



**PLAN COMMISSION AGENDA**  
Tuesday, November 19, 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 – November 5, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Special Exception Permit (SE-19-19) requested by Venture One Stop, Inc., dba Appleton Camping Center, 2100 N. McCarthy Road, for operation of a recreational vehicle sales and service business. **Action:** Hear testimony/close hearing.
8. **Special Exception Permit (SE-19-19)** – Request by Venture One Stop, Inc., dba Appleton Camping Center, 2100 N. McCarthy Road, for operation of a recreational vehicle sales and service business. **Action:** Recommend approval/denial of SE-19-19. (TOWN BOARD ACTION 11/19/2019)
9. **Public Hearing #2** – Request by Midwest Properties I, LLP, to vacate all of the right-of-way of N. Corporate Court and to release the vision corner easement thereon. **Action:** Hear testimony/close hearing.
10. **Street Vacation** – Request by Midwest Properties I, LLP, to vacate all of the right-of-way of N. Corporate Court and to release the vision corner easement thereon. **Action:** Recommend approval/denial of the street vacation. (TOWN BOARD ACTION 12/3/2019) *Resolution TBR-18-2019.*
11. **Site Plan Amendment (SPA1-00-03)** – Request by Hubbard Feeds, Inc., 1915 W. Edgewood Drive, to remove an existing monument sign and install a new monument sign. **Action:** Approve/deny SPA1-00-03.
12. **Site Plan Amendment (SPA2-00-04)** – Request by Victory Lane Imports, Inc., 3027 N. Victory Lane, to replace an existing pylon sign for Bergstrom Hyundai of Appleton (3023 N. Victory Lane) with a new monument sign in the same location. **Action:** Approve/deny SPA2-00-04.
13. 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

November 5, 2019

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

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 = 5)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – OCTOBER 15, 2019 MEETING.

**Motion (Hidde/Stadel) 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.

7. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-18-19) REQUESTED BY OFFSETS GARAGE LLC, DBA BRANDED TITLE CO., 1060 N. PERKINS STREET, FOR OPERATION OF AN AUTOMOTIVE SALES AND SERVICE BUSINESS.

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

Blair Ehdal, Manager of Branded Title Co., stated that the business will engage in sales and service of high-end sports cars.

**Motion (Hidde/Ulrich) to close Public Hearing #1 at 6:04 p.m.** Motion carried, all voting aye.

8. **SPECIAL EXCEPTION (SE-18-19)** – REQUEST BY OFFSETS GARAGE LLC, DBA BRANDED TITLE CO., 1060 N. PERKINS STREET, FOR OPERATION OF AN AUTOMOTIVE SALES AND SERVICE BUSINESS.

Planner Patza provided background on the request, noting that the applicant previously received a Special Exception for auto sales and service at this property. The business subsequently relocated to another location. They now plan to expand the business back at the Perkins Street property, which requires reauthorization of a Special Exception.

**Motion (Ulrich/Hidde) to recommend approval of the Special Exception (SE-18-19) requested by Offsets Garage LLC, dba Branded Title Co., 1060 N. Perkins Street, to allow operation of an automotive sales and service business, with the condition that no more than 10 vehicles "for sale" shall be displayed on the property at any given time.** Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – REZONING (Z-04-19) REQUESTED BY RUSSELL L. OBERMEIER TO REZONE PROPERTY AT 5100 W. SCHROTH LANE FROM CL LOCAL COMMERCIAL DISTRICT TO R-5 MULTIFAMILY RESIDENCE DISTRICT.

Chairman Schowalter opened Public Hearing #2 at 6:05 p.m. There was no public input.

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

10. **REZONING (Z-04-19)** – REQUEST BY RUSSELL L. OBERMEIER TO REZONE PROPERTY AT 5100 W. SCHROTH LANE FROM CL LOCAL COMMERCIAL DISTRICT TO R-5 MULTIFAMILY RESIDENCE DISTRICT.

Planner Patza stated that the rezoning is requested to allow development of a senior assisted living facility. The use would meet the objectives of the R-5 zoning classification. It would provide a use transition from multifamily development to the north and commercial development to the south.

**Motion (Hidde/Ulrich) to recommend an amendment to the Comprehensive Plan to reflect Urban – Multi-family Residential use for property located at 5100 W. Schroth Lane, and to recommend the rezoning (Z-04-19) of the property from CL Local Commercial District to R-5 Multifamily Residence District (Ordinance O-11-2019).** Motion carried, all voting aye.

11. **SITE PLAN (SP-24-19)** – REQUEST BY SCHROTH LANE HOLDING LLC, DBA SILVERSTONE MEMORY CARE, INC., 5100 W. SCHROTH LANE, FOR CONSTRUCTION OF A 44-UNIT SENIOR ASSISTED LIVING FACILITY AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided background on the plan for a 44-unit senior assisted living facility specializing in memory care. There are impacted wetlands on the property that will require regulatory permits. Stormwater runoff will be directed to an existing on-site pond.

**Motion (Hidde/Sherman) to approve the Site Plan (SP-24-19) requested by Schroth Lane Holding LLC, dba Silverstone Memory Care, Inc., 5100 W. Schroth Lane, for construction of a 44-unit senior assisted living facility and associated site improvements, subject to Town Board approval of rezoning request Z-04-19.** Motion carried, all voting aye.

12. **SITE PLAN AMENDMENT (SPA1-00-75)** – REQUEST BY MAIN CONCRETE INC., 401 N. PERKINS STREET, FOR CONSTRUCTION OF A COMMERCIAL STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Ulrich/Hidde) to approve the Site Plan Amendment (SPA1-00-75) requested by Main Concrete Inc., 401 N. Perkins Street, for construction of a commercial storage building and associated site improvements.** Motion carried, all voting aye.

