



**PLAN COMMISSION AGENDA**  
Tuesday, October 1, 2019 - 6:00 pm  
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – September 17, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Proposed passage of Resolution TBR-15-2019, vacating and discontinuing a portion of W. Evergreen Drive located west of N. Gillett Street (cul-de-sac terminus). **Action:** Hear testimony/close hearing.
8. **Resolution TBR-15-2019** – Consideration of Resolution TBR-15-2019, vacating and discontinuing a portion of W. Evergreen Drive located west of N. Gillett Street (cul-de-sac terminus). **Action:** Recommend approval/denial Resolution TBR-15-2019. (TOWN BOARD ACTION 10/15/2019)
9. **Public Hearing #2** – Special Exception Permit (SE-17-19) requested by the Community Development Authority of the Town of Grand Chute, to allow installation of an off-premise sign located at 5002 W. Greenville Drive. **Action:** Hear testimony/close hearing.
10. **Special Exception Permit (SE-17-19)** – Request by the Community Development Authority of the Town of Grand Chute, to allow installation of an off-premise sign located at 5002 W. Greenville Drive. **Action:** Recommend approval/denial of SE-17-19. (TOWN BOARD ACTION 10/1/2019)
11. **Site Plan (SP-23-19)** – Request by the Community Development Authority of the Town of Grand Chute, for installation of a monument sign located at 5002 W. Greenville Drive. **Action:** Approve/deny SP-23-19.
12. **Project Plan Approval (PDD3: PPA-01-19)** – Request by the Town of Grand Chute and the Community Development Authority of the Town of Grand Chute, to allow installation of a monument sign located at 5000 W. Champion Drive. **Action:** Recommend approval/denial of PDD3: PPA-01-19. (TOWN BOARD ACTION 10/1/2019. *Resolution TBR-12-2019*)
13. **Site Plan (SP-22-19)** – Request by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for construction of a maintenance building and associated site improvements. **Action:** Approve/deny SP-22-19.
14. **Site Plan Amendment (SPA1-01-06)** – Request by MLSM Holdings LLC, dba Appleton Camping Center, Inc., 2100 N. McCarthy Road, to move an existing pylon sign to another location on the property. **Action:** Approve/deny SPA1-01-06.

15. **Site Plan Revision (SP-15-19)** – Request by PR Appleton West, Inc., dba Pizza Ranch, 5450 W. Integrity Way, to approve the revised site plan for construction of a restaurant building and associated site improvements. **Action:** Approve/deny SP-15-19.

16. Adjournment.

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchute.net](http://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.

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## GRAND CHUTE PLAN COMMISSION MINUTES

September 17, 2019

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

Also Present: James March, Town Administrator; Eric Davidson, Town Board Supervisor; Sarah Ziemba, Human Resource Director; Brent Braun, IT Director; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 8)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

**Motion (Sherman/Boeckers) to approve the agenda.** Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – SEPTEMBER 3, 2019 MEETING.

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

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

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

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-15-19) REQUESTED BY MICHAEL S. BERG AND ALLISON E. BERG, 5145 W. CENTURY FARM BOULEVARD TO ALLOW GRADING AND FILLING WITHIN THE SHORELAND ZONING DISTRICT.

Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:02 p.m.

Michael Berg, 5145 W. Century Farm Boulevard, explained the permit was for fill required for grading and filling on their property to comply with the approved Drainage Plan.

Sam Sommers, 1330 W. Mason Ridge, stated he owns the adjacent land to the south and is concerned about the amount of fill and potential impacts to his property.

Planner Patza explained he would address Mr. Sommer's concerns during the staff report.

**Motion (Hidde/Sherman) to close Neighborhood Information Meeting #1 at 6:03 p.m.** Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-15-19)** – REQUEST BY MICHAEL S. BERG AND ALLISON E. BERG, 5145 W. CENTURY FARM BOULEVARD TO ALLOW GRADING AND FILLING WITHIN THE SHORELAND ZONING DISTRICT.

Planner Patza explained the lot has an existing home and the permit is required to complete final grading and filling work in the back yard. The elevation in the back yard will be raised 1 foot in most areas. There is an established drainage swale on the south end of the property which abuts Mr. Sommers' property. No work is proposed in that area and no adverse impacts to adjacent properties. There is an established high point in the middle of the drainage easement directing runoff east and west along the south property line. The proposed work complies with the approved Drainage Plan.

**Motion (Sherman/Stadel) to recommend approval of the Conditional Use Permit (CUP-15-19) requested by Michael S. Berg and Allison E. Berg, 5145 W. Century Farm Boulevard to allow grading and filling.** Motion carried, all voting aye.

9. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-13-19) REQUESTED BY GUGGENHEIM DEVELOPMENT SERVICES LLC, DBA JIFFY LUBE, 3203 W. COLLEGE AVENUE, FOR OPERATION OF AN AUTOMOTIVE SERVICE BUSINESS.

Chairman Schowalter opened Public Hearing #1 at 6:06 p.m.

Kurt Overmyer, Guggenheim Partners, LLC, 3000 Internet Boulevard, Frisco, Texas stated he was in attendance to represent the project and answer any questions.

**Motion (Crosby/Sherman) to close Public Hearing #1 at 6:06 p.m.** Motion carried, all voting aye.

10. **SPECIAL EXCEPTION PERMIT (SP-13-19)** – REQUEST BY GUGGENHEIM DEVELOPMENT SERVICES LLC, DBA JIFFY LUBE, 3203 W. COLLEGE AVENUE, FOR OPERATION OF AN AUTOMOTIVE SERVICE BUSINESS.

Planner Patza provide details on the proposed use, hours of operation, and site access.

**Motion (Hidde/Weber) to recommend approval of the Special Exception Permit (SE-13-19) requested by Guggenheim Development, dba Jiffy Lube, 3203 W. College Avenue, for operation of an automotive service business.** Motion carried, all voting aye.

11. **SITE PLAN (SP-19-19)** – REQUEST BY GUGGENHEIM DEVELOPMENT SERVICES LLC, DBA JIFFY LUBE, 3203 W. COLLEGE AVENUE, FOR CONSTRUCTION OF A NEW COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided project details including site signage. At its September 12, 2019 meeting, the Zoning Board of Appeals granted a variance to allow a 5' side yard setback from the east property line for the new building. A 5' landscape strip will be maintained in this setback area.

**Motion (Sherman/Boeckers) to approve Site Plan (SP-19-19) requested by Guggenheim Development Services LLC, dba Jiffy Lube, 3203 W. College Avenue, for construction of a new commercial building and associated site improvements, subject to: (1) Town Board approval of Special Exception Permit SE-13-19; and, (2) Town Engineer approval of the Drainage and Erosion Control Plans.** Motion carried, all voting aye.

12. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-14-19) REQUESTED BY FORE DREAMS LLC, DBA CULVER'S, 850 W. EVERGREEN DRIVE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Chairman Schowalter opened Public Hearing #2 at 6:10 p.m. There was no public input.

**Motion (Sherman/Hidde) to close Public Hearing #2 at 6:10 p.m.** Motion carried, all voting aye.

13. **SPECIAL EXCEPTION PERMIT (SE-14-19)** – REQUEST BY FORE DREAMS LLC, DBA CULVER'S, 850 W. EVERGREEN DRIVE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

**Motion (Stadel/Crosby) to recommend approval of Special Exception Permit (SE-14-19) requested by Fore Dreams LLC, dba Culver's, 850 W. Evergreen Drive, to allow operation of an electronic message center sign.** Motion carried, all voting aye.

14. **SITE PLAN AMENDMENT (SPA1-22-18)** – REQUEST BY FORE DREAMS LLC, DBA CULVER’S, 850 W. EVERGREEN DRIVE, FOR INSTALLATION OF A MONUMENT SIGN, INCLUDING AN ELECTRONIC MESSAGE CENTER SIGN.

**Motion (Hidde/Crosby) to approve Site Plan Amendment (SPA1-22-18) requested by Fore Dreams LLC, dba Culver’s, 850 W. Evergreen Drive, to install a monument sign, including an electronic message center, subject to Town Board approval of Special Exception SE-14-19.** Motion carried, all voting aye.

15. **SPECIAL EXCEPTION AMENDMENT (SEA2-24-17)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3810 W. WISCONSIN AVENUE, FOR APPROVAL OF AMENDMENT NO. 2 TO THE GREENE DEVELOPMENT PUD, UPDATING SITE DEVELOPMENT PLANS AND SITE SIGNAGE PLANS.

Planner Patza explained the updated plans include modifications to the footprint of the REI building, changes to parking and drive lanes, and reconfiguration of a stormwater pond. The revised PUD Signage Plan also reflects a change in location for the REI pylon sign. The proposed sign is consistent with the Signage Plan previously approved through the first phase of the Greene Development PUD.

**Motion (Sherman/Boeckers) to recommend approval of Special Exception Amendment (SEA2-24-17) requested by Greene Development Appleton, LLC, 3810 W. Wisconsin Avenue, for Amendment No. 2 to the Greene Development PUD, updating site development plan and site signage plans.** Motion carried, all voting aye.

16. **PUBLIC HEARING #3** – SPECIAL EXCEPTION PERMIT (SE-15-19) REQUESTED BY GREENE DEVELOPMENT APPLETON, LLC, 3850 W. WISCONSIN AVENUE, TO ALLOW A SIGN WITH A SIZE AND HEIGHT BONUS AS PERMITTED IN CH. 535-59 AND CH. 535-108 OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE.

Chairman Schowalter opened Public Hearing #3 at 6:13 p.m. There was no public input.

**Motion (Stadel/Boeckers) to close Public Hearing #3 at 6:14 p.m.** Motion carried, all voting aye.

17. **SPECIAL EXCEPTION PERMIT (SE-15-19)** - REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3850 W. WISCONSIN AVENUE, TO ALLOW A SIGN WITH A SIZE AND HEIGHT BONUS AS PERMITTED IN CH. 535-59 AND CH. 535-108 OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE.

Planner Patza provided dimensions of the proposed sign at 55’ in height and 200 square feet in size. The Sign Code allows a height and size bonus with a Special Exception Permit if a development meets certain criteria. Listed below, the REI site satisfies the minimum requirement of meeting three of the five criteria to be eligible for the bonus.

**Motion (Boeckers/Stadel) to recommend approval of Special Exception Permit (SE-15-19) requested by Greene Development Appleton, LLC, 3850 W. Wisconsin Avenue, to allow a multitenant sign with a size and height bonus as permitted in Chapter 535-59 and Chapter 535-108 of the Town of Grand Chute Municipal Code, subject to Town Board approval of Special Exception Amendment SEA2-24-17.**

In response to a question from Commission Hidde regarding the height of the proposed sign, planner Patza explained the difference in elevation between I-41 and the REI site. The sign will be approximately the same height as existing signage on adjacent property.

Motion carried, all voting aye.

18. **SITE PLAN AMENDMENT (SPA1-10-19)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3850 W. WISCONSIN AVENUE, FOR INSTALLATION OF A PYLON SIGN.

**Motion (Crosby/Boeckers) to approve Site Plan Amendment (SPA1-10-19) requested by Greene Development Appleton, LLC, 3850 W. Wisconsin Avenue, for installation of a pylon sign, subject to Town Board approval of Special Exception Permit SE-15-19.** Motion carried, all voting aye.

19. **PUBLIC HEARING #4** – SPECIAL EXCEPTION PERMIT (SE-16-19) REQUESTED BY CASEY'S MARKETING COMPANY, DBA CASEY'S GENERAL STORE, 100 W. NORTHLAND AVENUE, FOR OPERATION OF AN AUTOMOTIVE FUELING STATION AND CONVENIENCE STORE.

Chairman Schowalter opened Public Hearing #4 at 6:17 p.m. There was no public input.

**Motion (Hidde/Sherman) to close Public Hearing #4 at 6:17 p.m.** Motion carried, all voting aye.

20. **SPECIAL EXCEPTION PERMIT (SE-16-19)** – REQUEST BY CASEY'S MARKETING COMPANY, DBA CASEY'S GENERAL STORE, 100 W. NORTHLAND AVENUE, FOR OPERATION OF AN AUTOMOTIVE FUELING STATION AND CONVENIENCE STORE.

Planner Patza provide details on the proposed use, hours of operation, and site access. The applicant has completed a Traffic Impact Analysis and worked with Outagamie County and the Town to ensure the existing intersection configuration can accommodate anticipated traffic generated by this business.

**Motion (Sherman/Boeckers) to recommend approval of Special Exception Permit (SE-16-19) requested by Casey's Marketing Company, dba Casey's General Store, 100 W. Northland Avenue, to allow operation of an automotive fueling station and convenience store.** Motion carried, all voting aye.

21. **SITE PLAN (SP-21-19)** – REQUEST BY CASEY'S MARKETING COMPANY, DBA CASEY'S GENERAL STORE, 100 W. NORTHLAND AVENUE, FOR CONSTRUCTION OF AN AUTOMOTIVE FUELING STATION, CONVENIENCE STORE, AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided project details including the underground stormwater management system and site signage.

**Motion (Crosby/Weber) to approve Site Plan (SP-21-19) requested by Casey's Marketing Company, dba Casey's General Store, 100 W. Northland Avenue, for construction of an automotive fueling station, convenience store, and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) Staff approval of a lot consolidation Certified Survey Map; and, (3) Town Board approval of Special Exception SE-16-19.** Motion carried, all voting aye.

22. **SITE PLAN (SP-20-19)** – REQUEST BY GRIFFIN BUILDERS, INC., 704 N. PERKINS STREET, FOR CONSTRUCTION OF A COMMERCIAL STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Stadel/Weber) to approve Site Plan (SP-20-19) requested by Griffin Builders, Inc., 810 N. Perkins Street, for construction of a commercial storage building and associated site improvements.** Motion carried, all voting aye.

23. **SITE PLAN AMENDMENT (SPA1-03-08)** – REQUEST BY COMMUNITY BLOOD CENTER, INC., DBA THE COMMUNITY BLOOD CENTER, 4406 W. SPENCER STREET, FOR CONSTRUCTION OF COOLER/FREEZER BUILDING ADDITIONS AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided project details and anticipated uses of the building addition. At its September 12, 2019 meeting, the Zoning Board of Appeals granted a variance to allow a 20' rear yard setback from the north property line to accommodate a portion of the building addition.

**Motion (Hidde/Sherman) to approve Site Plan Amendment (SPA1-03-08) requested by Community Blood Center, Inc., dba The Community Blood Center, 4406 W. Spencer Street, for construction of a cooler/freezer building addition and associated site improvements. Motion carried, all voting aye.**

24. **SITE PLAN AMENDMENT (SPA3-04-17)** – REQUEST BY WALDOCH PROPERTIES LLC, DBA WALDOCH PROPERTIES, 600 N. MAYFLOWER DRIVE, FOR INSTALLATION OF A MONUMENT SIGN.

**Motion (Sherman/Hidde) to approve Site Plan Amendment (SPA3-04-17) requested by Waldoch Properties, LLC, dba Waldoch Properties, 600 N. Mayflower Drive, for installation of a monument sign. Motion carried, all voting aye.**

25. **CERTIFIED SURVEY MAP (CSM-17-19)** – REQUEST BY OUTAGAMIE COUNTY FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION AT PROPERTY LOCATED IN THE 2200 & 2300 BLOCKS OF N. LYNNDALE DRIVE.

**Motion (Stadel/Boeckers) to recommend approval of Certified Survey Map (CSM-17-19) requested by Outagamie County for property located in the 2200 & 2300 Block of N. Lynndale Drive. Motion carried, all voting aye.**

26. ADJOURNMENT.

**Motion (Sherman/Boeckers) to adjourn the meeting at 6:26 p.m. Motion carried, all voting aye.**

Respectfully Submitted,

Tracy Olejniczak/MP  
Com. Dev. Admin. Asst.

7/8.

**Town of Grand Chute  
Street Vacation/Discontinuance  
Portion of W. Evergreen Dr. west of N Gillett St. (cul-de-sac  
terminus)**

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**To: Plan Commission**

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

**Date: September 26, 2019**

**Site: 1600 block of W. Evergreen Dr.**

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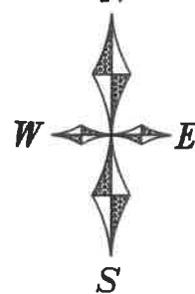
**REQUEST/ANALYSIS**

Now that the Town has gained approval for a railroad crossing that will connect Evergreen Drive and Grand Chute Blvd., it is necessary to vacate the existing cul-de-sac at the west end of Evergreen (map attached as Exhibit A). In accordance with statutory provisions prescribing the steps to be taken in undertaking a public interest street vacation, the Town Board approved Preliminary Resolution TBR-11-2019 on August 9, 2019, introducing the intended street vacation action (Resolution attached as Exhibit B). Since that time, a public hearing notice was published and property owners directly abutting the portion of Evergreen Drive to be vacated were personally served with the notice. Following the Plan Commission hearing and recommendation on October 1, the Town Board will take final action by adopting Final Resolution TBR-15-2019 at its October 15 meeting. Once the cul-de-sac terminus is vacated, the underlying land area will be proportionately awarded to the two abutting parcels as prescribed by the Town Board in the Final Resolution (Resolution attached as Exhibit C).

Concurrent with the pending street vacation action, the Town has approved a Certified Survey Map (CSM attached as Exhibit D) that dedicates new right-of-way for the extension of Evergreen Drive to the railroad crossing. The Town has also entered into a Development Agreement with the property owner on whose land Evergreen Drive will be extended. Plans call for public sewer and water mains to be extended to the railroad yet this year. In 2020, storm sewer and road paving will follow to the railroad, and the rail crossing and road extension to Grand Chute Blvd. will be constructed.

**RECOMMENDATION**

**Staff supports a Plan Commission recommendation for Town Board approval of Resolution TBR-15-2019, authorizing vacation and discontinuance of a portion of W. Evergreen Drive west of N. Gillett Street (cul-de-sac terminus).**



**EXHIBIT "A"**

NORTHWEST COR.  
SEC. 15, T21N, R17E  
ALUMINUM MONUMENT

607.26'  
(607.01')  
(S 00°17'43" E )

398.53'  
89°40'11" E  
N 89°16'28"E  
(398.62')

N 00°45'35" E 2,662.68'

1,972.46'

WEST 1/4 COR.  
SEC. 15, T21N, R17E  
PK NAIL FOUND

14,893 SQ. FT.

CSM 1166

BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM FOR OUTAGAMIE COUNTY  
WEST LINE OF NW 1/4 SECTION 15  
T21N, R17E BEARS N00°45'35"E

SCALE IN FEET



R/W TO BE VACATED

PROPOSED ST. EXTENSION

96.43'  
S 73°49'13" E

WEST EVERGREEN DRIVE  
CSM 1166

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	14°58'13"	270.95'	70.80'	70.59'	N 81°18'19.5" W	N 88°47'26" W	N 73°49'13" W
C2	26°03'22"	183.00'	83.22'	82.51'	N 12°41'52" W	N 25°43'33" W	N 00°19'49" E
C3	250°02'02"	60.00'	261.84'	98.28'	S 54°39'10" E	N 00°19'49" E	S 70°21'48" W
C4	60°18'23"	117.00'	123.15'	117.54'	S 58°38'14.5" E	S 28°29'03" E	S 88°47'26" E
C5	63°14'01"	60.00'	66.22'	62.91'	N 31°56'49.5" E	N 00°19'49" E	N 63°33'50" E
C6	186°48'01"	60.00'	195.62'	119.79'	S 23°02'09.5" E	N 63°33'50" E	S 70°21'48" W
							S 38°23'32" E



TOWN OF GRAND CHUTE  
RESOLUTION, SERIES OF TBR-11-2019

PRELIMINARY RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, INTRODUCING THE VACATION AND DISCONTINUANCE OF A PORTION OF W EVERGREEN DRIVE.

