWN BY: RDD
PROJECT NO.: A2003.15