13. **PUBLIC PARTICIPATION PLAN FOR TOWN OF GRAND CHUTE COMPREHENSIVE PLAN 2020-2040**

**Motion (Stadel/Ulrich) to recommend approval of the Public Participation Plan for the Town of Grand Chute Comprehensive Plan 2020-2040 (Resolution TBR-19-2019).** Motion carried, all voting aye

14. ADJOURNMENT.

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

Respectfully Submitted,

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

**Town of Grand Chute  
Special Exception Request  
Venture One Stop, Inc., dba Appleton Camping Center**

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**To: Plan Commission**

**From: Michael Patza**

**Date: November 11, 2019**

**Address: 2100 N. McCarthy Road**

**App. #: SE-19-19**

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**REQUEST**

- 1. Proposed Use(s):** Continued use for recreational vehicle sales and service.
- 2. Project Description:** Change in ownership of existing business.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

Appleton Camping Center is being purchased by applicant. A change in ownership requires a new Special Exception Permit. No changes are proposed to the existing building or site at this time. All code requirements are met with this request.

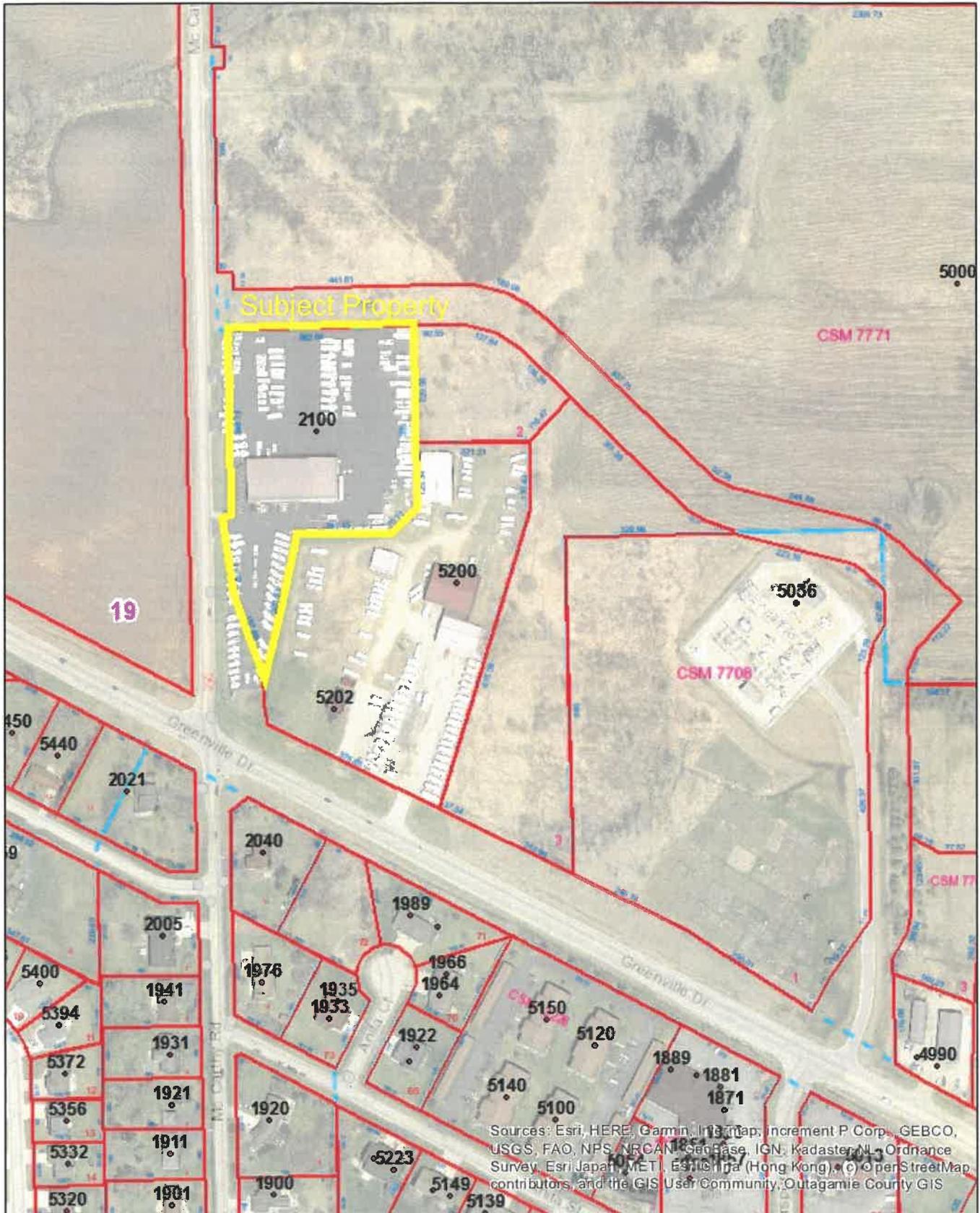
**FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION**

- 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. *NA.***

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-19-19) requested by Venture One Stop, Inc., dba Appleton Camping Center, 2100 N. McCarthy Road, for operation of a recreation vehicle sales and service business.

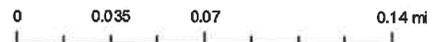
# SE-19-19 -- 2100 N. McCarthy Road



Sources: Esri, HERE, Garmin, InMap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Community, Outagamie County GIS

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Author:  
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October 21, 2019

To: Michael D. Patza Grand Chute Town Planner

From: Todd Peters

Re: Appleton Camping Center 2100 N. McCarthy Rd

Michael this is a follow up to our conversation today. Please see the following: I am seeking a special exception as I have a deal signed on Appleton Camping Center.