WHEREAS, the public interest requires the vacation and discontinuance of a portion of W. Evergreen Drive located west of N. Gillett Street; and,

WHEREAS, these proceedings are commenced by the Town of Grand Chute utilizing its heretofore adopted Village Powers, all as provided under Chapter 60 and Chapter 66, Wisconsin Statutes, as amended.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin that a portion of W. Evergreen Drive located west of N. Gillett Street, further described on the attached Exhibit "A", is proposed to be vacated and discontinued.

BE IT FURTHER RESOLVED, that a hearing on the passage of a Final Resolution vacating and discontinuing the public road described herein shall be held as required by Wisconsin Statutes, by the Plan Commission of the Town of Grand Chute at the Grand Chute Town Hall, 1900 Grand Chute Boulevard, Grand Chute, Wisconsin, on the 1<sup>st</sup> day of October, 2019 at 6:00 P.M., said hearing date being more than forty (40) days after the passage of this Preliminary Resolution.

BE IT FURTHER RESOLVED, that the Town Clerk of the Town of Grand Chute is directed to post and publish electronically, a notice of said hearing once a week for three consecutive weeks before the date set for public hearing, and to arrange for service of notice of hearing on the owners of all of the frontage of the lots and lands abutting the proposed portion of public road to be vacated and discontinued, all of which personal service shall be perfected at least thirty (30) days before said hearing.

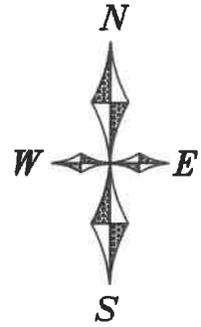
BE IT FURTHER RESOLVED, as to the public road proposed for vacation and discontinuance, and as part of this Preliminary Resolution and any Final Resolution thereafter, the Town of Grand Chute does hereby retain, within the vacated area more fully described on the attached Exhibit "A", any and all water main, sanitary sewer main and storm drainage easements as may exist therein in favor of the Town of Grand Chute, its successors or assigns, or in favor of the Town of Grand Chute Sanitary Districts.

Introduced, approved and adopted this 9 day of August, 2019

TOWN OF GRAND CHUTE  
David A. Schowalter  
David A. Schowalter, Town Chairman

Angie Cain  
Angie Cain, Town Clerk

# EXHIBIT "A"



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SEC. 15, T21N, R17E  
ALUMINUM MONUMENT

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CSM 1166

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SYSTEM FOR OUTAGAMIE COUNTY  
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R/W TO BE VACATED

PROPOSED ST. EXTENSION

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WEST EVERGREEN DRIVE

CSM 1166

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PK NAIL FOUND

1,972.46'

33'

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C3	250°02'02"	60.00'	261.84'	98.28'	S 54°39'10" E	N 00°19'49" E	S 70°21'48" W
C4	60°18'23"	117.00'	123.15'	117.54'	S 58°38'14.5" E	S 28°29'03" E	S 88°47'26" E
C5	63°14'01"	60.00'	66.22'	62.91'	N 31°56'49.5" E	N 00°19'49" E	N 63°33'50" E
C6	186°48'01"	60.00'	195.62'	119.79'	S 23°02'09.5" E	N 63°33'50" E	S 70°21'48" W
							S 38°23'32" E

## LEGAL DESCRIPTION

PART OF CERTIFIED SURVEY MAP NO. 1166 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGE 1166 AS DOCUMENT NO. 1024929, BEING PART OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUITY, WISCONSIN AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 45 MINUTES 35 SECONDS WEST 607.26 FEET (RECORDED AS SOUTH 00 DEGREES 17 MINUTES 43 SECONDS EAST 607.01 FEET) , ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 40 MINUTES 14 SECONDS EAST 398.53 FEET (RECORDED AS NORTH 89 DEGREES 16 MINUTES 28 SECONDS EAST 398.62 FEET) TO A POINT ON THE RIGHT-OF-WAY LINE OF WEST EVERGREEN DRIVE, SAID LINE ALSO BEING THE BOUNDARY LINE OF SAID CERTIFIED SURVEY MAP NO. 1166; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CERTIFIED SURVEY BOUNDARY LINE, 261.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CHORD THAT BEARS SOUTH 54 DEGREES 39 MINUTES 10 SECONDS EAST (RECORDED AS SOUTH 55 DEGREES 42 MINUTES 31 SECONDS EAST) 98.28 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND BOUNDARY LINE OF SAID CERTIFIED SURVEY MAP NO. 1166, A DISTANCE OF 123.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 117.00 FEET AND A CHORD THAT BEARS SOUTH 58 DEGREES 38 MINUTES 14.5 SECONDS EAST(RECORDED AS SOUTH 59 DEGREES 41 MINUTES 35 SECONDS EAST) 117.54 FEET; THENCE WESTERLY 70.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.95 FEET AND A CHORD THAT BEARS NORTH 81 DEGREES 18 MINUTES 19.5 SECONDS WEST 70.59 FEET; THENCE NORTH 73 DEGREES 49 MINUTES 13 SECONDS WEST 96.43 FEET TO A POINT ON THE ON THE RIGHT-OF-WAY LINE OF WEST EVERGREEN DRIVE, SAID LINE ALSO BEING THE BOUNDARY LINE OF SAID CERTIFIED SURVEY MAP NO. 1166; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID BOUNDARY LINE OF SAID CERTIFIED SURVEY MAP NO. 1166, A DISTANCE OF 83.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 183.00 FEET AND A CHORD THAT BEARS NORTH 12 DEGREES 41 MINUTES 52 SECONDS WEST 82.51 FEET TO THE POINT OF BEGINNING, CONTAINING 14,893 SQUARE FEET (0.342 ACRES), MORE OR LESS AND SUBJECT TO ALL EASEMENTS, AND RESTRICTIONS OF RECORD.



TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-15-2019

A FINAL RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, AUTHORIZING VACATION AND DISCONTINUANCE OF A PORTION OF W. EVERGREEN DRIVE.

WHEREAS, Preliminary Resolution TBR-11-2019 was adopted on the 9<sup>th</sup> day of August, 2019, declaring the intent of the Town Board of Supervisors of the Town of Grand Chute, Outagamie County Wisconsin to vacate and discontinue a portion of W. Evergreen Drive located west of N. Gillett Street, further described on the attached Exhibit "A"; and,

WHEREAS, a public hearing on the passage of a Final Resolution vacating and discontinuing the public road described herein was held, as required by Wisconsin Statutes, by the Plan Commission of the Town of Grand Chute at the Grand Chute Town Hall, 1900 Grand Chute Boulevard, Grand Chute, Wisconsin, on the 1<sup>st</sup> day of October, 2019;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin as follows:

1. That a portion of W. Evergreen Drive located west of N. Gillett Street, further described on the attached Exhibit "A", be and hereby is conditionally vacated and discontinued effective only upon completion of the following CONDITION to the satisfaction of the Town of Grand Chute Town Board:

CONDITION: That within the vacated area more fully described on the attached Exhibit "A", the Town of Grand Chute does hereby retain a permanent easement running with the land for ingress, egress, installation, repair, replacement and/or substitution of any public utility, including, but not limited to, water mains and laterals, sanitary sewer mains and laterals, storm sewer mains and laterals, and also surface water drainage. The easement retained is for both above ground and below ground purposes and is reserved for, and/or granted to, the Town of Grand Chute and all present and future Town of Grand Chute Sanitary Districts, and their respective successors and assigns. The Town and/or its Sanitary Districts' responsibility to restore the condition of property in said easement area, after exercising any of their easement rights, is limited to restoring the surface to grade, but, there is no requirement to pay for or replace any improvements existing in the easement area, where the work of the Town and/or its Sanitary Districts' has been performed.

2. As to the vacated area described herein, and as part of this Final Resolution of the Town Board, and for purposes of clarity of record of title, the public road being vacated will be awarded as follows, being further described in the attached Exhibit "B":

A. Vacated portion described as PARCEL "A", consisting of 4,285 sq. ft., going to the westerly adjoining parcel.

B. Vacated portion described as PARCEL "B", consisting of 10,608 sq. ft., going to the easterly adjoining parcel.

BE IT FURTHER RESOLVED, that a copy of this Final Resolution shall be filed and recorded with the Register of Deeds for Outagamie County, Wisconsin.

Approved and adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

TOWN OF GRAND CHUTE

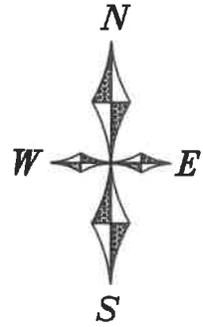
\_\_\_\_\_  
David A. Schowalter, Town Chairman

\_\_\_\_\_  
Angie Cain, Town Clerk

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Notary Public, Outagamie County  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

# EXHIBIT "A"



NORTHWEST COR.  
SEC. 15, T21N, R17E  
ALUMINUM MONUMENT

607.26'  
(607.01')  
(S 00°17'43" E )

398.53'  
(398.62')  
(N 89°40'11" E )  
(N 89°16'28" E )

N 00°45'35" E 2,662.68'

14,893 SQ. FT.

CSM 1166

BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM FOR OUTAGAMIE COUNTY  
WEST LINE OF NW 1/4 SECTION 15  
T21N, R17E BEARS N00°45'35"E

SCALE IN FEET



R/W TO BE VACATED

PROPOSED ST. EXTENSION

96.43'  
S 73°49'13" E

WEST EVERGREEN DRIVE

CSM 1166

WEST 1/4 COR.  
SEC. 15, T21N, R17E  
PK NAIL FOUND

1,972.46'

33'

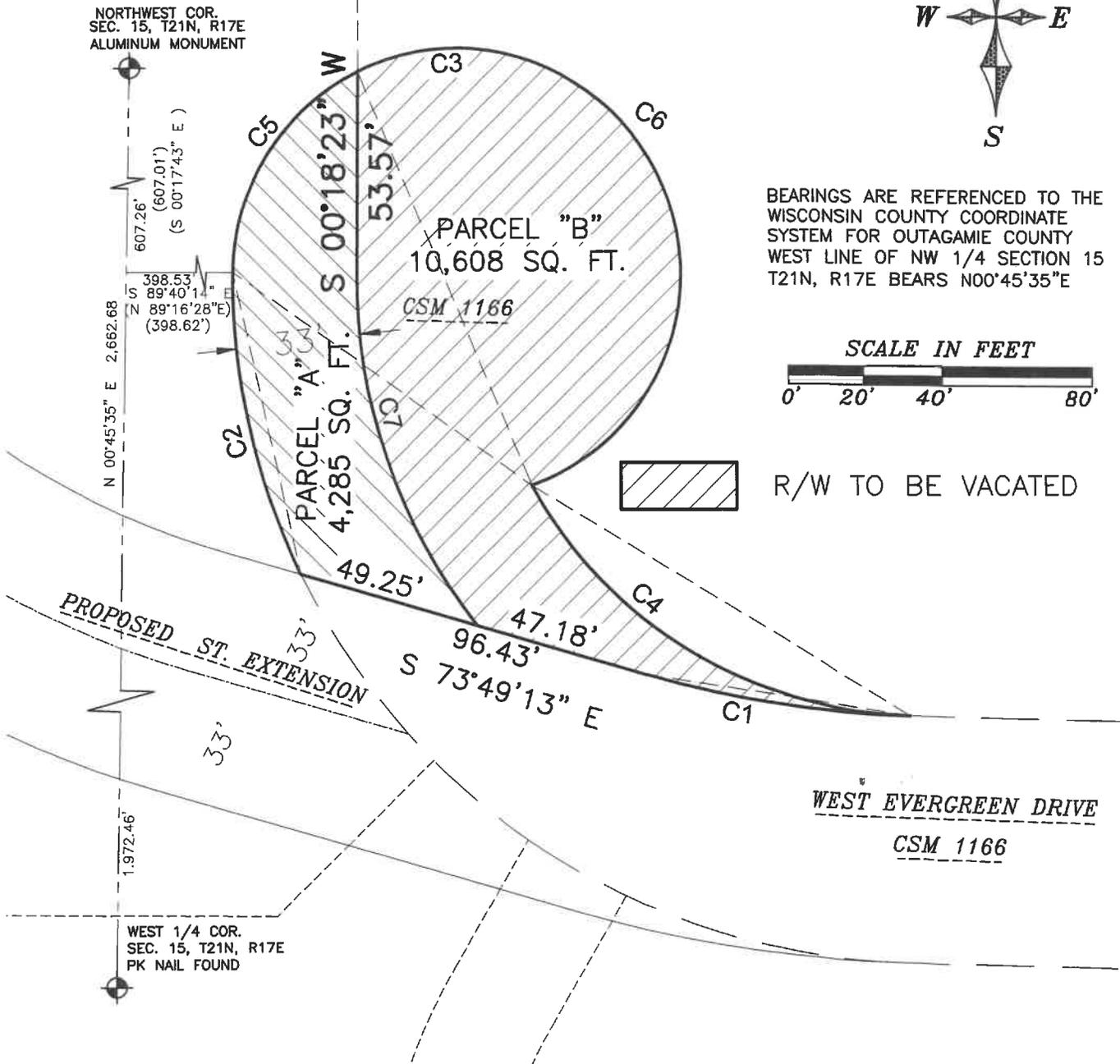
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	14°58'13"	270.95'	70.80'	70.59'	N 81°18'19.5" W	N 88°47'26" W	N 73°49'13" W
C2	26°03'22"	183.00'	83.22'	82.51'	N 12°41'52" W	N 25°43'33" W	N 00°19'49" E
C3	250°02'02"	60.00'	261.84'	98.28'	S 54°39'10" E	N 00°19'49" E	S 70°21'48" W
C4	60°18'23"	117.00'	123.15'	117.54'	S 58°38'14.5" E	S 28°29'03" E	S 88°47'26" E
C5	63°14'01"	60.00'	66.22'	62.91'	N 31°56'49.5" E	N 00°19'49" E	N 63°33'50" E
C6	186°48'01"	60.00'	195.62'	119.79'	S 23°02'09.5" E	N 63°33'50" E	S 70°21'48" W
							S 38°23'32" E

## LEGAL DESCRIPTION

PART OF CERTIFIED SURVEY MAP NO. 1166 AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS ON PAGE 1166 AS DOCUMENT NO. 1024929, BEING PART OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUTY, WISCONSIN AND BEING DESCRIBED AS FOLLOWS:

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# EXHIBIT "B"



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY WEST LINE OF NW 1/4 SECTION 15 T21N, R17E BEARS N00°45'35"E



R/W TO BE VACATED

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	14°58'13"	270.95'	70.80'	70.59'	N 81°18'19.5" W	N 88°47'26" W	N 73°49'13" W
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C6	186°48'01"	60.00'	195.62'	119.79'	S 23°02'09.5" E	N 63°33'50" E	S 70°21'48" W
C7	38°43'21"	150.00'	101.37'	99.45'	S 19°01'51.5" E	S 00°19'49" W	S 38°23'32" E

**PARCEL "A"**  
**LEGAL DESCRIPTION**

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**PARCEL "B"**  
**LEGAL DESCRIPTION**

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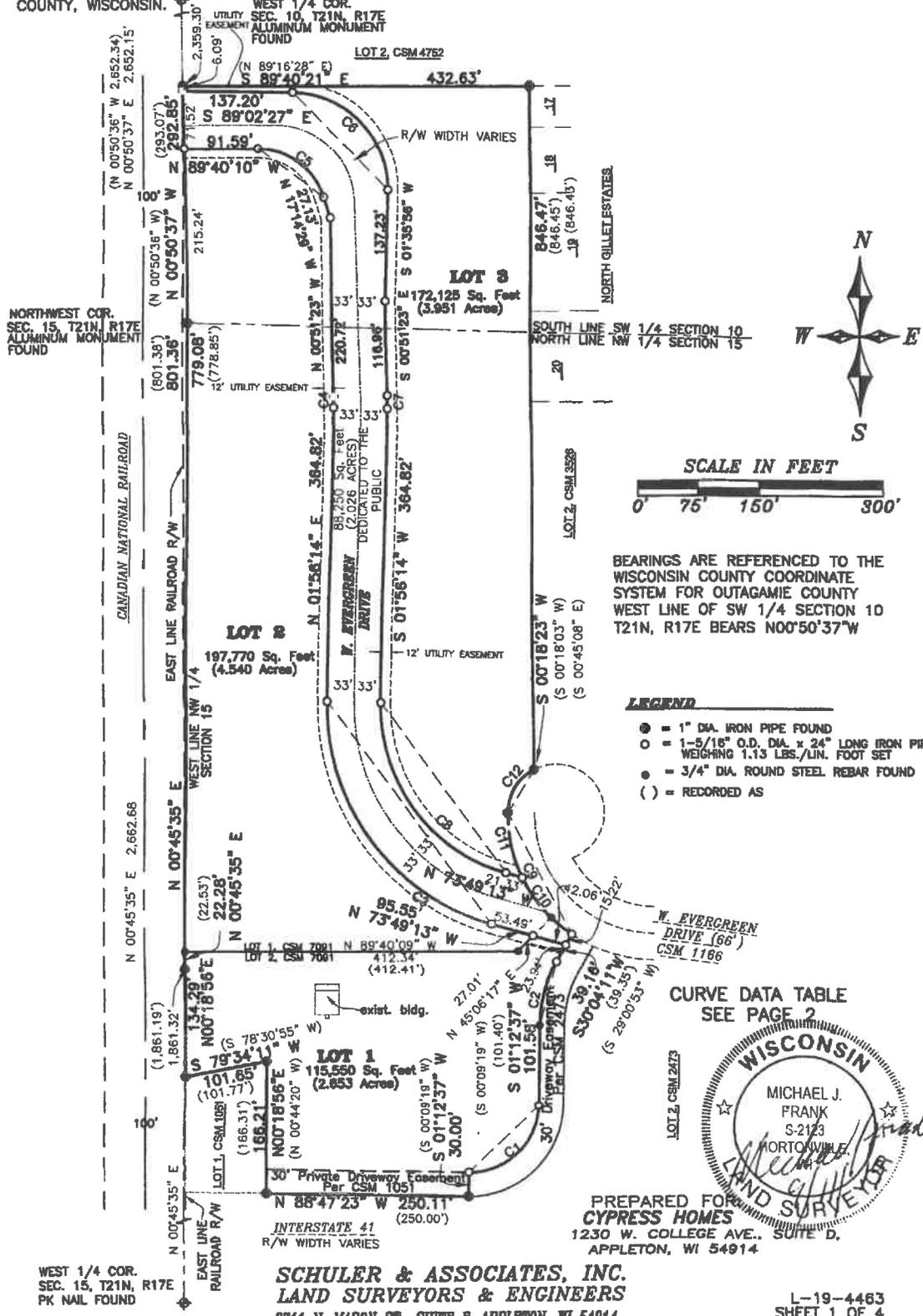


*Sarah R. Van Camp*

SARAH R VAN CAMP, REGISTER OF DEEDS  
 Returned to: SCHULER & ASSOCIATES

**CERTIFIED SURVEY MAP NO. 7801**

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7091, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL BEING IN TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY WEST LINE OF SW 1/4 SECTION 10 T21N, R17E BEARS N00°50'37"W

- LEGEND**
- = 1" DIA. IRON PIPE FOUND
  - = 1-5/16" O.D. DIA. x 24" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT SET
  - = 3/4" DIA. ROUND STEEL REBAR FOUND
  - ( ) = REDCORDED AS

CURVE DATA TABLE  
 SEE PAGE 2

LOT 2, CSM 2473

**WISCONSIN**  
 LAND SURVEYOR

MICHAEL J. FRANK  
 S-2123  
 PORT KENNETH, WI

PREPARED FOR  
**CYPRESS HOMES**  
 1230 W. COLLEGE AVE., SUITE D,  
 APPLETON, WI 54914

**SCHULER & ASSOCIATES, INC.**  
 LAND SURVEYORS & ENGINEERS  
 2711 N. MASON ST., SUITE F, APPLETON, WI 54914

9/10.