The description of the request is as follows. About me I have been a business owner for many many years. I was a dealer in green bay the bought and sold cars, trucks, boats and campers. I also wholesaled cars to dealers all around. I am seeking this request as I am buying Appleton Camping Center and I need to have you sign off on the state forms to get my license to keep the rv store running. Everything will be staying the same as when Maury Wiese owned the store for all of these years. We will be selling new and used pull campers and motorhomes.

If you have any other questions I can be reached at 920-655-2497.

Thank you in advance for your help.

Sincerely,

A handwritten signature in black ink that reads "Todd Peters". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Todd Peters

**Town of Grand Chute  
Street Vacation/Discontinuance  
N. Corporate Court**

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**To: Plan Commission**

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

**Date: November 13, 2019**

**Site: All of N. Corporate Court**

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**REQUEST/ANALYSIS**

Midwest Properties I, LLP owns all of the land abutting the right-of-way of N. Corporate Court. This road was dedicated as public right-of-way when the land was platted, but the actual street was never constructed. At this time, Midwest has petitioned the Town to vacate and discontinue N. Corporate Court and to release the Vision Corner Easement thereon. The recently approved Certified Survey Map No. 7803 combined the four platted parcels abutting N. Corporate Court into a single parcel (Lot 1, CSM 7803). The purpose of the lot consolidation and street vacation is to create one buildable parcel that can be sold for a commercial development project. Access to the new site will be from Neubert Road. Once the right-of-way of N. Corporate Court is vacated, the underlying land area will be awarded to the aforementioned Lot 1, CSM 7803.

**RECOMMENDATION**

**Staff supports a Plan Commission recommendation for Town Board approval of Resolution TBR-18-2019, authorizing vacation and discontinuance of all the right-of-way of N. Corporate Court and release of the Vision Corner Easement thereon.**

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-18-2019

A RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, AUTHORIZING VACATION AND DISCONTINUANCE OF ALL THE RIGHT-OF-WAY OF N. CORPORATE COURT.

WHEREAS, the Town of Grand Chute has received a petition of owners of all lands abutting the right-of-way of N. Corporate Court, requesting vacation and discontinuance of said right-of-way, and the release of the Vision Corner Easement thereon; and

WHEREAS, the Town of Grand Chute is authorized to approve the vacation and discontinuance of public roads, pursuant to Section 66.1003 of Wisconsin Statutes; and

WHEREAS, the Town Clerk of the Town of Grand Chute has published a Class III Notice of Intent to vacate and discontinue all of N. Corporate Court as located within the Town of Grand Chute, further described herein; and

WHEREAS, the Town of Grand Chute Plan Commission has reviewed and recommends vacation and discontinuance of all the right-of-way of N. Corporate Court and the release of the Vision Corner Easement thereon.

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

1. That all of the right-of-way of N. Corporate Court, further described on the attached Exhibit "A", be and hereby is conditionally vacated and discontinued, and the Vision Corner Easement thereon is released, 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 Resolution of the Town Board, and for purposes of clarity of record of title, the public road being vacated will be awarded as follows:

A. All the vacated area described on the attached Exhibit "A" going to the adjoining parcel legally described as Lot 1 of Certified Survey Map Number 7803, being part of Grand Chute West Business Park, located in the fractional Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin.

BE IT FURTHER RESOLVED, that a copy of this 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

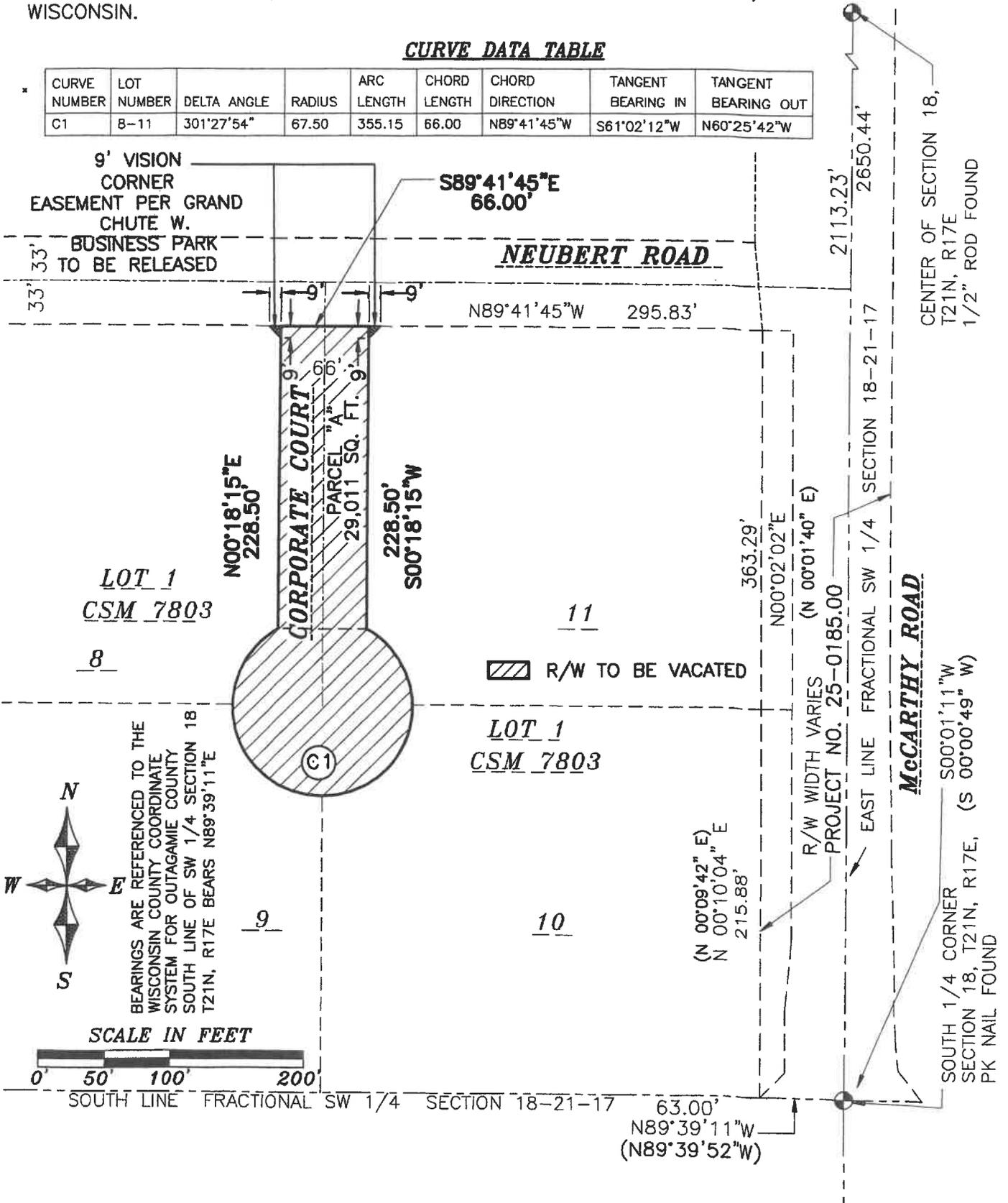
\_\_\_\_\_  
Notary Public, Outagamie County  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