# Town of Grand Chute Special Exception Request Community Development Authority of the Town of Grand Chute

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: September 20, 2019

Address: 5002 W. Greenville Drive

App. #: SE-17-19

## REQUEST

1. **Proposed Use:** Monument sign for Community First Champion Center.
2. **Project Description:** Allow an off-premise sign
3. **Plat/CSM accurate parcel lines/lot recorded:** Yes.

## ANALYSIS

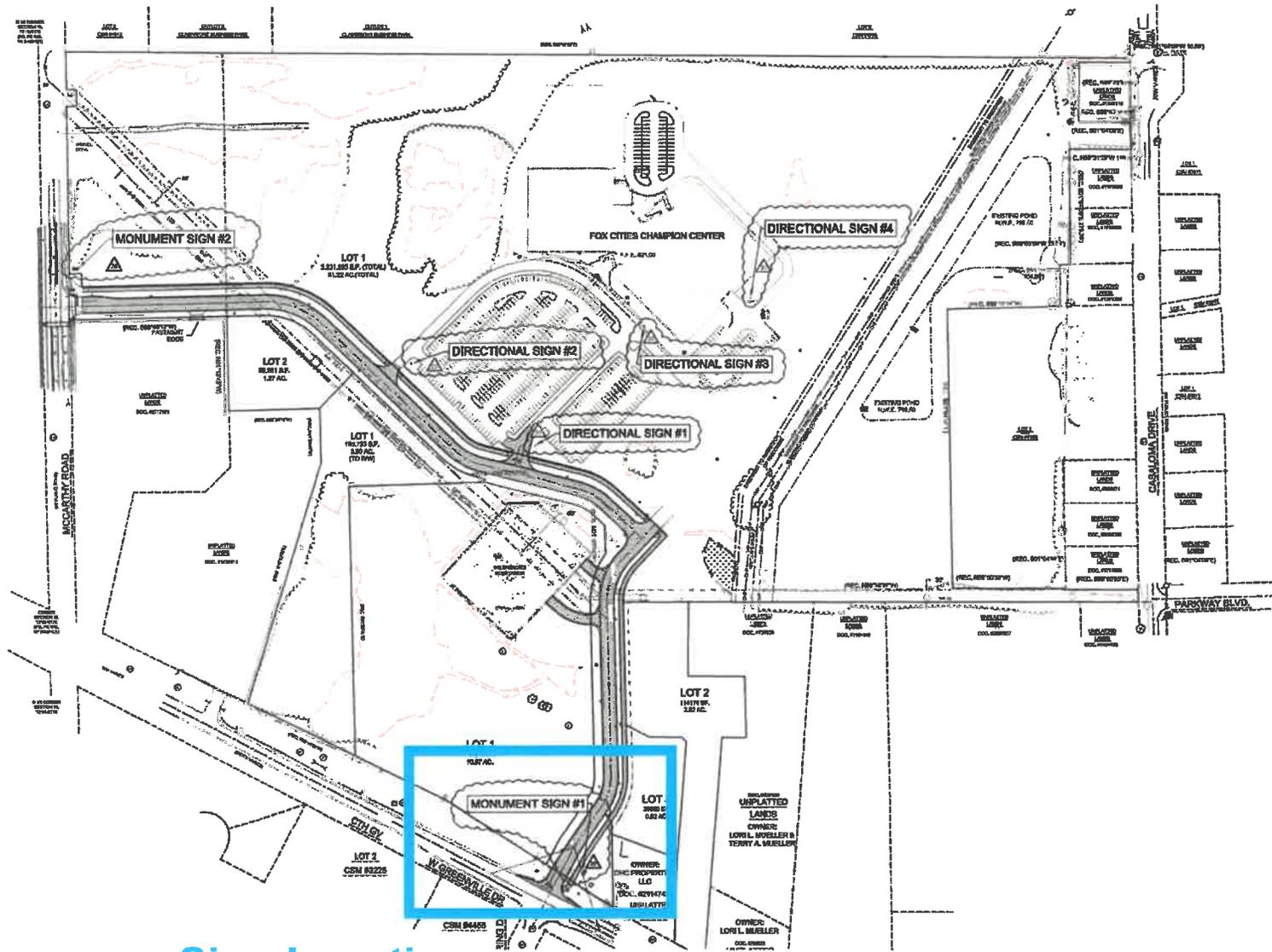
The Community First Champion Center will have monument signs placed at McCarthy Road and Greenville Drive, where roads leading to the Champion Center intersect. The sign at Greenville Drive is off-premise from the Champion Center, on excess Town-owned right-of-way for N. Silverspring Drive (see attached Sign Package). The sign will be placed in a location away from any conflicts with roadway, trail, and underground utilities. The Sign Code allows off-premise signs by Special Exception, upon determination of need. Placing the Champion Center sign in this location is important as a wayfinding marker for visitors to the facility. While it is a prominent building, the Champion Center is 1/4-mile away from the key entry intersection at Greenville Drive. To improve public wayfinding and general traffic safety in the area, the sign needs to be placed off-premise at this intersection. By separate action, the Town Board will also approve a Street Occupancy Permit to allow placement of the monument sign in excess right-of-way along N. Silverspring Drive.

## FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

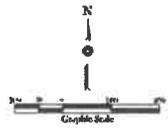
- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. **The establishment, maintenance 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. *Found.***
- 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-17-19) requested by the Community Development Authority of the Town of Grand Chute, to allow installation of an off-premise sign located at 5002 W. Greenville Drive.



**Sign Location** OVERALL SITE PLAN



**MACH IV**  
 CONSULTING • SERVICES • ENVIRONMENTAL  
 2280 Ralstonville Court Green Bay, WI 54303  
 P.O. Box 10000 Green Bay, WI 54308-0000  
 www.machiv.com  
 Project Number: 1274-01-01

DATE: 08/18/18  
 BY: JLM  
 DESCRIPTION: 7/26/18  
 100%  
 2000 N. Locustville Road, Green Bay, Wisconsin

**Fox Cities Champion Center**  
 Town of Grand Chute  
 Community Development Authority

**CHAMPION CENTER**

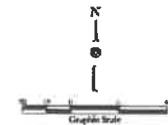
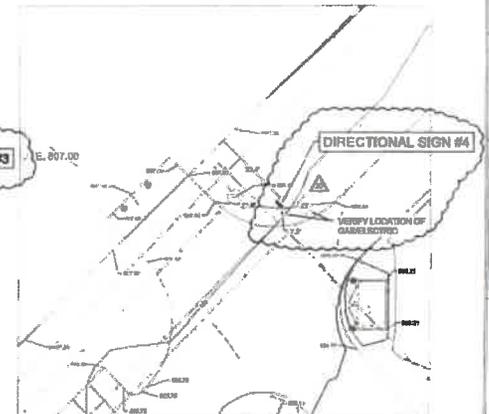
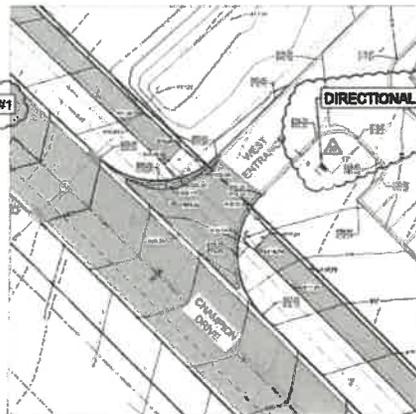
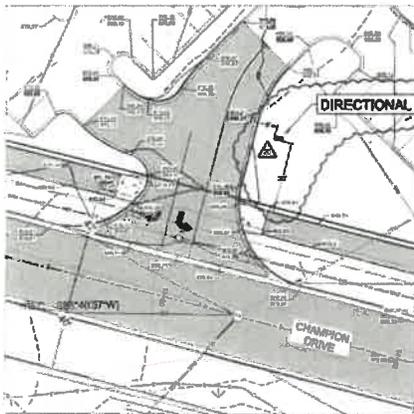
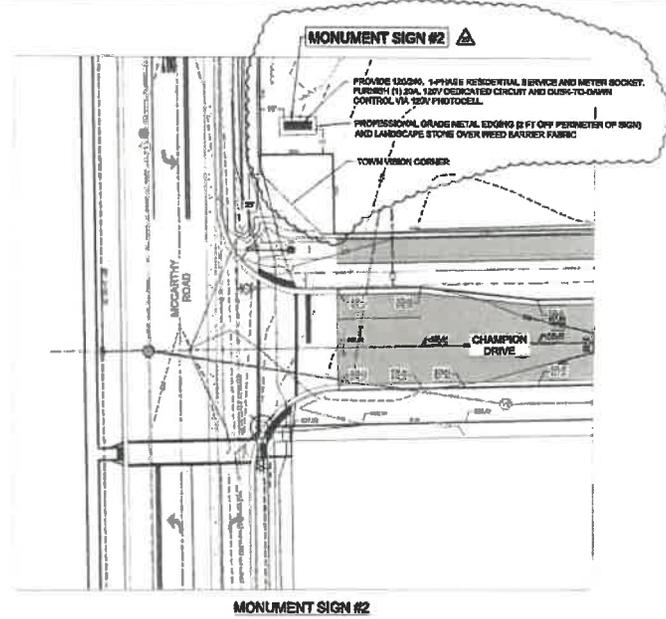
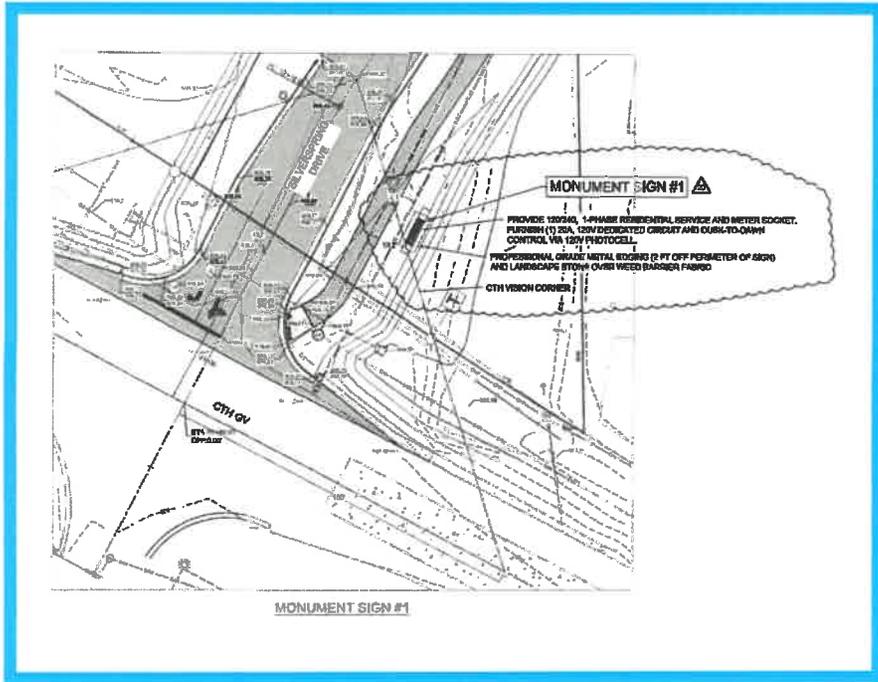
**Performa**  
 ARCHITECTS • ENGINEERS

**Multiplex**

SHAW BOWEN - overall

AS NOTED  
 EXH 1  
 1754 JOK

# Sign Location



**MACH IV**  
 ENGINEERING • SURVEYING • ENVIRONMENTAL

2200 Salschler Court Grand Bay, WI 53113  
 PHONE: 920-478-0100 FAX: 920-488-4787  
 www.machiv.com  
 Project Number: 125445-07

DATE: 08/14/13  
 BY: BAV  
 CHECKED: ABO/MS  
 NO. 02

Fox Cities Champion Center  
 Town of Grand Chute  
 Community Development Authority  
 200 N. Industry Road, Grand Chute, Wisconsin

CHAMPION CENTER

Performa ARCHITECTS - BICYCLES

ES&S CONSULTING - ENVIRONMENTAL

EXH 2

17554 JXC



(920) 494-7161  
reinholdsigns.com

CLIENT: Community First Champion Center  
ADDRESS: 2200 N. McCarthy Road  
Grand Chute, WI  
54913

PMS COLORS/VINYL COLORS

	PMS 485
	PMS 1665
	PMS 7548
	BLACK
	7018 Dovetail
	Colonial Red

NOTES:

QTY (2) monument signs.

Laser cut 0.125" aluminum painted 7018 Dovetail Grey and Colonial Red. Push through 0.75" Acrylic for "Fox Head" with translucent printed graphics and "Champion Center" with Black (Day) and White (Night) vinyl. Inside mounted 0.150" Polycarbonate for "Community First" Day/Night and "Fox Cities" PMS 1665. Recessed down lighting under eaves and along inside edge.

(Approx. weight: 700lbs)

DRAWING NUMBER:

CFCC 21

REVISION NUMBER:

DATE: 08/08/19

LAYOUT: APPROVED   
CHANGES

Signature: \_\_\_\_\_

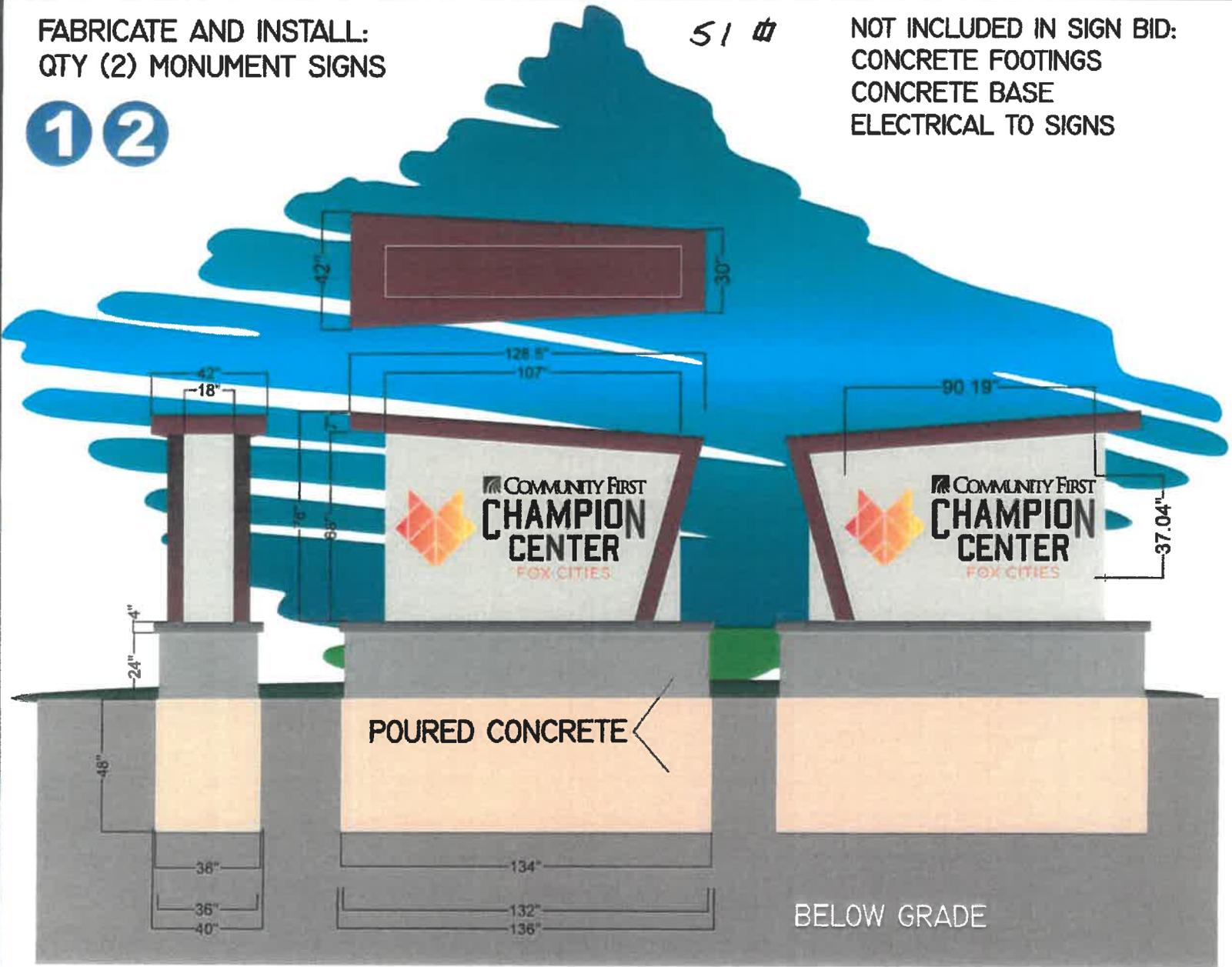
Date: \_\_\_\_\_

FABRICATE AND INSTALL:  
QTY (2) MONUMENT SIGNS

1 2

51 #

NOT INCLUDED IN SIGN BID:  
CONCRETE FOOTINGS  
CONCRETE BASE  
ELECTRICAL TO SIGNS



**Y** FIELD SURVEY REQUIRED



(920) 494-7161  
reinholdsigns.com

CLIENT: Community First Champion Center  
ADDRESS: 2200 N. McCarthy Road  
Grand Chute, WI  
54913

PMS COLORS / VINYL COLORS

	PMS 485
	PMS 1665
	PMS 7548
	BLACK
	7018 Dovetail
	Colonial Red

NOTES

QTY (2) monument signs.

Laser cut 0.125" aluminum painted 7018 Dovetail Grey and Colonial Red. Push through 0.75" Acrylic for "Fox Head" with translucent printed graphics and "Champion Center" with Black (Day) and White (Night) vinyl. Inside mounted 0.150" Polycarbonate for "Community First" Day/Night and "Fox Cities" PMS 1665. Recessed down lighting under eaves and along inside edge.