# EXHIBIT "A"

ALL OF CORPORATE COURT OF CERTIFIED SURVEY MAP NUMBER 7803, BEING PART OF GRAND CHUTE WEST BUSINESS PARK, LOCATED IN FRACTIONAL SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

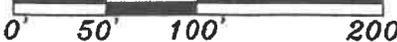
**CURVE DATA TABLE**

CURVE NUMBER	LOT NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	TANGENT BEARING IN	TANGENT BEARING OUT
C1	8-11	301°27'54"	67.50	355.15	66.00	N89°41'45"W	S61°02'12"W	N60°25'42"W



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY SOUTH LINE OF SW 1/4 SECTION 18 T21N, R17E BEARS N89°39'11"E

SCALE IN FEET



SOUTH LINE FRACTIONAL SW 1/4 SECTION 18-21-17 63.00' N89°39'11"W (N89°39'52"W)

CENTER OF SECTION 18, T21N, R17E 1/2" ROD FOUND

SOUTH 1/4 CORNER SECTION 18, T21N, R17E, (S 00°00'49" W) PK NAIL FOUND

## EXHIBIT "A"

### PARCEL "A" LEGAL DESCRIPTION

ALL COPORATE COURT OF CERTIFIED SURVEY MAP NUMBER 7803 AS RECORDED IN DOCUMENT NUMBER 2171682, BEING PART OF GRAND CHUTE WEST BUSINES PARK, LOCATED IN FRACTIONAL SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN AND BEING DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 39 MINUTES 11 SECONDS WEST (RECORDED AS NORTH 89 DEGREES 39 MINUTES 52 SECONDS WEST), ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 63.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS EAST (RECORDED AS NORTH 00 DEGREES 09 MINUTES 42 SECONDS EAST), ALONG THE WEST RIGHT-OF-WAY LINE OF McCARTHY ROAD AS DESCRIBED IN DOCUMENT NO. 2162709, A DISTANCE OF 215.88 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST (RECORDED AS NORTH 00 DEGREES 01 MINUTE 40 SECONDS EAST), ALONG SAID WEST RIGHT-OF-WAY LINE, 363.29 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NEUBERT ROAD 295.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 18 MINUTES 15 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE COURT, 228.50 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, AND NORTHEASTERLY ALONG THE RIGHT-OF-WAY LINE OF CORPORATE COURT, 355.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.50 FEET AND A CHORD THAT BEARS NORTH 89 DEGREES 41 MINUTES 45 SECONDS WEST 66.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 15 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF COPORATE COURT, 228.50 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NEUBERT ROAD 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 29, 011 SQUARE FEET (0.666 ACRES), OF LAND, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**Town of Grand Chute  
Site Plan Amendment Review  
Hubbard Feeds, Inc.**

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: November 12, 2019**

**Address: 1915 W. Edgewood Drive**

**App. #: SPA1-00-03**

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**REQUEST**

- 1. Proposed Use(s):** Continued use as feed mill.
- 2. Project Description:** Remove existing monument sign and install a new monument sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