(Approx. weight: 700lbs)

DRAWING NUMBER:

CFCC 22

REVISION NUMBER:

DATE: 08/08/19

LAYOUT: APPROVED   
CHANGES

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

L.E.D. DOWN AND SIDE LIGHTING



COMMUNITY FIRST  
CHAMPION  
CENTER  
FOX CITIES

**Town of Grand Chute  
Site Plan Review  
Community Development Authority of the Town of Grand Chute**

---

**To:** Plan Commission  
**From:** Robert Buckingham, Community Development Director  
**Date:** September 20, 2019  
**Address:** 5002 W. Greenville Drive **App. #: SP-23-19**

---

**REQUEST**

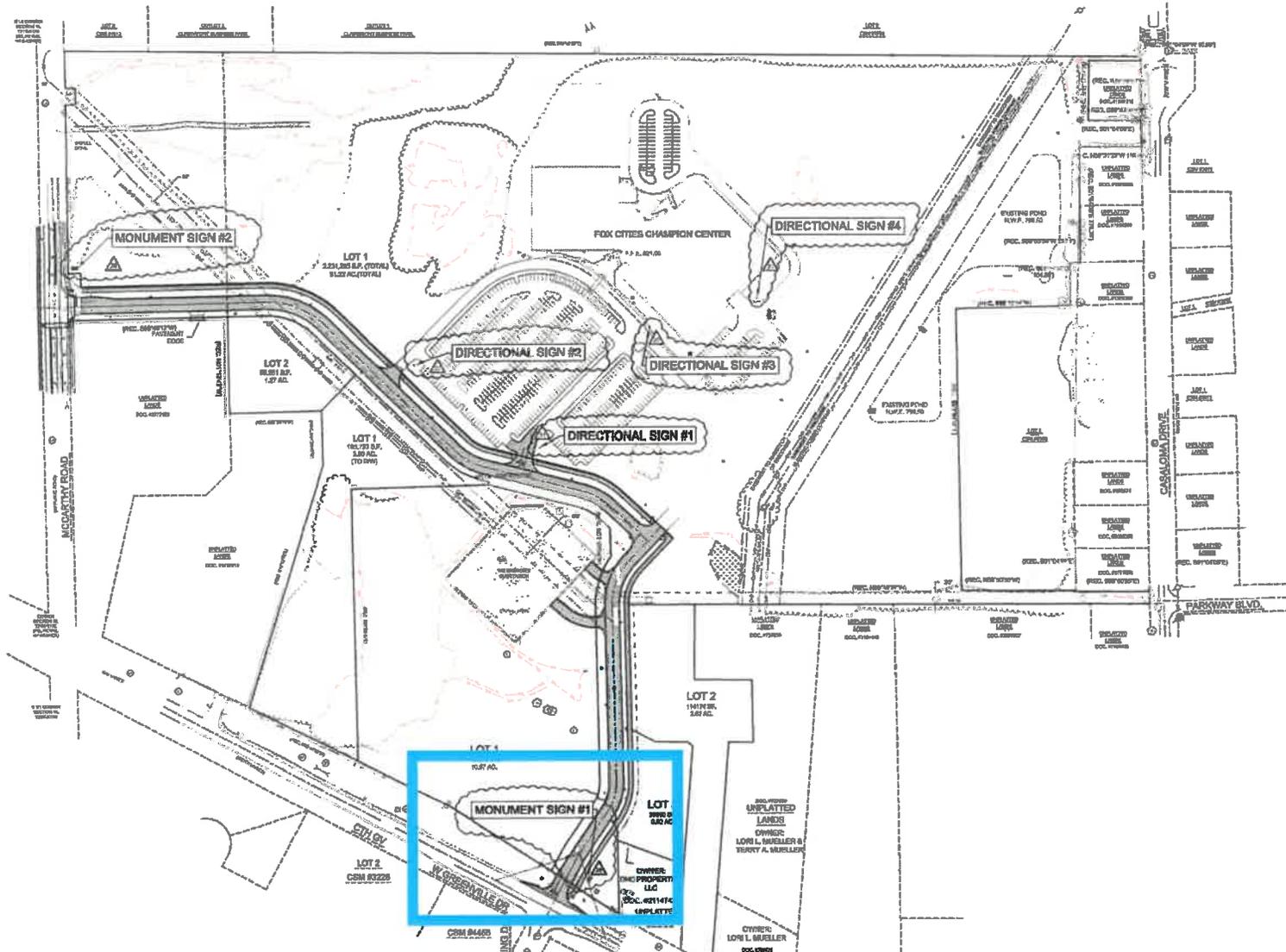
- 1. Proposed Use(s):** Monument sign for Community First Champion Center.
- 2. Project Description:** Installation of the illuminated monument sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

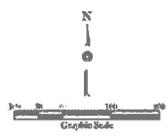
The Community First Champion Center will have monument signs placed at McCarthy Road and Greenville Drive, where roads leading to the Champion Center intersect. The sign at Greenville Drive is off-premise from the Champion Center, on excess Town-owned right-of-way for N. Silverspring Drive (see attached Sign Package). The sign will be placed in a location away from any conflicts with roadway, trail, and underground utilities. It will be 6'- 4" in height and 51 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-23-19) requested by the Community Development Authority of the Town of Grand Chute, for installation of a monument sign at 5002 W. Greenville Drive, subject to Town Board approval of Special Exception Permit SE-17-19.



**Sign Location** OVERALL SITE PLAN



**MACH IV**  
 ENGINEERING • SURVEYING • DEVELOPMENTAL  
 2380 Mulholland Court Green Bay, WI 54214  
 POC: 920-847-8700 Fax: 920-848-0787  
 www.machiv.com  
 Project Number: 1214-04-17

PREPARED BY: MACH IV  
 DATE: 04/2015  
 SCALE: AS SHOWN  
 PROJECT: CHAMPION CENTER  
 SHEET: EXH 1  
 JOB: 1214-04-17

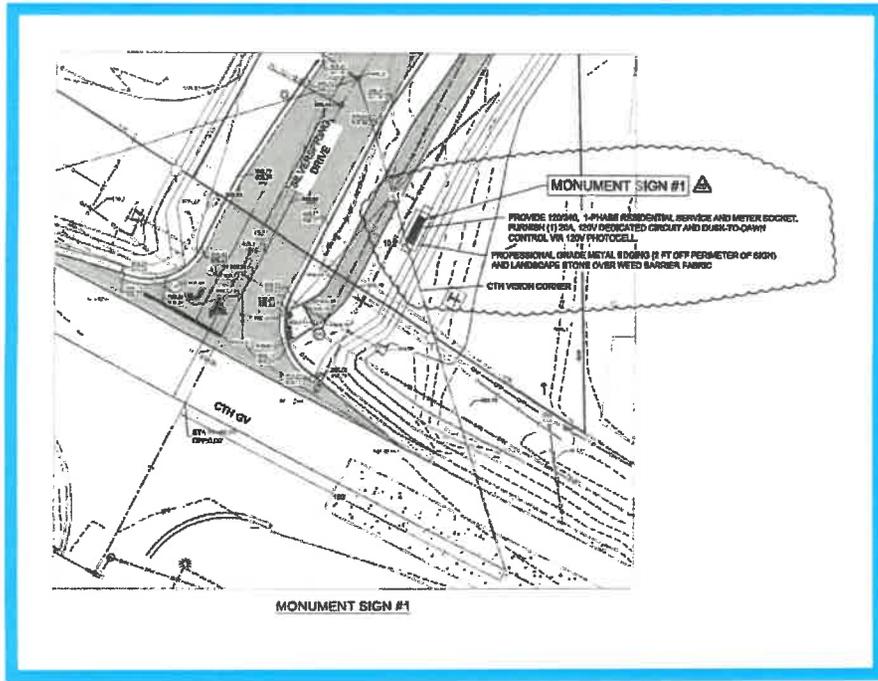
**Performa**  
 ARCHITECTS • ENGINEERS • PLANNERS  
 2000 N. Lincoln Road, Grand Chute, Wisconsin

**CHAMPION CENTER**  
 Fox Cities Champion Center  
 Town of Grand Chute  
 Community Development Authority  
 2000 N. Lincoln Road, Grand Chute, Wisconsin

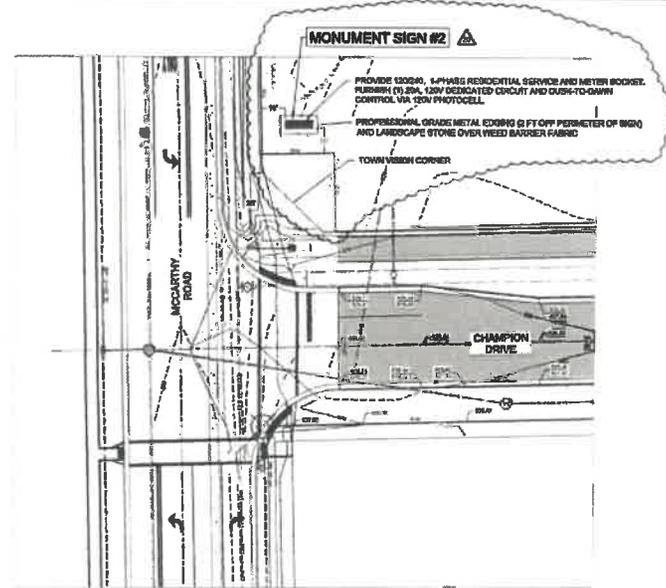
**multiplan**  
 Building Solutions

SHAW BONDY - OVERALL

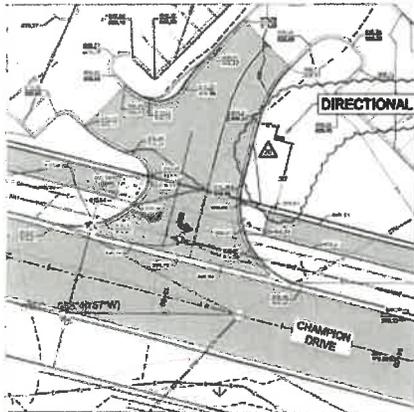
# Sign Location



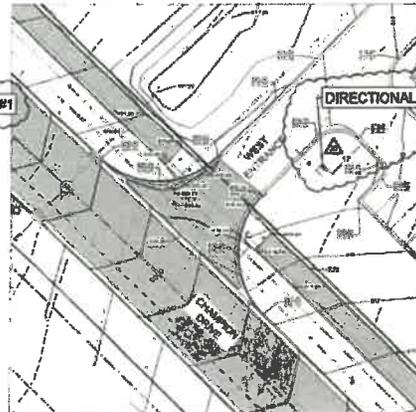
MONUMENT SIGN #1



MONUMENT SIGN #2



DIRECTIONAL SIGN #1



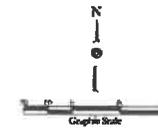
DIRECTIONAL SIGN #2



DIRECTIONAL SIGN #3



DIRECTIONAL SIGN #4



**MACH IV**  
 CONSULTING • SURVEYING • ENGINEERING

2800 Milwaukee Court Green Bay, WI 54303  
 PH: 920-838-5762 Fax: 920-838-4787  
 www.machiv.com  
 Project Number: 1274-01-07

2800 Milwaukee Court Green Bay, WI 54303  
 PH: 920-838-5762 Fax: 920-838-4787  
 www.machiv.com  
 Project Number: 1274-01-07

SIGN BOARD • SIGNAGE • SIGNAGE

Performa  
 COMMERCIAL • RESIDENTIAL

CHAMPION CENTER  
 COMMUNITY DEVELOPMENT AUTHORITY  
 2000 N. McCARTHY ROAD, GREEN BAY, WISCONSIN

MACH IV  
 CONSULTING • SURVEYING • ENGINEERING

Fox Cities Champion Center  
 Town of Grand Chute  
 Community Development Authority



(920) 494-7161  
reinholdsigns.com

CLIENT: Community First Champion Center  
ADDRESS: 2200 N. McCarthy Road  
Grand Chute, WI  
54913

PMS COLORS/VINYL COLORS

	PMS 485
	PMS 1665
	PMS 7548
	BLACK
	7018 Dovetail
	Colonial Red

NOTES:

QTY (2) monument signs.

Laser cut 0.125" aluminum painted 7018 Dovetail Grey and Colonial Red. Push through 0.75" Acrylic for "Fox Head" with translucent printed graphics and "Champion Center" with Black (Day) and White (Night) vinyl. Inside mounted 0.150" Polycarbonate for "Community First" Day/Night and "Fox Cities" PMS 1665. Recessed down lighting under eaves and along inside edge.

(Approx. weight: 700lbs)

DRAWING NUMBER:

CFCC 21

REVISION NUMBER:

DATE: 08/08/19

LAYOUT: APPROVED   
CHANGES

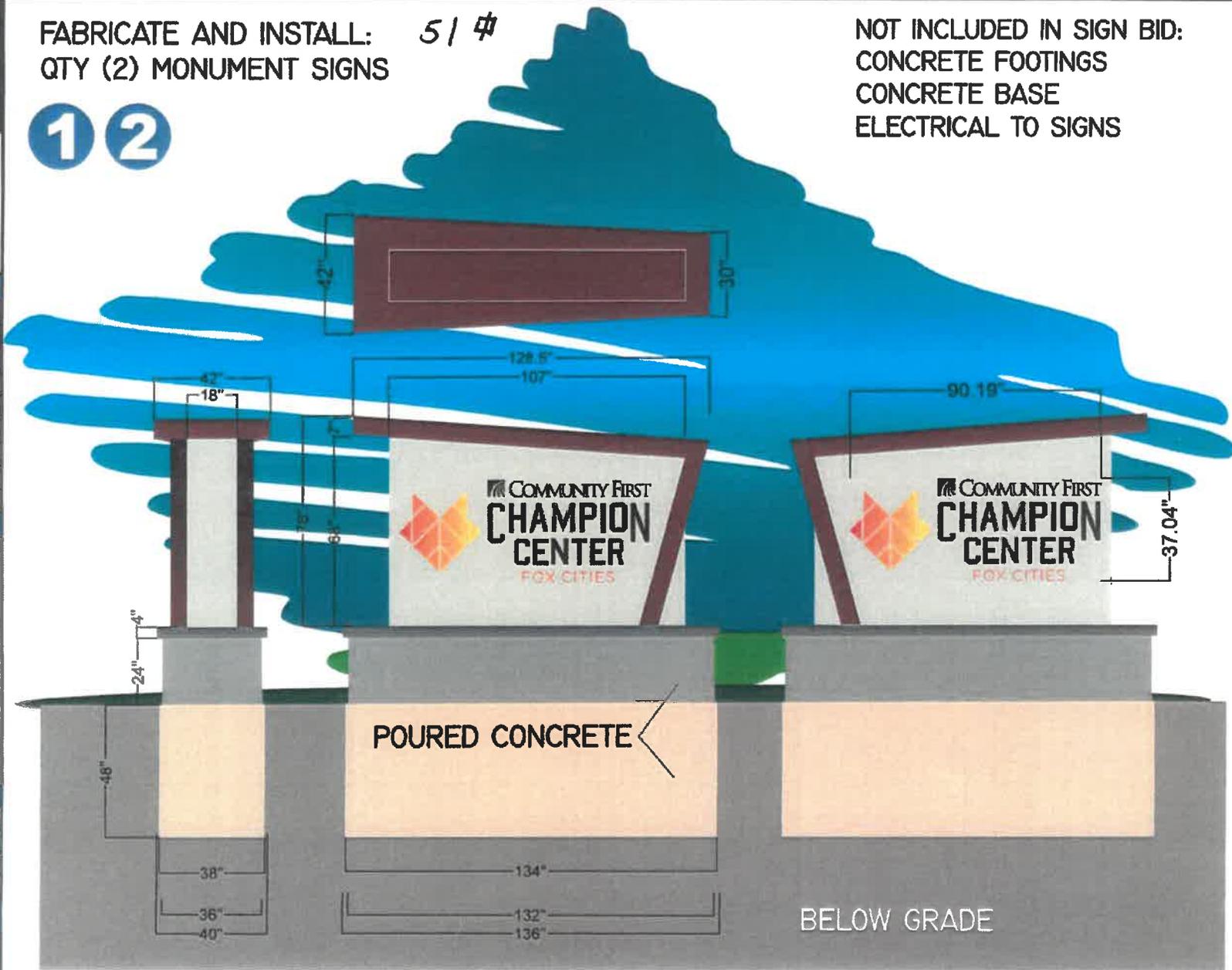
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

FABRICATE AND INSTALL: 5/ #  
QTY (2) MONUMENT SIGNS

1 2

NOT INCLUDED IN SIGN BID:  
CONCRETE FOOTINGS  
CONCRETE BASE  
ELECTRICAL TO SIGNS



**Y** FIELD SURVEY REQUIRED



(920) 494-7161  
reinholdsigns.com

CLIENT: Community First Champion Center  
ADDRESS: 2200 N. McCarthy Road  
Grand Chute, WI  
54913

PMS COLORS-VINYL COLORS

	PMS 485
	PMS 1665
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	BLACK
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(Approx. weight: 700lbs)

DRAWING NUMBER:

CFCC 22

REVISION NUMBER:

DATE: 08/08/19

LAYOUT: APPROVED   
CHANGES

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

L.E.D. DOWN AND SIDE LIGHTING



COMMUNITY FIRST  
**CHAMPION  
CENTER**  
FOX CITIES

**Town of Grand Chute  
PDD3 Project Plan Approval  
Community First Champion Center-monument sign**

---

**To: Plan Commission**

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

**Date: September 26, 2019**

**Address: 5000 W. Champion Drive**

**App. No. PDD3: PPA-01-19**

---

**REQUEST**

- 1. Proposed Use:** Indoor Sports Facility.
- 2. Project Description:** Champion Center monument sign at 5000 W. Champion Drive.
- 3. Plat/CSM accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

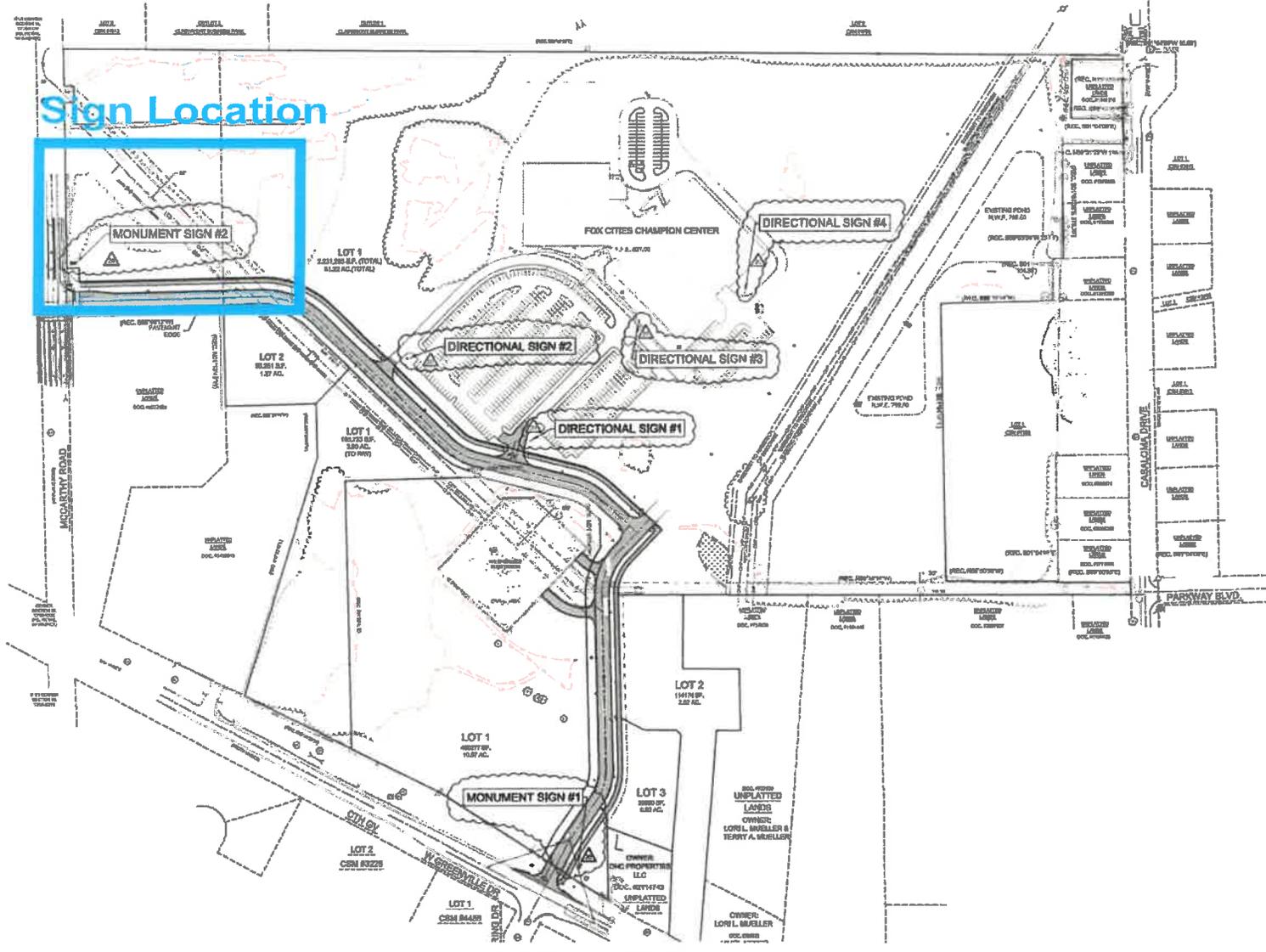
The Community First Champion Center property is zoned PDD Planned Development District. Under PDD zoning, a Project Plan approval is required for each construction project being undertaken. This step is comparable to the Plan Commission's Site Plan approval process, except that Project Plans are also approved by Town Board.