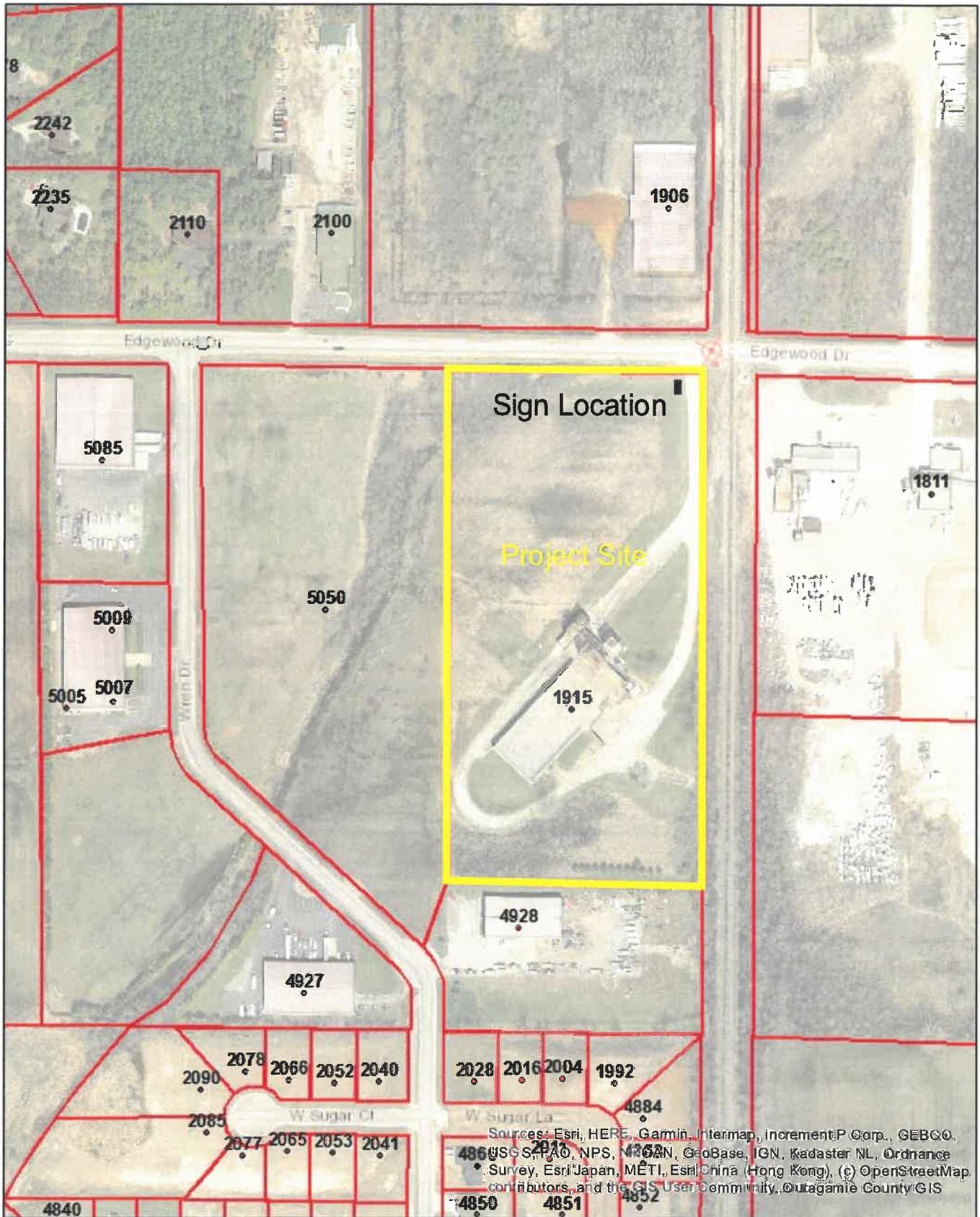
**ANALYSIS**

Applicant seeks approval to install a new monument sign. The sign cabinet will be 32 sq. ft. in size and 8' in height. The sign will be placed in the same location as the existing sign, along W. Edgewood Drive. All other code requirements are met with this request.

**RECOMMENDATION**

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-00-03) requested by Hubbard Feeds, Inc., 1915 W. Edgewood Drive, to remove an existing monument sign and install a new monument sign.

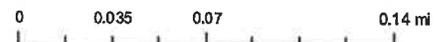
# SPA1-00-03 -- 1915 W. Edgewood Drive

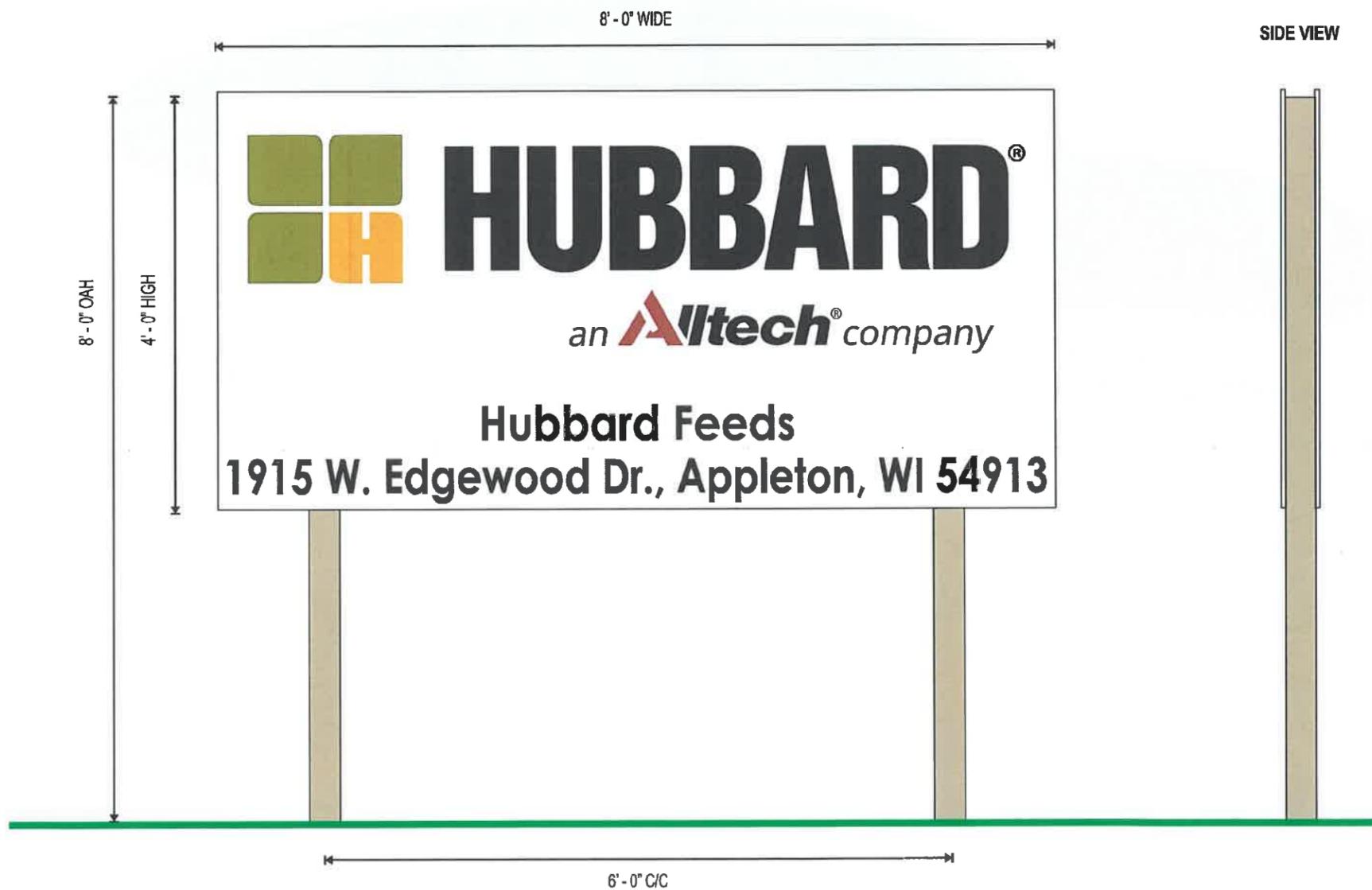


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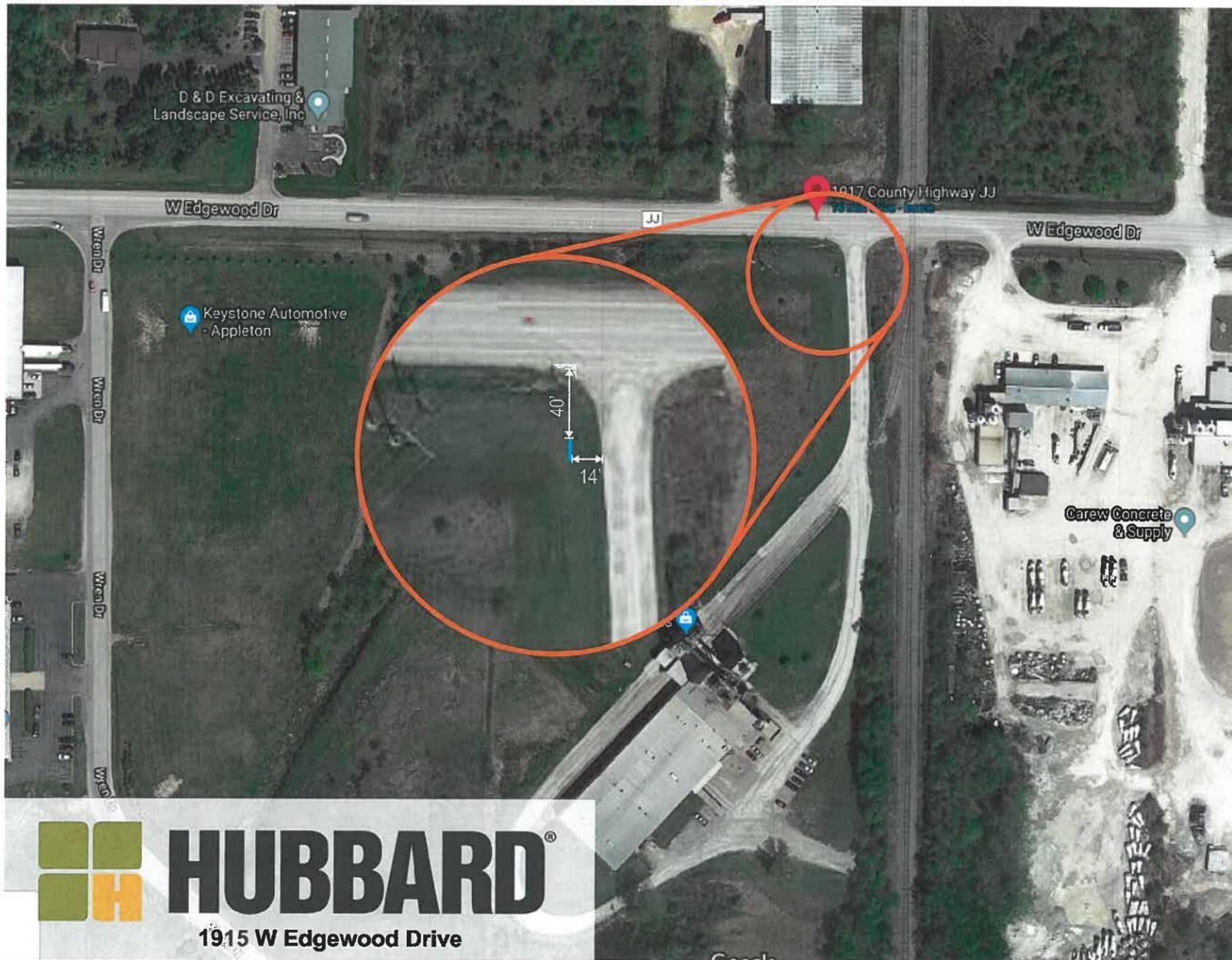




**Receive and install one (1) post and panel sign**

- Two SF panels back-to-back on the posts (*panels provided by Sign Pro*)
- Two 4" x 4" Treated Lumber posts - 6ft on center (*posts provided by Sign Country*)
  - Natural Finish
- Direct Embedment with concrete

SCALE 3/4" = 1'