The Project Plan being considered at this time is for installation of a monument sign on Champion Center property, near the intersection of McCarthy Road and Champion Drive. The sign will be 6'-4" in height and 51 square feet in size. All code requirements are met with this request.

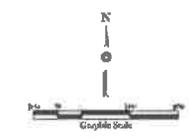
**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of PDD3: PPA-01-19, the Project Plan of the Town of Grand Chute and the Community Development Authority of the Town of Grand Chute, to allow installation of a monument sign located at 5000 W. Champion Drive. (*Resolution TBR-12-2019*).**

Sign Location



OVERALL SITE PLAN



**MACH IV**  
 ENGINEERING • SURVEYING • ENVIRONMENTAL

2200 Walbridge Court Green Bay, WI 54903  
 PHONE: 920.475.7100 FAX: 920.475.0107  
 www.machiv.com  
 Project: Mackery 1214-04-17

PREPARED BY: MACH IV  
 DATE: 09/15/16  
 SHEET NO.: 1  
 OF: 1  
 AS NOTED  
 EXH 1  
 1754 JOC

Fox Cities Champion Center  
 Town of Grand Chute  
 Community Development Authority  
 2200 N. Mackery Road, Grand Chute, Wisconsin

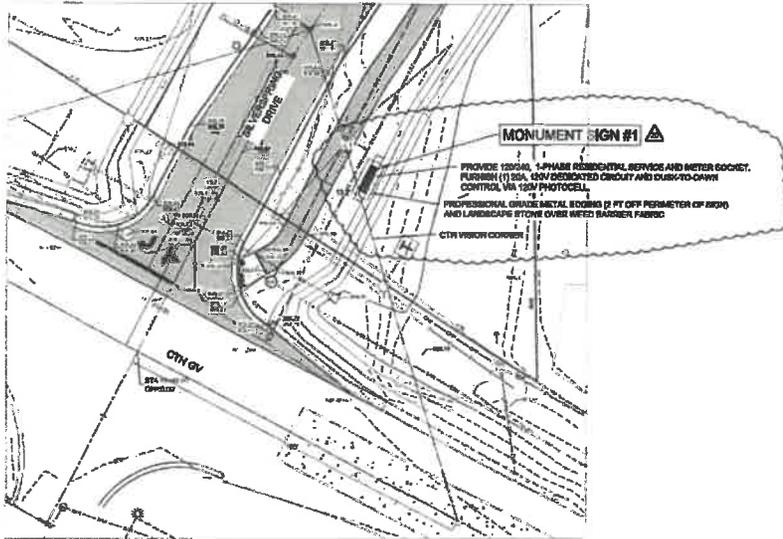
**CHAMPION CENTER**  
 CHAMPION CENTER

**Performa**  
 ARCHITECTS • ENGINEERS • PLANNERS  
 1000 W. Wisconsin Ave., Suite 200, Appleton, WI 54912  
 Phone: 920.833.8800 Fax: 920.833.8801  
 www.performa.com

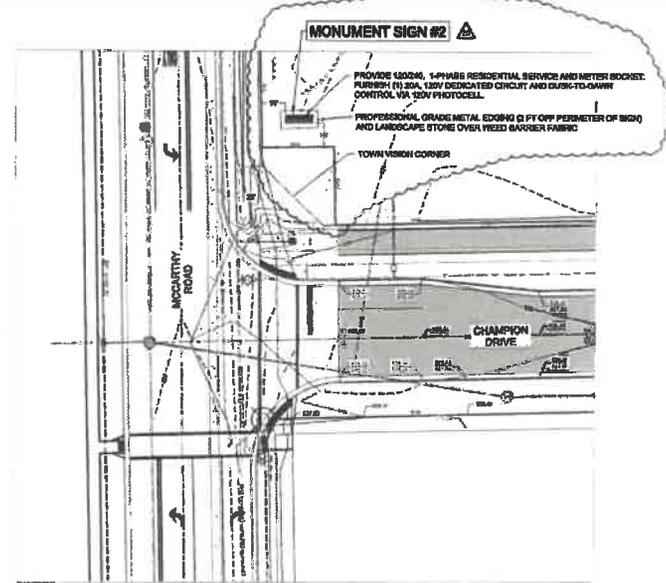
**AMERICAN**  
 BUILDING TECHNOLOGIES

SHAWN BOHST - OVERALL

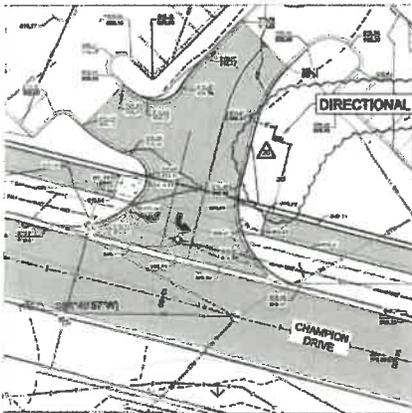
# Sign Location



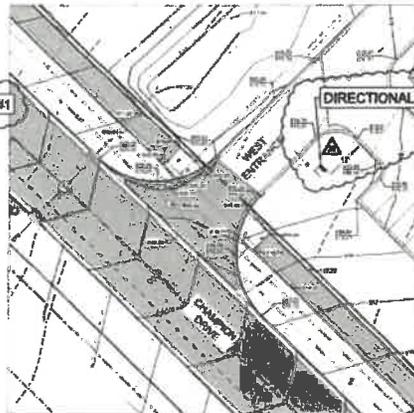
MONUMENT SIGN #1



MONUMENT SIGN #2



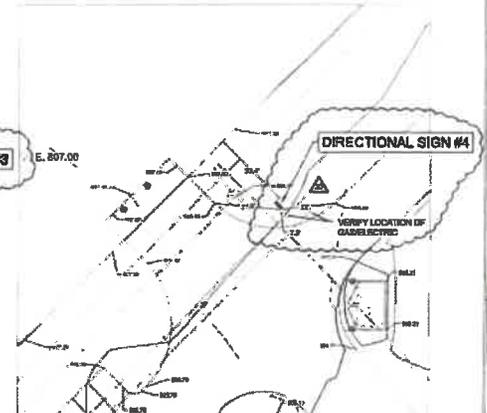
DIRECTIONAL SIGN #1



DIRECTIONAL SIGN #2



DIRECTIONAL SIGN #3



DIRECTIONAL SIGN #4



**MACH IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

2300 Independence Court Green Bay, WI 54303  
PH: 920.666.0700 FAX: 920.666.4767  
www.machiv.com  
Project Number: 174-01-07

DATE	08-14-18
BY	SAV
DESIGNATOR	AS-010
NO.	20
<p>Fox Cities Champion Center Town of Grand Chute Community Development Authority 200 N. Industry Road, Grand Chute, Wisconsin</p> <p>CHAMPION CENTER</p> <p> Performa ARCHITECTS • ENGINEERS</p> <p>SIGN SOURCE • SIGNAGE</p>	
DATE	08-14-18
BY	AD WOTED
NO.	EXH 2
TT584	JDC



(920) 494-7161  
reinholdsigns.com

CLIENT: Community First Champion Center  
ADDRESS: 2200 N. McCarthy Road  
Grand Chute, WI  
54913

PMS COLORS/VINYL COLORS

	PMS 485
	PMS 1665
	PMS 7548
	BLACK
	7018 Dovetail
	Colonial Red

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(Approx. weight: 700lbs)

DRAWING NUMBER:

CFCC 21

REVISION NUMBER:

DATE: 08/08/19

LAYOUT: APPROVED   
CHANGES

Signature: \_\_\_\_\_

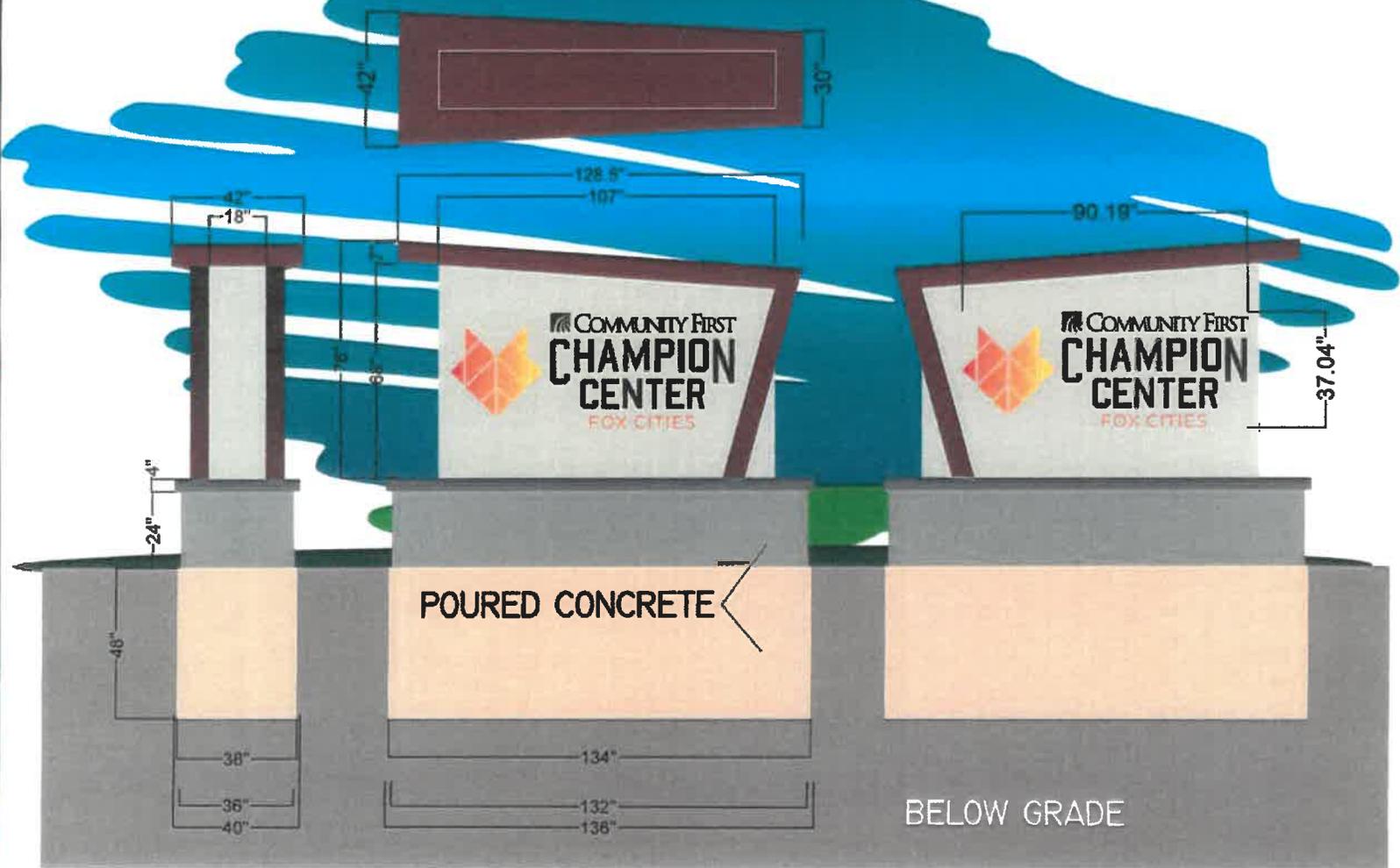
Date: \_\_\_\_\_

FABRICATE AND INSTALL:  
QTY (2) MONUMENT SIGNS

1 2

51 #

NOT INCLUDED IN SIGN BID:  
CONCRETE FOOTINGS  
CONCRETE BASE  
ELECTRICAL TO SIGNS



**Y** FIELD SURVEY REQUIRED



(920) 494-7161  
reinholdsigns.com

CLIENT: Community First Champion Center  
ADDRESS: 2200 N. McCarthy Road  
Grand Chute, WI  
54913

PMS COLORS / VINYL COLORS

	PMS 485
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(Approx. weight: 700lbs)

DRAWING NUMBER:

CFCC 22

REVISION NUMBER:

DATE: 08/08/19

LAYOUT: APPROVED   
CHANGES

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

L.E.D. DOWN AND SIDE LIGHTING



COMMUNITY FIRST  
CHAMPION  
CENTER  
FOX CITIES

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-12-2019

A RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, ADOPTING A PROJECT PLAN FOR THE TOWN OF GRAND CHUTE AND THE COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN OF GRAND CHUTE.

WHEREAS, the Town Board of Supervisors for the Town of Grand Chute has established and adopted an approval procedure for Project Plans in accordance with Chapter 535-40 of the Town of Grand Chute Municipal Code; and,

WHEREAS, the Town of Grand Chute and the Community Development Authority of the Town of Grand Chute have requested approval of Project Plan PDD3: PPA-01-19 for installation of the Champion Center monument sign at 5000 W. Champion Drive; and,

WHEREAS, the Town of Grand Chute Plan Commission has reviewed and recommends approval of said Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors for the Town of Grand Chute, Outagamie County, Wisconsin, that Project Plan PDD3: PPA-01-19 for the Town of Grand Chute and the Community Development Authority of the Town of Grand Chute at 5000 W. Champion Drive is hereby approved.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Number Vote For \_\_\_\_\_

Number Voted Against \_\_\_\_\_

Town of Grand Chute

\_\_\_\_\_  
David A. Schowalter  
Town Chairman

\_\_\_\_\_  
Angie Cain  
Town Clerk

**Town of Grand Chute  
Site Plan Review  
Gordon Bubolz Nature Preserve**

---

**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: September 24, 2019**

**Address: 4815 N. Lynndale Drive**

**App. #: SP-22-19**

---

**REQUEST**

- 1. Proposed Use(s):** Continued nature preserve.
- 2. Project Description:** Construction of a maintenance building and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

**ANALYSIS**

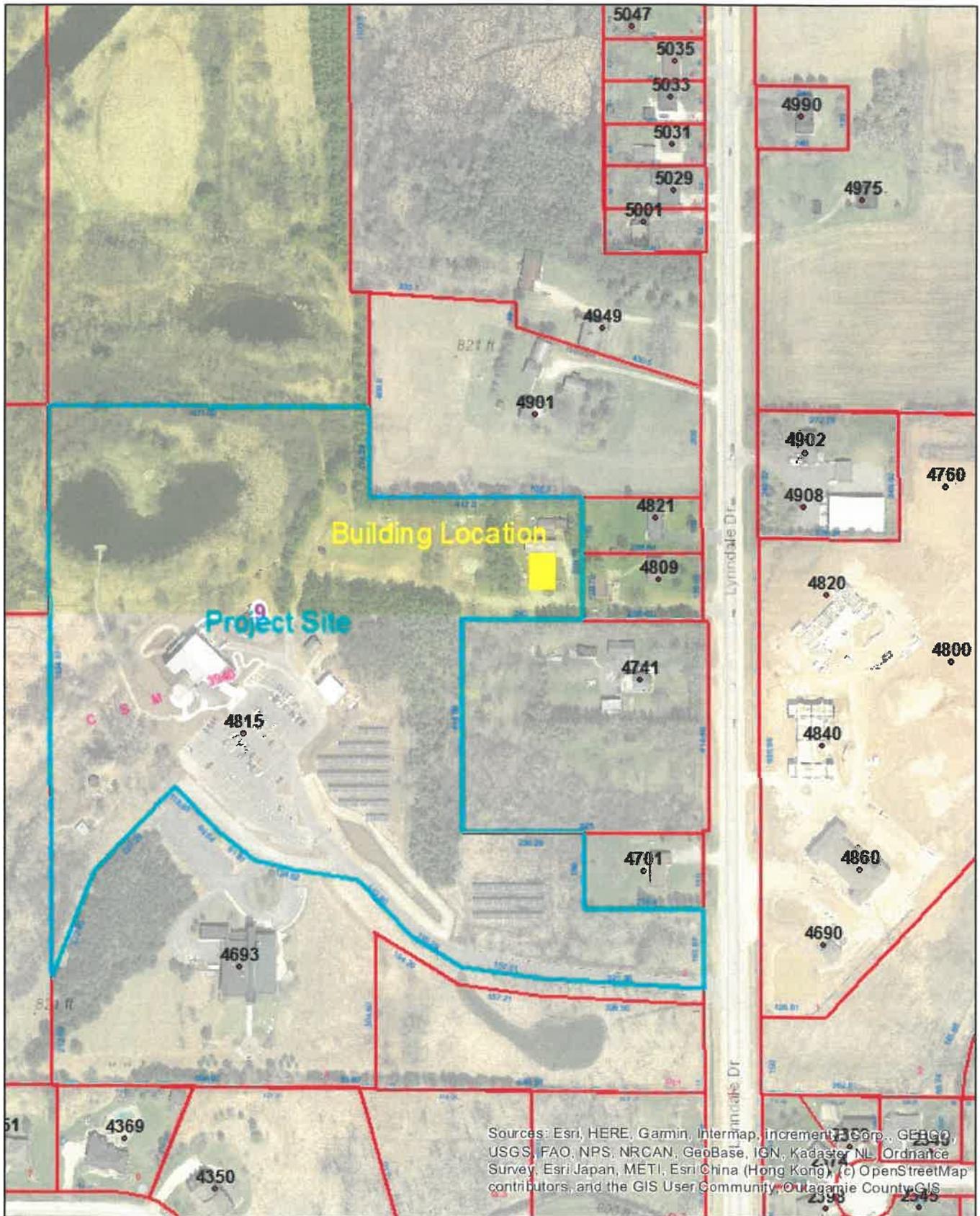
Applicant proposes the construction of a new 3,680 sq. ft. maintenance and equipment storage building. The building will replace 3 existing storage buildings that will be removed as part of the project. Access to the building will be from an existing paved driveway located on an easement to N. Lynndale Drive. Areas to the east of the new building will also be paved as part of the project.

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

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-22-19) requested by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for the construction of a maintenance building and associated site improvements.**

# SP-22-19 -- 4815 N. Lynndale Drive



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.

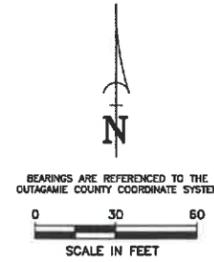
Author:

Copyright:



# SITE PLAN: BUBOLZ NATURE PRESERVE CENTER

Unplatted Lands  
Owned By Richard J.  
& Jayne Bretl



SITE PLAN NOTES	
1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF GRAND CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

### SITE DATA

PROJECT AREA = 232,625 SF (5.34 AC)

### SITE PROJECT AREA

EXISTING OPEN SPACE = 135,574 SF (3.112 AC)  
EXISTING BUILDING = 13,242 SF (0.304 AC)  
EXISTING PAVEMENT = 83,809 SF (1.924 AC)

PROPOSED NE BUILDING = 2,661 SF  
PROPOSED NE PAVEMENT = 3,791 SF  
PROPOSED NW BUILDING = 2,320 SF  
PROPOSED NW PAVEMENT = 1,600 SF

TOTAL BUILDING = 18,223 SF (0.418 AC)  
TOTAL PAVEMENT = 89,200 SF (2.048 AC)  
PROPOSED OPEN SPACE = 125,202 SF (2.874 AC)  
GREEN SPACE PERCENTAGE = 53.82%

### ZONING DATA

CURRENT ZONING DISTRICT:  
DISTRICT (AGD) GENERAL AGRICULTURAL DIST.