 **HUBBARD**<sup>®</sup>

1915 W Edgewood Drive

**Town of Grand Chute  
Site Plan Amendment Review  
Victory Lane Imports, Inc.**

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: November 12, 2019**

**Address: 3027 N. Victory Lane**

**App. #: SPA2-00-04**

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**REQUEST**

- 1. Proposed Use(s):** Continued automotive sales and service use.
- 2. Project Description:** Remove existing pylon sign for Bergstrom Hyundai of Appleton (3023 N. Victory Lane) and install a new monument sign in the same location.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

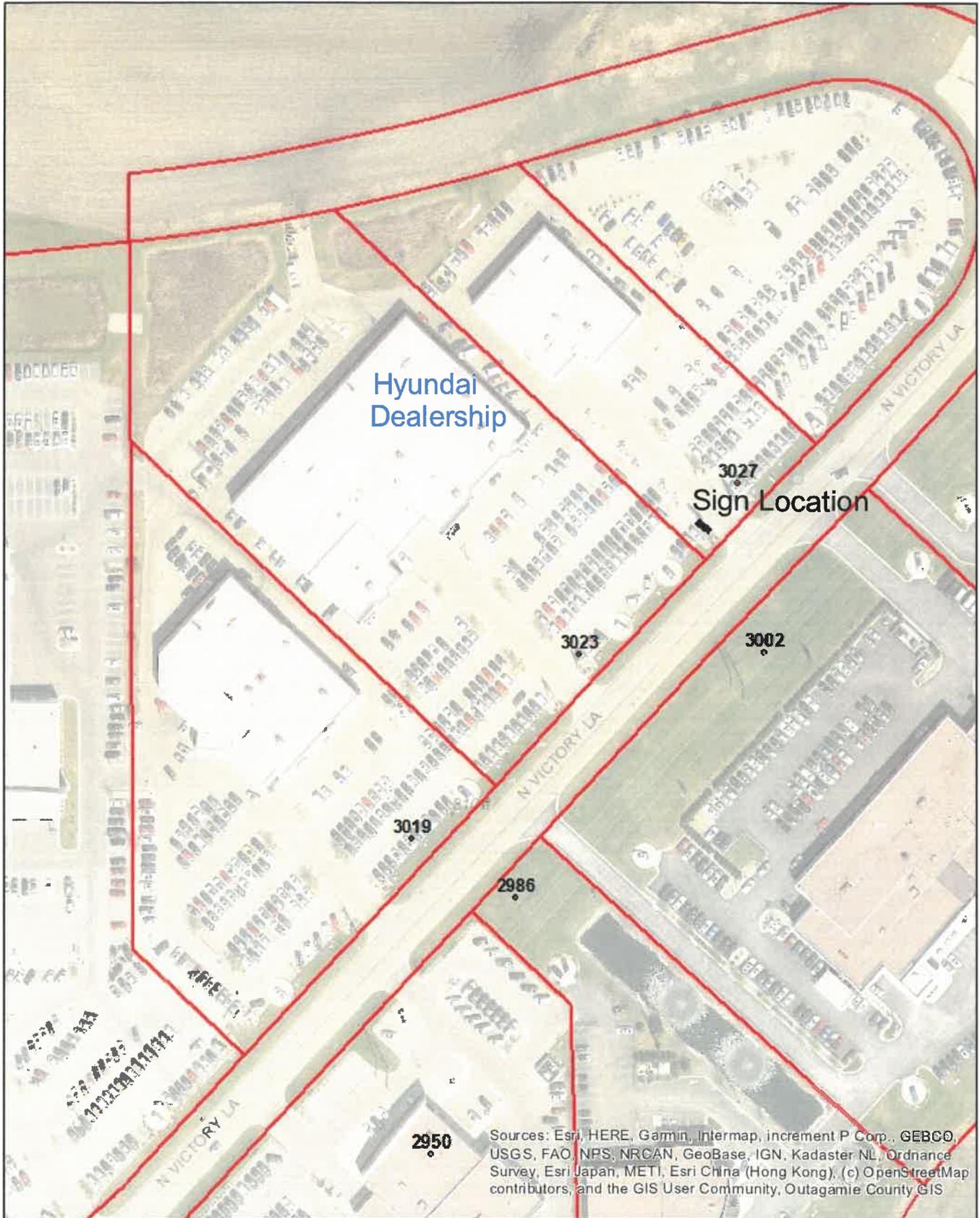
**ANALYSIS**

Applicant seeks approval to install a new monument sign. The sign will be 120 sq. ft. in size and 25' in height. The sign will be placed in the same location as the existing sign, along N. Victory Lane. The sign location is on a parcel adjacent to the Hyundai dealership property. In 2004, the Zoning Board of Appeals granted a variance to allow a total of 6 freestanding signs between this parcel and two adjacent properties, without specifying the location of each sign. This request is to replace one of the signs permitted under that approval. All other code requirements are met with this request.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA2-00-04) requested by Victory Lane Imports, Inc., to remove an existing pylon sign and install a new monument sign in the same location.**

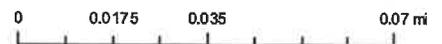
# SPA2-00-04 -- 3027 N. Victory Lane



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Author:

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Ground Signs

Art represents approximation of sign appearance.

Ground sign to be installed on new foundation.

Exact location of sign to be determined. Final location of sign subject to municipality approval.

Ground sign recommendation/pricing assumes installation in earth, without obstructions, on level grade.

Dealer to locate private utilities, and identify location.

Dealer to provide 120 volt, 20 amp dedicated circuit to sign.

If an engineer alters quoted signage a change order will be provided to the dealer.