### SITE/PROJECT INFORMATION

PROPERTY ADDRESS:  
4815 N. LYNNDALE DRIVE  
APPLETON, WI 54913  
PARCEL NUMBER: 101031600

### APPLICANT:

FAITH TECHNOLOGIES  
ATTN: DARELL HARLIN  
709 GILLETTE STREET, SUITE 1  
LA CROSSE, WI 54603  
PHONE: (608) 782-0516 EXT.1210

### ENGINEER:

MARTENSON & EISELE, INC.  
ATTN: JEFF SCHULTZ, P.E.  
1377 MIDWAY ROAD  
MENASHA, WI 54952  
jeffs@martenson-eisele.com  
PHONE: 920-731-0381

### NRCS SOILS

CSB CASCO LOAM  
HYDROLOGIC SOIL GROUP: B  
GP GRAVEL PITS  
HRB HORTONVILLE SILT LOAM  
HYDROLOGIC SOIL GROUP: C  
MFB MANISTEE FINE SANDY LOAM,  
HYDROLOGIC SOIL GROUP: B  
MUA MUNDELEIN SILT LOAM  
HYDROLOGIC SOIL GROUP: B/D  
ROB ROUSSEAU LOAMY FINE SAND  
HYDROLOGIC SOIL GROUP: A  
SHA SHIOCTON SILT LOAM  
HYDROLOGIC SOIL GROUP: B/D  
SU SUAMICO MUCK  
HYDROLOGIC SOIL GROUP: C/D

### LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP 3940, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

7,935 TOTAL S.F. EXISTING HARD SURFACE  
MAX 4,000 S.F. INCREASE ALLOWED = 11,935 S.F.  
PROPOSED TO REMOVE ALL EXISTING BUILDINGS = 2980 S.F.  
NEW BUILDING & SLAB = 4,811 S.F.  
NEW PAVEMENT = 2,071 S.F.  
TOTAL REMAINING HARD SURFACE PLUS NEW = 11,357 S.F.  
TOTAL NET INCREASE = 3,722 S.F.

**SITE PLAN**  
SCALE: 1" = 30'-0"



TOPOGRAPHIC LEGEND	
1" x 16" IRON PIPE SET	OVERHEAD POWER LINE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC
CHISELED "X" FOUND	UNDERGROUND TELEPHONE
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC
1" IRON PIPE FOUND	UNDERGROUND GAS
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV
2" IRON PIPE FOUND	EXIST. FENCE LINE
CHISELED "X" FOUND	SOIL
GOVERNMENT CORNER	POWER POLE
RECORDED AS	LIGHT POLE
CONIFEROUS TREE	TELEPHONE PEDESTAL
DECIDUOUS TREE	ELECTRIC PEDESTAL
EXIST. WOODS LINE	CABLE PEDESTAL
WELLHEAD	EXIST. HIGHWAY
SOIL BORING	WATER VALVE
	WATER STOP BOX
	GAS VALVE
	EXIST. STORM MANHOLE
	STORM AILET
	YARD GRAB
	EXIST. SANITARY MANHOLE
	EXIST. SHAW BENDER
	EXIST. STD. SENR
	EXIST. WATER MAIN
	EXIST. SPOT ELEVATION
	EXIST. ELEVATION
	EXIST. TOP OF CURB ELEV.
	EXIST. FLOW LINE ELEV.
	TOPSOIL DEPTH
	FIRST FLOOR = 00000
	REFLECTOR SOIL BORING

NOT FOR CONSTRUCTION

DRAWN BY	CHECKED	APPROVED	FIELDWORK
CRC <td>JJR <td>JNS <td>JNS </td></td></td>	JJR <td>JNS <td>JNS </td></td>	JNS <td>JNS </td>	JNS

**REFER TO COVER SHEET FOR REVISION DESCRIPTIONS**	NO.	DATE	DATE
	1	1/10/2019	

**SITE PLAN**  
BUBOLZ NATURE PRESERVE CENTER  
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	09-14-2017

COMPUTER FILE  
1-0772-001de-NE.dwg

DRAWING NO.  
C1.1

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MGR:  
MIKE KLARNER

PROJECT #:  
190195

DRAWN BY:  
AWS

ISSUE DATE:  
08-26-19

**C1.1**

**Martenson & Eisele, Inc.**  
1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

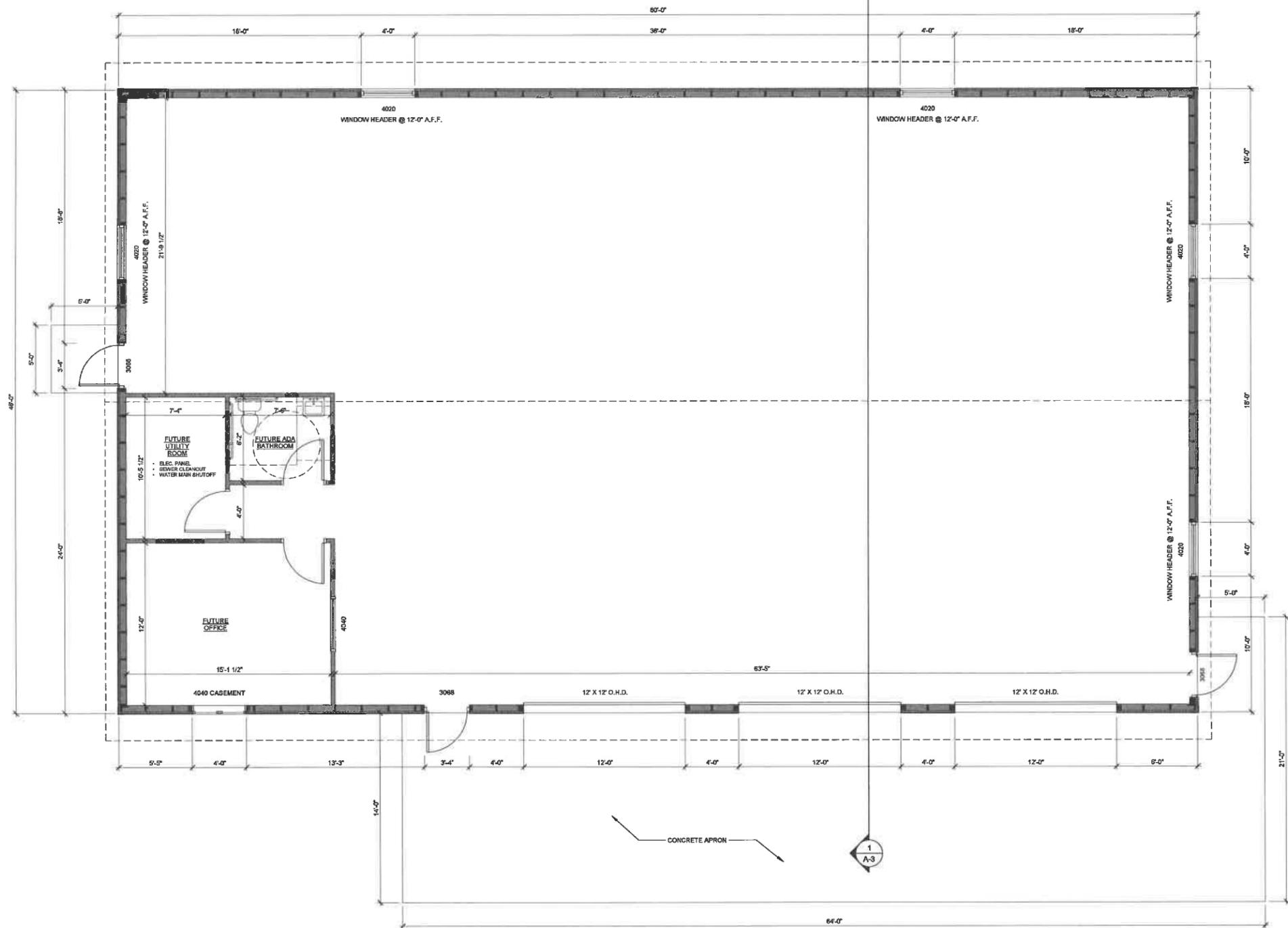
CONSTRUCTION  
DESIGN - WELDING  
2201 Eastline Road  
Kaukaunoi, WI 54880  
Phone: (920) 782-9995  
Toll Free: (800) 236-0381  
fostructures.com

PROPOSED BUILDING FOR:  
**GORDON BUBOLZ NATURE PRESERVE**  
4815 N LYNNDALE DR  
APPLETON, WISCONSIN 54913 (TOWN OF GRAND CHUTE)

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ISSUE RECORD:  
P1 07-31-19  
P2 08-26-19

**C1.1**



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

**PRELIMINARY - NOT FOR CONSTRUCTION**

CONSTRUCTION  
DESIGN - WELDING

**FOX**  
STRUCTURES, INC.

2201 Eastline Road  
Kaukauna, WI 54930  
Phone: (920) 766-9905  
Toll Free: (800) 238-1889  
foxstructures.com

PROPOSED BUILDING FOR:  
**PAUL RADEMAKER**  
PROJECT ADDRESS  
PROJECT CITY, WISCONSIN ZIP

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**ISSUE RECORD:**

P1	07-31-19
P2	08-26-19

P# = PRELIMINARY  
P#S = ISSUED FOR STATE  
P#C = ISSUED FOR CONSTRUCTION

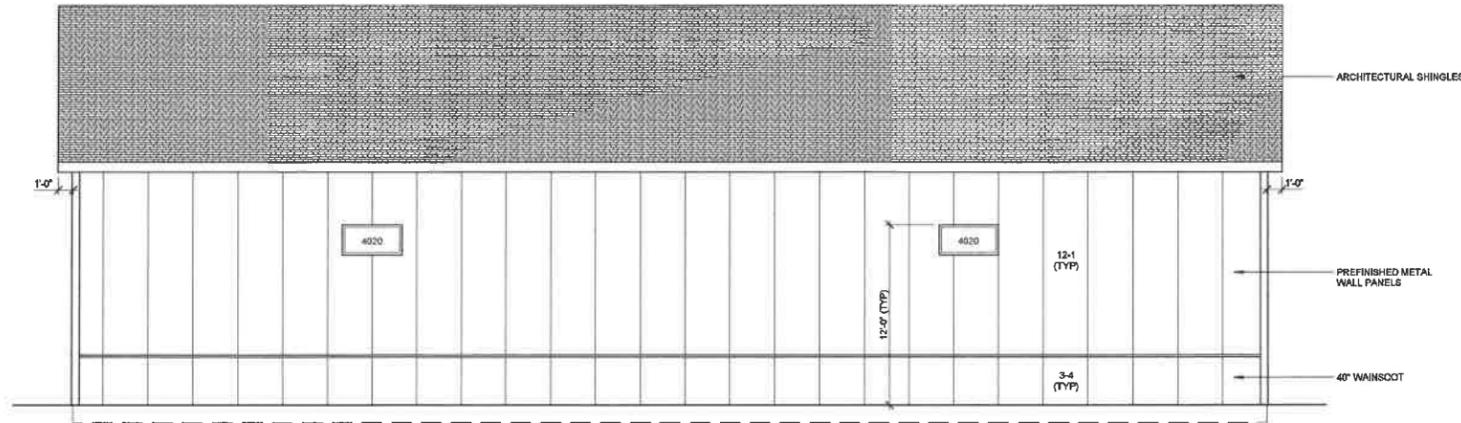
**PROJECT MGR:**  
MIKE KLARNER

**PROJECT #:**  
190195

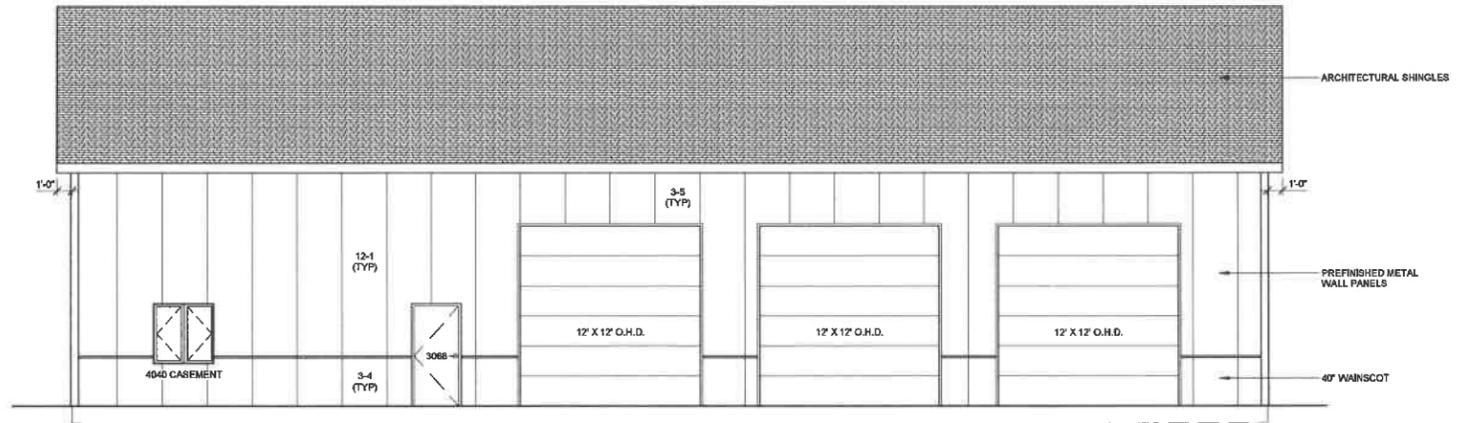
**DRAWN BY:**  
AWS

**ISSUE DATE:**  
08-26-19

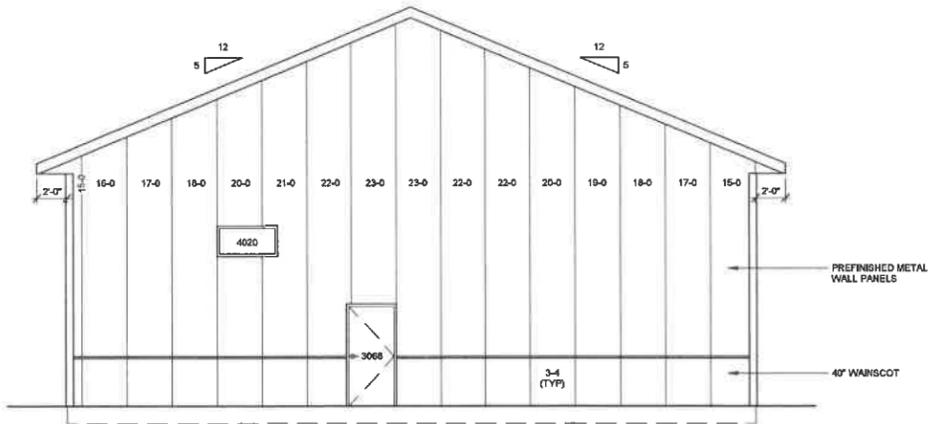
**A-1**



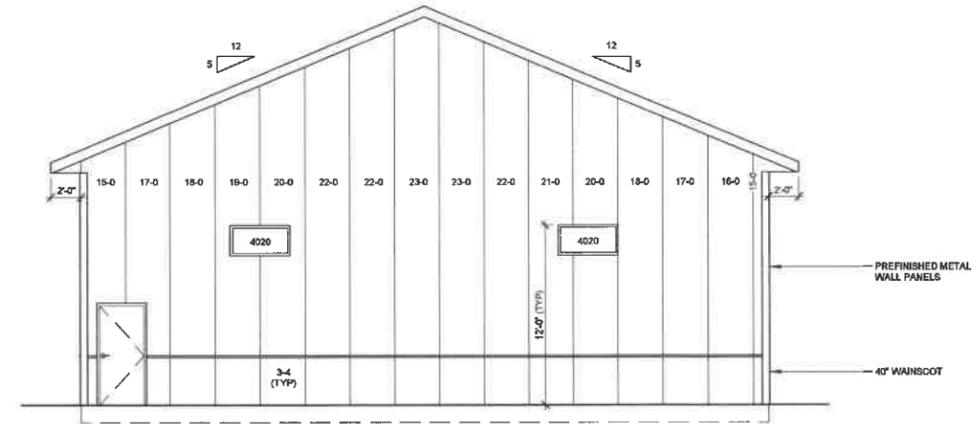
**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

CONSTRUCTION  
DESIGN - WELDING  
2201 Eastline Road  
Kaukauna, WI 54950  
Phone: (920) 766-5505  
Toll Free: (800) 236-1888  
foxstructures.com



PROPOSED BUILDING FOR:  
**PAUL RADEMAKER**  
PROJECT ADDRESS  
PROJECT CITY, WISCONSIN ZIP

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**ISSUE RECORD:**

P1 07-31-19  
P2 08-26-19

P# = PRELIMINARY  
FS = ISSUED FOR STATE  
FC = ISSUED FOR CONSTRUCTION

**PROJECT MGR:**  
MIKE KLARNER

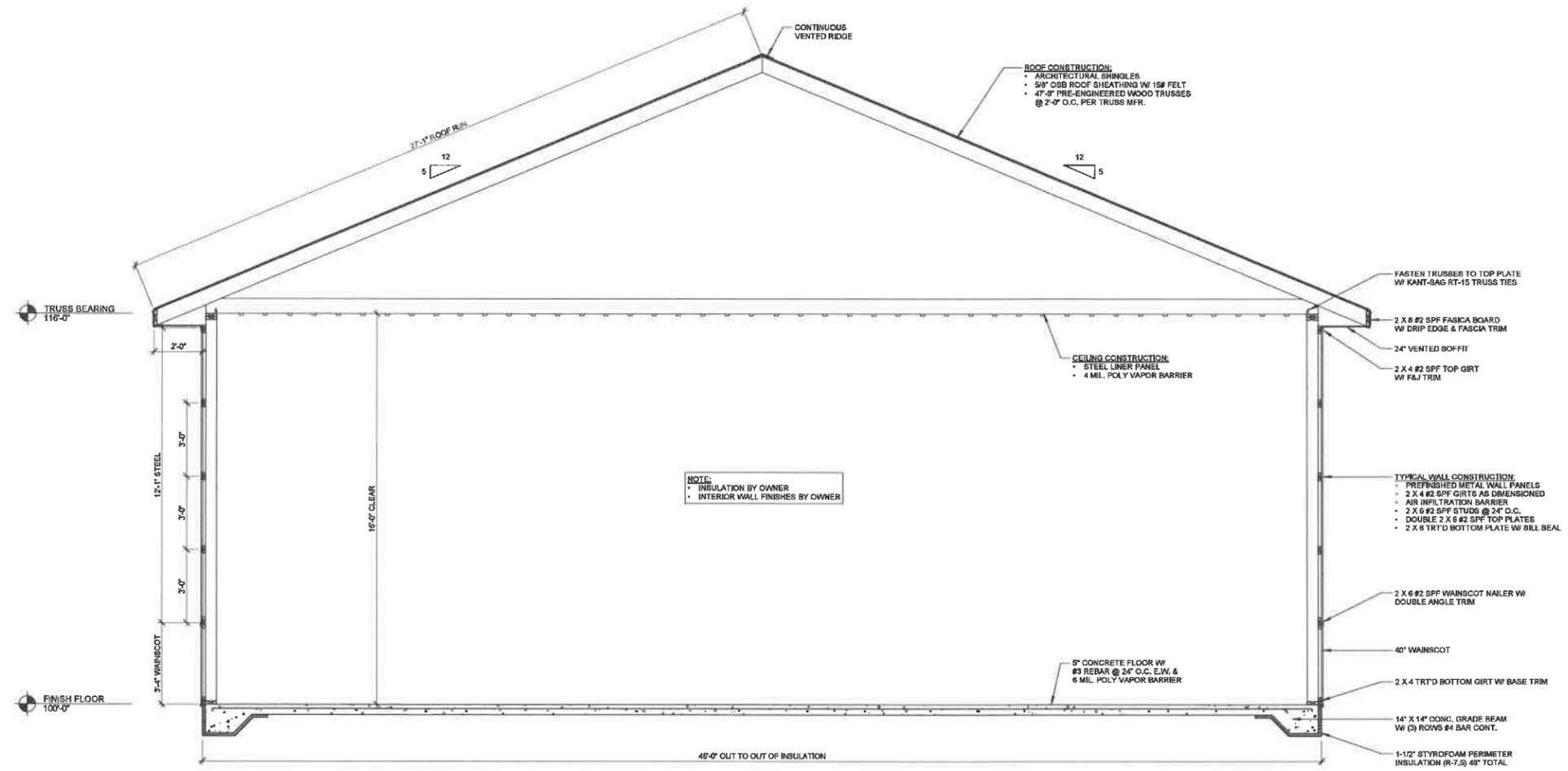
**PROJECT #:**  
190195

**DRAWN BY:**  
AWS

**ISSUE DATE:**  
08-26-19

**PRELIMINARY - NOT FOR CONSTRUCTION**

**A-2**



**NOTE:**  
 • INSULATION BY OWNER  
 • INTERIOR WALL FINISHES BY OWNER

**ROOF CONSTRUCTION:**  
 • ARCHITECTURAL SHINGLES  
 • 5/8\"/>

**CEILING CONSTRUCTION:**  
 • STEEL LINER PANEL  
 • 4 MIL. POLY VAPOR BARRIER

FASTEN TRUSSES TO TOP PLATE  
 W/ KANT-SAG RT-15 TRUSS TIES  
 2 X 6 #2 SPF FASCIA BOARD  
 W/ DRIP EDGE & FASCIA TRIM  
 24\"/>

**TYPICAL WALL CONSTRUCTION:**  
 • PREFINISHED METAL WALL PANELS  
 • 2 X 4 #2 SPF GIRTS AS DIMENSIONED  
 • AIR INFILTRATION BARRIER  
 • 2 X 6 #2 SPF STUDS @ 24\"/>

2 X 6 #2 SPF WAINSCOT NAILER W/  
 DOUBLE ANGLE TRIM

40\"/>

2 X 4 TRT'D BOTTOM GIRTS W/ BASE TRIM

14\"/>
 W/ (3) ROWS #4 BAR CONT.  
 1-1/2\"/>

5\"/>
 #3 REBAR @ 24\"/>

**1 CROSS SECTION**  
 A-3 SCALE: 3/8\"/>

CONSTRUCTION  
 DESIGN - WELDING  
 2201 Eastline Road  
 Kaukaunig, WI 54980  
 Phone: (920) 786-9305  
 Toll Free: (800) 238-1989  
 foxstructures.com



PROPOSED BUILDING FOR:  
**PAUL RADEMAKER**  
 PROJECT ADDRESS  
 PROJECT CITY, WISCONSIN ZIP

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**ISSUE RECORD:**

P1	07-31-19
P2	08-26-19

P# = PRELIMINARY  
 IFS = ISSUED FOR STATE  
 IFC = ISSUED FOR  
 CONSTRUCTION

PROJECT MGR:  
 MIKE KLARNER

PROJECT #:  
 190195

DRAWN BY:  
 AWS

ISSUE DATE:  
 08-26-19

**PRELIMINARY - NOT FOR CONSTRUCTION**

**A-3**

**Town of Grand Chute  
Site Plan Amendment Review  
MLSM Holdings LLC, dba Appleton Camping Center, Inc.**

---

**To: Plan Commission**

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

**Date: September 26, 2019**

**Address: 2100 N. McCarthy Road**

**App. #: SPA1-01-06**

---

**REQUEST**

- 1. Proposed Use(s):** Continued RV sales and service use.
- 2. Project Description:** Relocate an existing pylon sign to a new location on the site.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

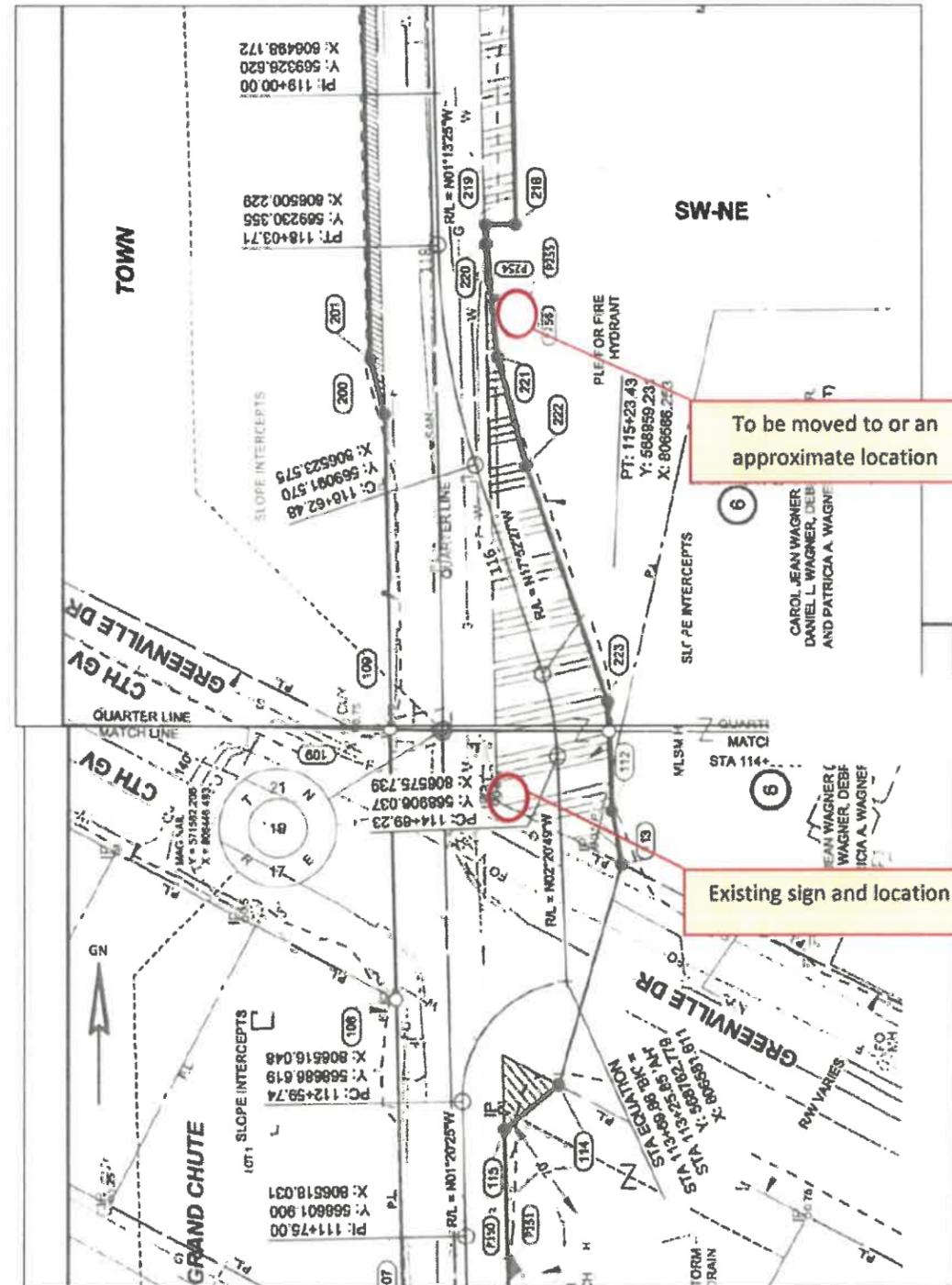
**ANALYSIS**

Applicant seeks approval to relocate the existing pylon sign to another part of the property. This change was necessitated by right-of-way acquisition for intersection improvements at County GV and McCarthy Road, including the area on which the pylon sign currently is located. The relocated sign will continue to be code compliant at 23'-6" in height and 96 sq. ft. in size.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-01-06) requested by MLSM Holdings LLC, dba Appleton Camping Center, Inc., to relocate an existing pylon sign.**

Project Map



CLIENT:	APPLETON CAMPING CENTER
STREET ADDRESS:	2100 N MCCARTHY RD
CITY / STATE:	APPLETON, WI
SCOPE:	12432-1 - SIGN RELOCATE
DATE:	06/20/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER
<b>GENERAL SPECIFICATIONS</b>	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	
<b>COLOR SCHEDULE</b>	
1	PAIN: METALLIC SILVER
<b>REQUIRED ITEMS</b>	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS?	
<b>REVISION SCHEDULE</b>	

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID # PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

RELOCATE EXISTING D/E, INTERNALLY ILLUMINATED PYLON SIGN WITHIN PARCEL PROPERTY. REFERENCE CUSTOMER SUPPLIED SITE PLANS FOR PROJECT DETAILS. (NOTE: PROPOSED NEW LOCATION IS OFF BLACKTOP).

OPT. #1

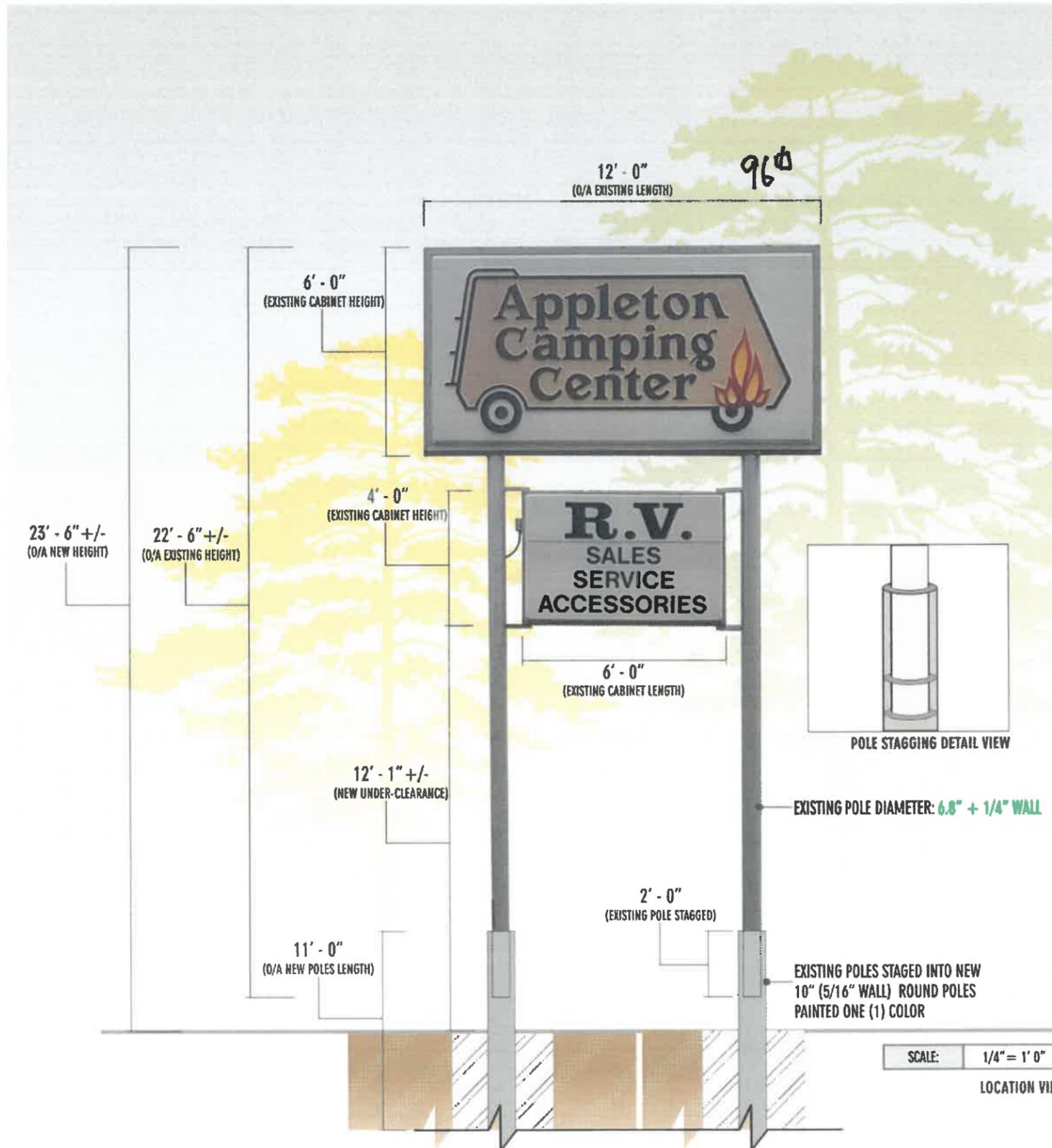
12432-1

2

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**AppletonSIGN**  
COMPANY

2400 Holly Road • Neenah, WI 54956  
Tel: 920.734.1601 • Fax: 920.734.1622

[www.AppletonSIGN.com](http://www.AppletonSIGN.com)

CLIENT:	APPLETON CAMPING CENTER
STREET ADDRESS:	2100 N MCCARTHY RD
CITY / STATE:	APPLETON, WI
SCOPE:	12432-1 - SIGN RELOCATE
DATE:	06/20/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	
1	PAINT: METALLIC SILVER

REQUIRED ITEMS	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS ?	

REVISION SCHEDULE	

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OPT. #1

12432-1

1

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**Town of Grand Chute  
Revised Site Plan Review  
PR Appleton West, Inc., dba Pizza Ranch**

---

**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: September 24, 2019**

**Address: 5450 W. Integrity Way**

**App. #: (Site Plan Revision) SP-15-19**

---

**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**

At its July 16, 2019 meeting, the Plan Commission approved a site plan for the construction of a new restaurant building and associated site improvements at this property. The applicant is proposing a revised site plan to shift the building to the west and the south, moving it closer to W. Integrity Way. The redesigned layout better utilizes the site and provides improved internal traffic circulation. No other changes to the original site plan approval are proposed.

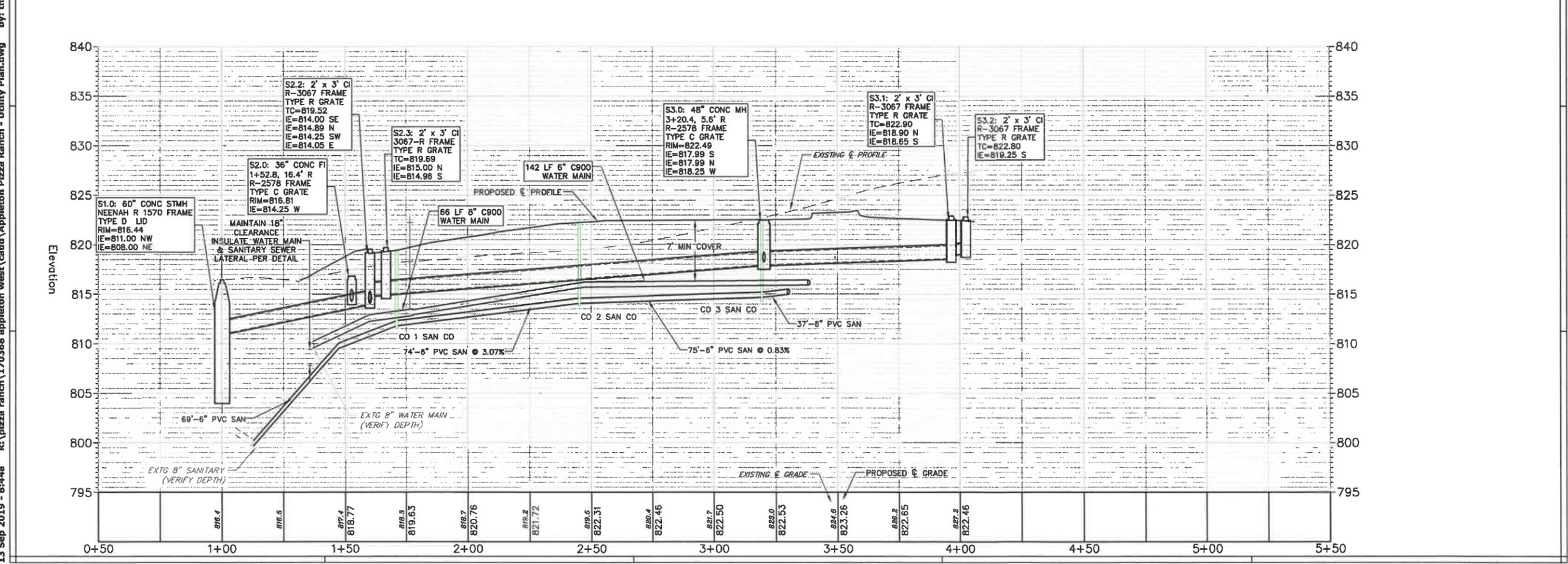
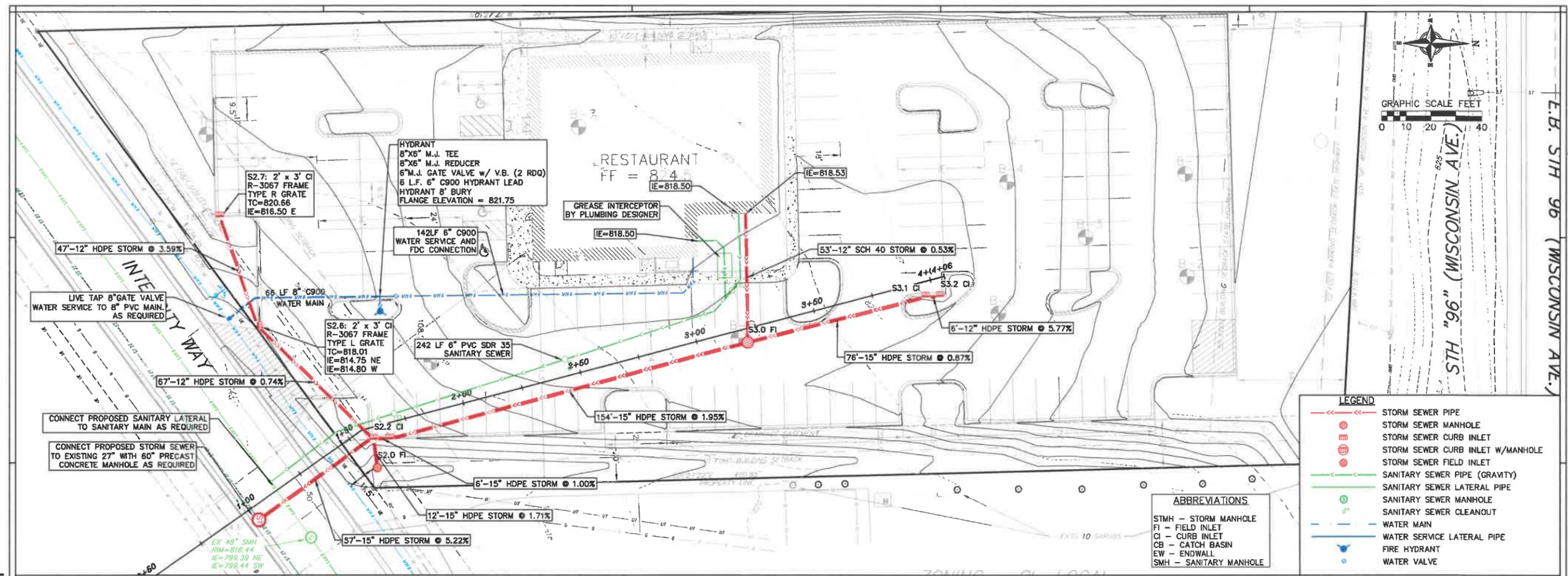
**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the revised Site Plan (SP-15-19) requested by PR Appleton West, Inc., dba Pizza Ranch, 5450 W. Integrity Way, for construction of a restaurant building and associated site improvements.**





13 Sep 2019 - 8:44a R:\pizza ranch\170368 appleton west\cadd\appleton Pizza Ranch - Utility Plan.dwg by: thal



**brr**  
 ARCHITECT OF RECORD  
 BRR ARCHITECTURE, INC.  
 6700 ARTISAN PLAZA  
 SUITE 300  
 WISCONSIN, WI 53504  
 www.brrinc.com  
 TEL: 615-565-9005  
 FAX: 615-565-9044

CONSULTANT  
**vierbicher**  
 planners | engineers | architects  
 Phone: 603-211-8800

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**ISSUES & REVISIONS**

NO.	DATE	DESCRIPTION
1	09/06/2019	UPDATED SITE PLAN

**LEGEND**

- >---> STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- >---> SANITARY SEWER PIPE (GRAVITY)
- >---> SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- >---> WATER MAIN
- >---> WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE

**ABBREVIATIONS**

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

**PROJECT NAME**  
**PIZZA RANCH WEST APPLETON**

**PROJECT ADDRESS**  
 5450 W. Integrity Way  
 Grand Chute, Wisconsin



**PROJECT MANAGER:**  
 EH

**DESIGNED BY:**  
 GWOO

**DRAWN BY:**  
 PJUN

**DOCUMENT DATE:**  
 08/07/19

**PROJECT NO.:**  
**620520210**

**PROFESSIONAL SEAL**

**SHEET TITLE**  
 UTILITY PLAN

**COORDINATION**  
 SHEET NO.  
**C300**

Original printed on recycled paper

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**ISSUES & REVISIONS**

NO.	DATE	DESCRIPTION
1	08/15/2019	UPDATED GRADING PLAN

PROJECT NAME  
**PIZZA RANCH WEST APPLETON**

PROJECT ADDRESS  
 5450 W. Integrity Way  
 Grand Chute, Wisconsin



PROJECT MANAGER:  
 EH

CHECKED BY:  
 GWOO

DRAWN BY:  
 SDIS

DOCUMENT DATE:  
 08/07/19

PROJECT NO.  
**620520210**

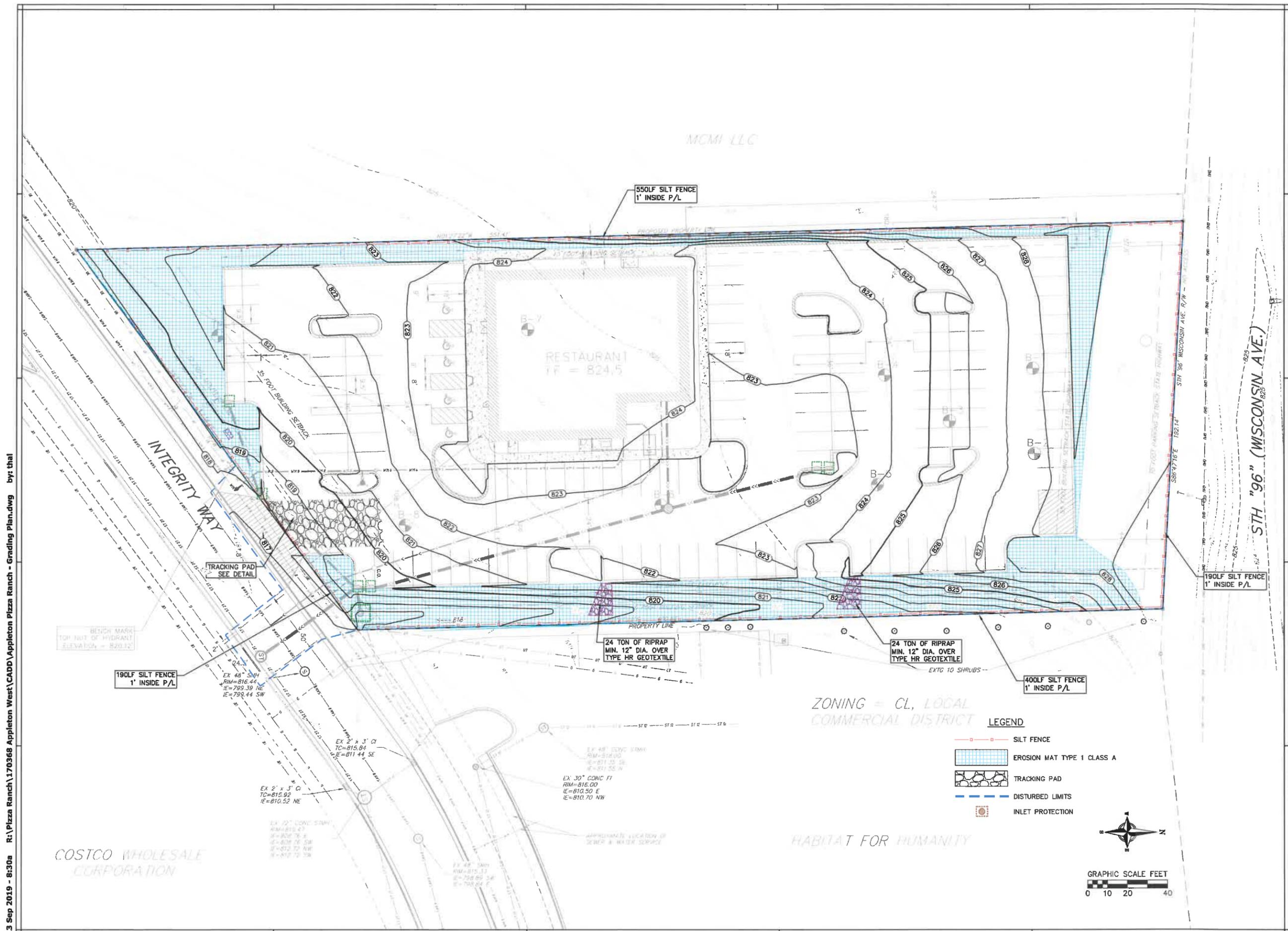
PROFESSIONAL SEAL

SHEET TITLE  
**GRADING & EROSION CONTROL PLAN**

COORDINATION

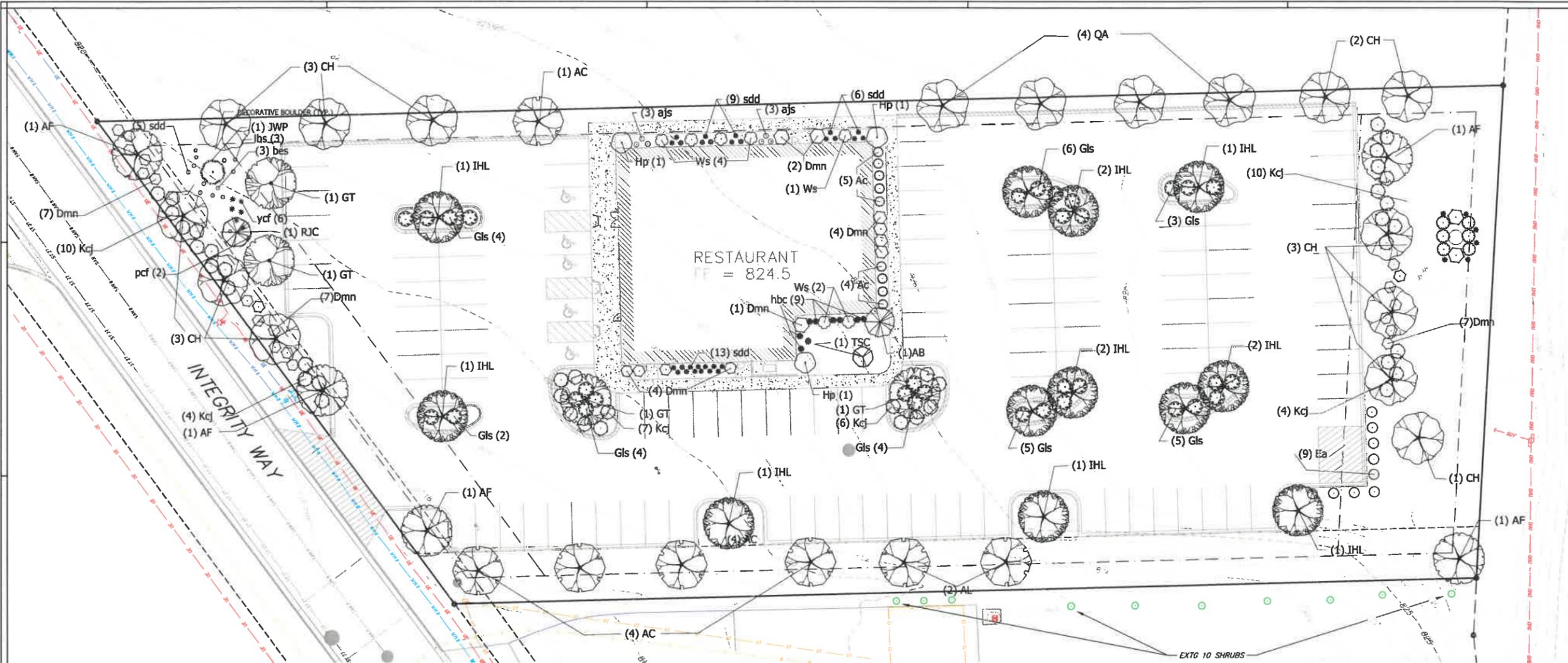
SHEET NO.  
**C401**

BRR Original plotted on recycled paper



13 Sep 2019 - 8:30a R:\Pizza Ranch\170368 Appleton West\CADD\Appleton Pizza Ranch - Grading Plan.dwg by: thal

13 Sep 2019 - 12:42p R:\Pizza Ranch\170368 Appleton West\CADD\Atpleton Pizza Ranch - Landscape Plan.dwg by: gwwo



**PLANT SCHEDULE**

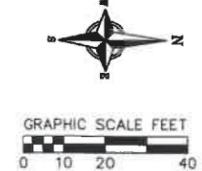
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
AF	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal	5'	5	
BM	Acer rubrum / Red Maple	B & B	2.5" Cal	5'	2	
CH	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal	5'	9	
IHL	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5" Cal	11'	11	
GT	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5" Cal	7'	7	
QA	Populus tremuloides / Quaking Aspen	B & B	2.5" Cal	9'	9	
SWO	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal	9'	1	
AL	Tilia americana / American Linden	B & B	2.5" Cal	9'	9	
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
BHS	Picea glauca 'Densata' / Black Hills Spruce	B & B	5" ht.	5'	1	
JWP	Pinus parviflora 'Glauca Brevifolia' / Blue Brevifolia Japanese White Pine	B & B	7" ht.	2	2	Specimen
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
ABS	Amelanchier laevis / Allegheny Serviceberry	B & B	5" ht.	5'	2	
CA	Cornus alternifolia / Pagoda Dogwood	B & B	5" ht.	5'	1	
TSC	Malus sargentii 'Tina' / Sargent Apple	B & B	1.5" Cal	5'	1	
RJC	Malus x 'Red Jade' / Red Jade Crab Apple	B & B	1.5" Cal	5'	2	
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
HJ	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	Cont	Cont	4	
Dmn	Physocarpus opulifolius 'Donna May' / Donna May Ninebark	3 gal	Cont	Cont	28	
Gls	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont	Cont	34	
Ac	Ribes alpinum / Alpine Currant	3 gal	Cont	Cont	16	
Ws	Symphoricarpos albus / Common White Snowberry	5 gal	Cont	Cont	8	
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
Kcj	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	5 gal	Cont	Cont	26	
SJ	Juniperus sabina / Savin Juniper	3 gal	Cont	Cont	5	
Ea	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	48" ht.	10'	10	
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
pcf	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 gal	Cont	Cont	5	
sdd	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	Cont	Cont	35	
hbc	Hosta x 'Blue Cadet' / Plantain Lily	1 gal	Cont	Cont	10	
sd	Leucanthemum x superbum / Shasta Daisy	1 gal	Cont	Cont	6	
ycf	Ratibida pinnata / Yellow Coneflower	1 gal	Cont	Cont	7	
bes	Rudbeckia hirta / Black-eyed Susan	1 gal	Cont	Cont	4	
lbs	Schizachyrium scoparium / Little Bluestem Grass	1 gal	Cont	Cont	4	
ajs	Sedum spectabile 'Autumn Joy' / Stonecrop	1 gal	Cont	Cont	7	

**LANDSCAPE PLAN REQUIREMENTS: TOWN OF GRAND CHUTE**

- Frontage Landscaping:**  
 STH 96 Frontage: 192 LF (incl. 49 LF with parking frontage)  
 Trees required: 5  
 Trees provided: 5  
 80% shrub screen along parking
- Integrity Way Frontage:** 202 LF (not including driveway width)  
 Trees Required: 5  
 Trees Provided: 5  
 80% shrub screen along parking
- Perimeter Landscaping:**  
 West PL: 551 LF  
 Trees Required: 14  
 Trees Provided: 14  
 East PL: 250 LF (with parking frontage)  
 Trees Required: 6  
 Trees Provided: 6
- Interior Landscaping:**  
 Total Paved Area of Parking Lot: 49,540 sf  
 Required Island Area: 2,477 sf  
 Provided Island Area: 2,222 sf + perimeter planting areas  
 Trees Required: 16  
 Trees Provided: 16
- Buffer Yard Landscaping:** N/A

**GENERAL NOTES:**

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with WI DOT Seed Mix #40 or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging. Permatoc CleanLine 3/4" x 4" or equal, color black anodized.
- Decorative boulders to be native, weathered, pitted limestone shell rock. Approximate size 36" x 24" x 18" h.



**brr**  
 ARCHITECT OF RECORD:  
 BRR ARCHITECTURE, INC.  
 6100 ARDREY PLAZA  
 SUITE 300  
 WISCONSIN, WI 53586  
 www.brrarch.com  
 TEL: 913-882-0909  
 FAX: 913-882-0044  
 CONSULTANT:  
**S.P.S.**  
 Skidmore Property Services, LLC  
 Paul Skidmore, ASLA  
 Owner  
 13 Red Maple Trail (508) 826-0032  
 Madison, WI 53717 (608) 335-1529 (c)  
 paulskidmore@tps.net

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**ISSUES & REVISIONS**

NO.	DATE	DESCRIPTION
1	01/12/2015	Revised

**PROJECT NAME:**  
**PIZZA RANCH WEST APPLETON**  
**PROJECT ADDRESS:**  
 5450 W. Integrity Way  
 Grand Chute, Wisconsin



**PROJECT MANAGER:**  
 EH  
**DESIGNED BY:**  
 GWOO  
**DRAWN BY:**  
 PBRU  
**DOCUMENT DATE:**  
 09/13/19  
**PROJECT NO.:**  
**620520210**  
 PROFESSIONAL SEAL

**SHEET TITLE:**  
**LANDSCAPE PLAN**  
**COORDINATION**  
 SHEET NO.

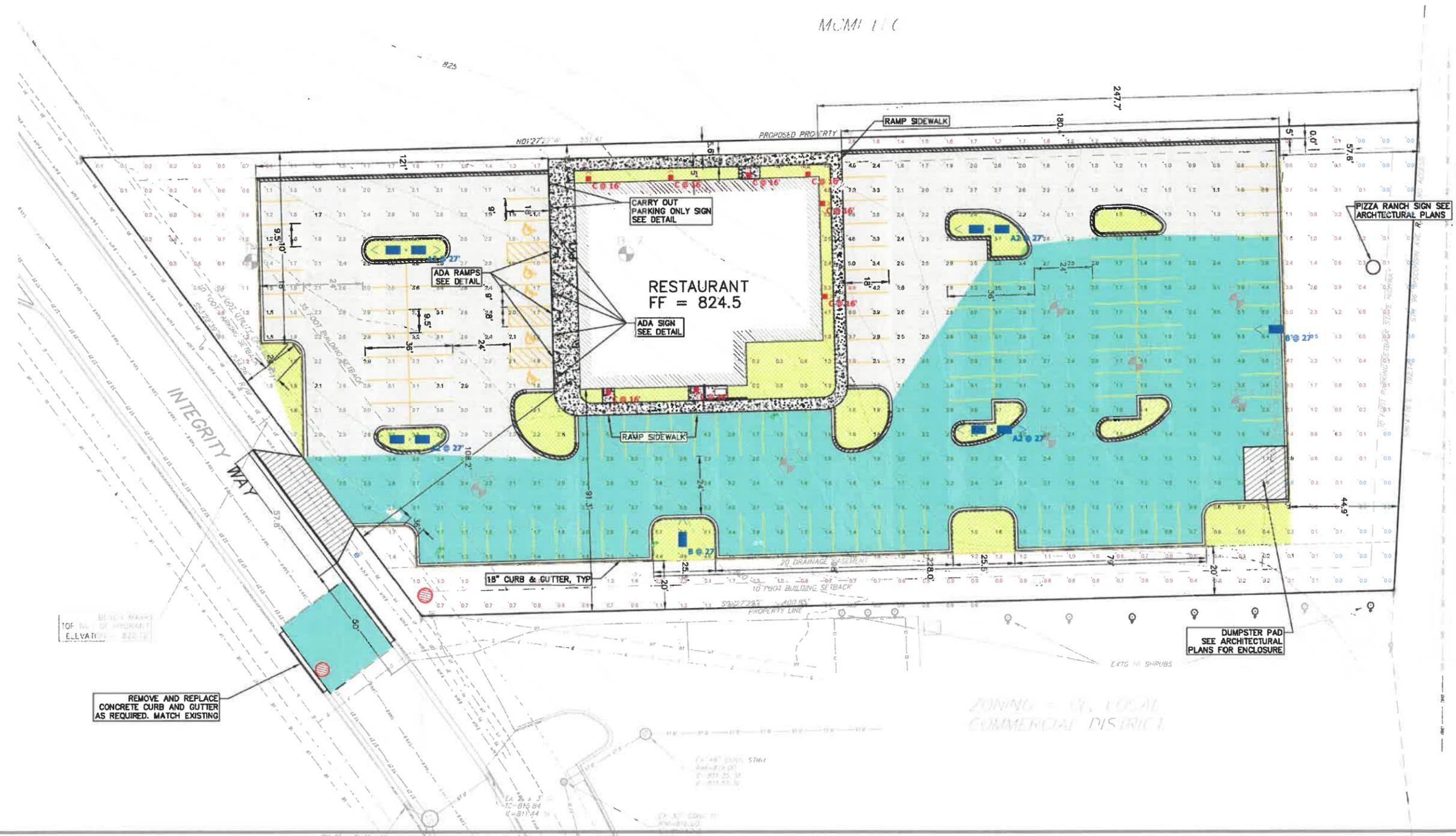
**L100**  
 BRR Original printed on recycled paper

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A2	4	OPTEC LED LIGHTING	OLA1-150-UNVL-50-5-SQ-RZ	LED AREA SERIES LARGE 150W 5000K TYPE 5 (TWIN CONFIGURATION)	LED 5000K	1	ola1-150-50-5.lms	19285	0.9	300
	B	2	OPTEC LED LIGHTING	OLA1-150-UNVL-50-3-SQ-BZ	LED AREA SERIES SMALL 150W 5000K TYPE 3	LED 5000K	1	ola1-150-50-3.lms	21475	0.9	150
	C	8	OPTEC LED LIGHTING	OLWP3L-050-1200-UNV-50-4-SM-BZ	LED WALLPACK SERIES 3 / LARGE 50W 5000K TYPE 4	LED 5000K	1	olwp3l-050-1200-unv-50-4.lms	5149	0.9	47.8

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Parking		7.4 ft	9.9 ft	0.6 ft	4.0:1	16.5:1

Note  
 Pole Mounted Fixtures = 27' AFG  
 (25' Pole + 2' Base)  
 FC measured at 0' AFG  
 DESIGN BASED ON PREVIOUSLY APPROVED LAYOUT.

MCM LLC



STH "96" (WISCONSIN AVE.)

PIZZA RANCH - APPLETON, WI SITE

ZONING = ST, LOCAL COMMERCIAL DISTRICT

REMOVE AND REPLACE CONCRETE CURB AND GUTTER AS REQUIRED. MATCH EXISTING

DUMPSTER PAD SEE ARCHITECTURAL PLANS FOR ENCLOSURE

Plan View  
 Scale - 1" = 20'

Designer  
 Date 9/11/2019  
 Scale Not to Scale  
 Drawing No.  
 Summary