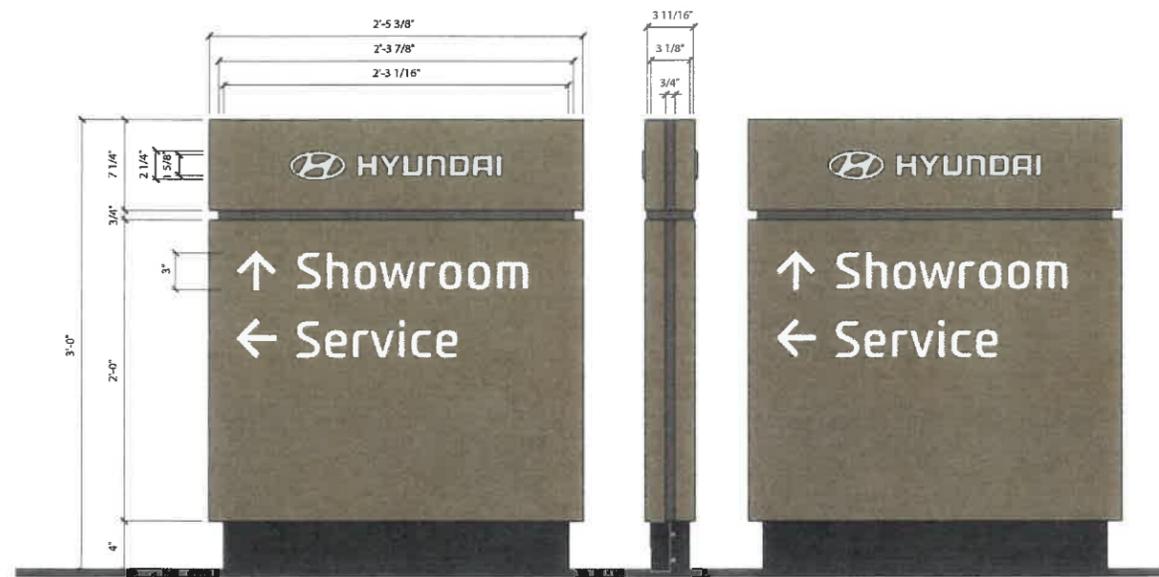
Copy on and placement of any signs, including directional signs, to be verified by dealer.

Dealer to supply above to GC, architect, and other construction team members.

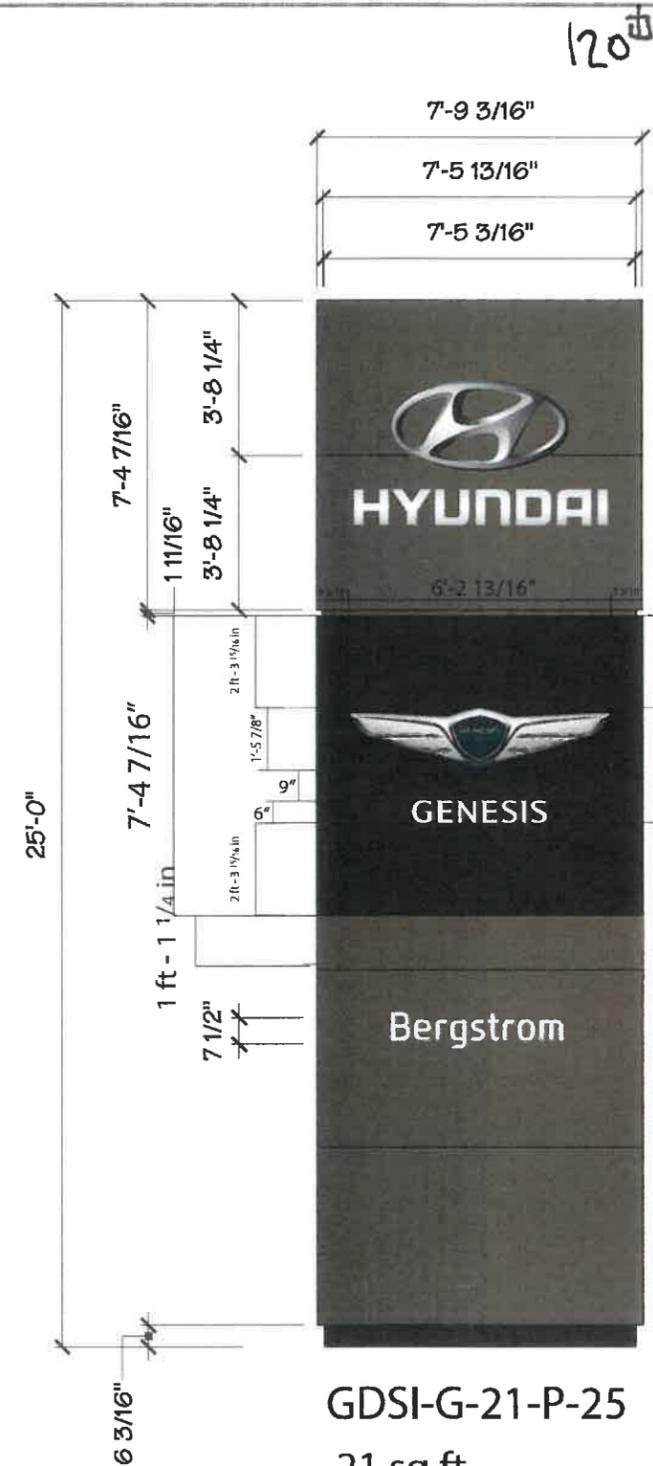
Rendering based on AGI conceptual design drawings, issue date 6/5/2019.

Dealer is responsible for verifying that site plan shown matches final architectural plans.

Copy on and placement of any directional signs to be verified by dealer.



GDSI-DIR-36  
7.34 SF.



GDSI-G-21-P-25  
21 sq ft



Bergstrom Hyundai  
3023 Victory Lane  
Appleton, WI

Location: WI032 Bergstrom Hyundai

AGI Rep: J.B.

Drawn By: M. Johnson

Scale: NTS

Date:

