



PLAN COMMISSION AGENDA
Thursday, February 20, 2020 - 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 – February 4, 2020 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-01-20) requested by the Town of Grand Chute to allow grading, filling and a culvert crossing associated with the extension of W. Evergreen Drive, between N. Gillett Street and N. Orion Lane. **Action:** Hear testimony/close meeting.
8. **Conditional Use Permit (CUP-01-20)** – Request by the Town of Grand Chute to allow grading, filling and a culvert crossing associated with the extension of W. Evergreen Drive, between N. Gillett Street and N. Orion Lane. **Action:** Recommend approval/denial of CUP-01-20. (TOWN BOARD ACTION 3/3/2020)
9. **Public Hearing #1** – Special Exception Permit (SE-05-20) requested by Jason D. Feldkamp and Nichole M. Vandenberg, 1952 N. Rexford Street, to allow construction of a 1,216 square foot detached garage. **Action:** Hear testimony/close hearing.
10. **Special Exception Permit (SE-05-20)** – Request by Jason D. Feldkamp and Nichole M. Vandenberg, 1952 N. Rexford Street, to allow construction of a 1,216 square foot detached garage. **Action:** Recommend approval/denial of SE-05-20. (TOWN BOARD ACTION 3/3/2020)
11. **Certified Survey Map (CSM-04-20)** – Request by Anthony L. Schmidt, 500 block of W. Broadway Drive, for approval of a two-lot CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-04-20. (TOWN BOARD ACTION 3/3/2020)
12. Adjournment.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin boards & Town website www.grandchute.net 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

Notice of Possible Quorum: A quorum of the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

GRAND CHUTE PLAN COMMISSION MINUTES

February 4, 2020

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

Also Present: James March, Town Administrator; 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 = 11) Supervisor Eric Davidson.

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – JANUARY 21, 2020 MEETING.

Motion (Boeckers/Ulrich) 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. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-03-20) REQUESTED BY G&V INVESTMENTS LLC, DBA NORTHLAND SPORTS PUB AND GRILL, 340 W. NORTHLAND AVENUE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Chairman Schowalter opened Public Hearing #1 at 6:02 p.m. There was no public input.

Motion (Hidde/Sherman) to close Public Hearing #1 at 6:02 p.m. Motion carried, all voting aye.

8. **SPECIAL EXCEPTION PERMIT (SE-03-20)** – REQUEST BY G&V INVESTMENTS LLC, DBA NORTHLAND SPORTS PUB AND GRILL, 340 W. NORTHLAND AVENUE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Planner Patza provided information on the dimensions of the new sign cabinet and electronic message center. He shared correspondence received in a letter from representatives from United Financial Group, Inc, which owns the adjacent multi-family property to the north. The letter was in opposition to the proposed sign due to aesthetics. Planner Patza explained the Town's Sign Code does not regulate sign aesthetics, and the proposed electronic message center meets all code requirements.

Motion (Stadel/Boeckers) to recommend approval of Special Exception Permit (SE-03-20) requested by G&V Investments LLC, dba Northland Sports Pub and Grill, 340 W. Northland Avenue, to allow operation of an electronic message center sign. Motion carried, all voting aye.

9. **SITE PLAN AMENDMENT (SPA1-99-07)** – REQUEST BY G&V INVESTMENTS LLC, DBA NORTHLAND SPORTS PUB AND GRILL, 340 W. NORTHLAND AVENUE, TO REMOVE A SIGN CABINET ON AN EXISTING PYLON AND INSTALL A NEW SIGN CABINET.

Motion (Ulrich/Hidde) to approve Site Plan Amendment (SPA1-99-07) requested by G&V Investments LLC, dba Northland Sports Pub and Grill, 340 W. Northland Avenue, to remove a sign cabinet on the existing pylon and install a new sign cabinet, including an electronic message center, subject to Town Board approval of Special Exception SE-03-20. Motion carried, all voting aye.

10. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-04-20) REQUESTED BY JRK INVESTMENT ENTERPRISES LLC, 2311 AND 2345 W. SPENCER STREET, TO ALLOW AN ATTACHED SIGN THAT EXTENDS ABOVE THE PARAPET/ROOFLINE OF THE BUILDING.

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

Motion (Sherman/Hidde) to close Public Hearing #2 at 6:05 p.m. Motion carried, all voting aye.

11. **SPECIAL EXCEPTION PERMIT (SE-04-20)** – REQUEST BY JRK INVESTMENT ENTERPRISES LLC, 2311 AND 2345 W. SPENCER STREET, TO ALLOW AN ATTACHED SIGN THAT EXTENDS ABOVE THE PARAPET/ROOFLINE OF THE BUILDING.

Planner Patza provided a brief history on the site and explained the proposed use for self-storage is a permitted use in this zoning classification. The Special Exception Permit is for the sign only.

Motion (Sherman/Ulrich) to recommend approval of Special Exception Permit (SE-04-20) requested by JRK Investment Enterprises LLC, 2311 and 2345 W. Spencer Street, to allow an attached sign that extends above the parapet/roofline of a building.

In response to a question from Commissioner Hidde regarding impacts to adjacent residential properties, Planner Patza provided additional details on the site and location of the proposed sign. The sign is proposed on the far west side of the property, opposite adjacent residential properties to the east. There is an existing row of mature evergreen trees and fence providing a buffer from the residential properties to the east.

Motion carried, all voting aye.

12. **SITE PLAN (SP-01-20)** – REQUEST BY JRK INVESTMENT ENTERPRISES LLC, 2311 AND 2345 W. SPENCER STREET, FOR CONSTRUCTION OF THREE SELF-STORAGE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided details on the project including exterior improvements to the existing building, site access, the proposed stormwater facility, site lighting and landscaping improvements.

Motion (Stadel/Boeckers) to approve Site Plan (SP-01-20) requested by JRK Investment Enterprises LLC, 2311 and 2345 W. Spencer Street, for construction of three self-storage buildings and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plan; (2) Town Board approval of a lot consolidation Certified Survey Map CSM-03-20; and, (3) Town Board approval of Special Exception SE-04-20. Motion carried, all voting aye.

13. **CERTIFIED SURVEY MAP (CSM-03-20)** – REQUEST BY JRK INVESTMENT ENTERPRISES LLC, 2311 AND 2345 W. SPENCER STREET, FOR APPROVAL OF A LOT CONSOLIDATION CSM WITH ROADWAY DEDICATION.

Motion (Ulrich/Sherman) to recommend approval of the Certified Survey Map (CSM-03-20) requested by JRK Investment Enterprises LLC, 2311 and 2345 W. Spencer Street for a lot consolidation Certified Survey Map with roadway dedication. Motion carried, all voting aye.

14. **SITE PLAN (SP-02-20)** – REQUEST BY 4411 WEST WISCONSIN AVENUE LLC, 4411 W. WISCONSIN AVENUE, FOR CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided a brief history of the site and shared project details including the location of the building addition, improvements to the exterior of the east side of the building, site parking and landscaping improvements. The finished building will have room for three separate tenants.

Motion (Hidde/Sherman) to approve Site Plan (SP-02-20) requested by 4411 West Wisconsin Avenue LLC, 4411 W. Wisconsin Avenue, for construction of a building addition and associated site improvements. Motion carried, all voting aye.

15. **SITE PLAN AMENDMENT (SPA1-00-07)** – REQUEST BY 4411 WEST WISCONSIN AVENUE LLC, 4411 W. WISCONSIN AVENUE, TO REMOVE AN EXISTING MONUMENT SIGN AND INSTALL A NEW MULTI-TENANT MONUMENT SIGN.

Motion (Sherman/Ulrich) to approve Site Plan Amendment (SPA1-00-07) requested by 4411 West Wisconsin Avenue LLC, 4411 W. Wisconsin Avenue, to remove the existing monument sign and install a new multi-tenant monument sign. Motion carried, all voting aye.

16. **SITE PLAN (SP-03-20)** – REQUEST BY FOX VALLEY TECHNICAL COLLEGE, 1825 N. BLUEMOUND DRIVE, FOR CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Hidde/Sherman) to approve Site Plan (SP-03-20) requested by Fox Valley Technical College, 1825 N. Bluemound Drive, for construction of a building addition and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans. Motion carried, all voting aye.

17. **CERTIFIED SURVEY MAP (CSM-01-20)** – REQUEST BY GARY AND TERRESE NEUBERT, 5138 N. MAYFLOWER DRIVE, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION.

Motion (Stadel/Boeckers) to recommend approval of Certified Survey Map (CSM-01-20) requested by Gary and Terrese Neubert, 5138 N. Mayflower Drive, for a two-lot Certified Survey Map with roadway dedication. Motion carried, all voting aye.

18. **SITE PLAN AMENDMENT (SPA2-43-00)** – REQUEST BY TOWN OF GRAND CHUTE, 1900 W. GRAND CHUTE BOULEVARD, FOR CONSTRUCTION OF A RECONFIGURED PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided an overview of the project including the redesigned main entrance, parking lot configuration, and additional access points to Town Hall.

In response to a question from Commissioner Stadel regarding the construction timeline, Public Works Director Schwartz stated construction will occur in 2020 unless the Town is successful in receiving a WisDOT grant for a portion of the project. Grant awards will be announced later in February. If the Town is awarded the grant construction would occur in 2021.

Motion (Sherman/Hidde) to approve Site Plan Amendment (SPA2-43-00) requested by the Town of Grand Chute, 1900 W. Grand Chute Boulevard, for construction of a reconfigured parking lot and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans. Motion carried, all voting aye.

19. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn the meeting at 6:19 p.m. Motion carried, all voting aye.

Respectfully Submitted,

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

**Town of Grand Chute
Conditional Use Permit Request
Town of Grand Chute – W. Evergreen Drive extension**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: February 12, 2020

Address: W. Evergreen Drive

App. #: CUP-01-20

REQUEST

The Grand Chute Town Board previously approved a Conditional Use Permit for this project on March 05, 2019. Due to unexpected delays in obtaining required permits from state and federal regulatory agencies, it is necessary for the Town of Grand Chute to grant a new Conditional Use Permit before submitting the project for approval by Outagamie County.

This project consists of constructing an extension of W. Evergreen Drive, between North Gillett Street and N. Orion Lane. Work will involve grading, filling and construction of a culvert crossing for a portion of a tributary to Mud Creek that will pass under the new roadway. This extension of W. Evergreen will be constructed as 37-foot wide urban section with curb and gutter and storm sewer. A 10-foot wide asphalt trail will extend on the north side of the street. A 5-foot wide sidewalk will extend on the south side of the street east of the creek crossing. Four (4) 12-foot wide by 4-foot high concrete box culverts and one (1) 12-foot wide by 5-foot high concrete box culvert form the stream crossing structure of the new roadway. The project requires modifications to the FEMA designated floodplain that surrounds this navigable waterway. A County Conditional Use Permit (CUP) is required to allow grading, filling and a culvert crossing within the Shoreland District. Additionally, prior to issuing this CUP, the County is requiring the Town to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA for fill that will be placed in the regulatory floodplain. Once the W. Evergreen Drive project is completed, the Town will need to obtain a Letter of Map Revision (LOMR) from FEMA in order to update the floodplain map so that it reflects conditions post-construction.

ANALYSIS

A Backwater Analysis was performed to evaluate the impacts the W. Evergreen Drive project has on the regulatory floodplain and floodway limits. In addition to owning the right-of-way for the new roadway, the Town and/or Sanitary District No. 3 owns adjoining property immediately to the north along the entire extent of the project. The project requires filling of some designated flood storage areas (storage for 100-year storm events). The Town will mitigate that by providing additional land nearby for flood storage restoration. This restoration replaces the flood storage lost due to the W. Evergreen Drive project and a small amount of flood storage area that was lost due to the Gillett Street urbanization project. To address potential flooding impacts in the most environmentally and fiscally responsible manner, the culvert design allows for flooding not

to exceed 8 inches over the roadway in the event of a 100-year storm. This meets the threshold for emergency vehicles to proceed through standing water. Grand Chute Fire Department has confirmed its ability to provide service in those conditions. With regard to this potential condition during a 100-year storm event, there would be alternate emergency access routes to properties between N. Gillett Street and N. Richmond Street. Those include W. Capitol Drive, W. Elsner Road, and W. Edgewood Drive/CTH JJ.

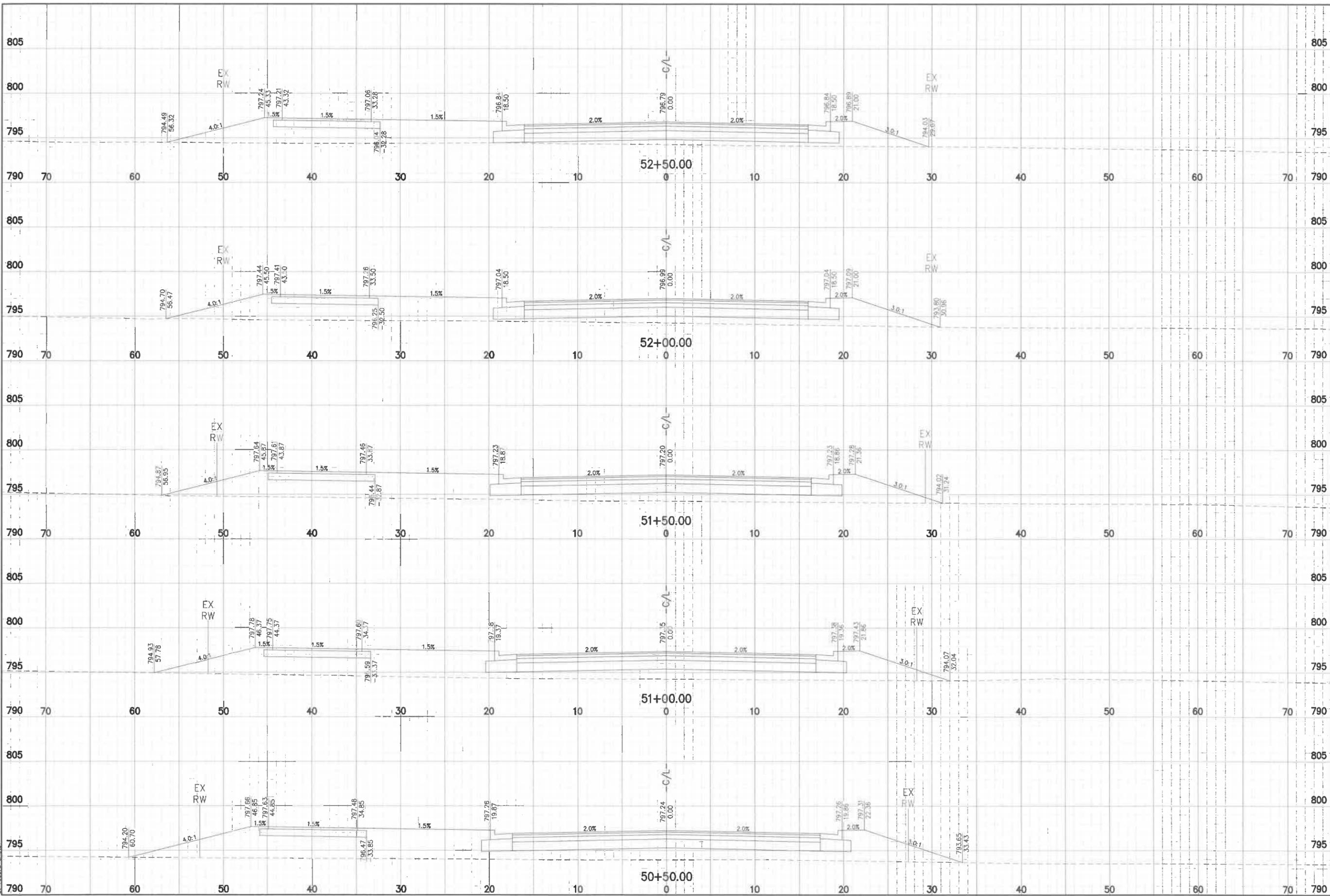
The proposed culvert structure, roadway improvements and flood storage modifications are designed to accommodate the 100-year storm event with no rise in surface water elevations on properties not owned by the Town that are upstream of the project. No flooding easements will be required upstream of Town-owned property. Areas of wetlands impacted by the project will be mitigated through a WDNR individual permit.

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

RECOMMENDATION

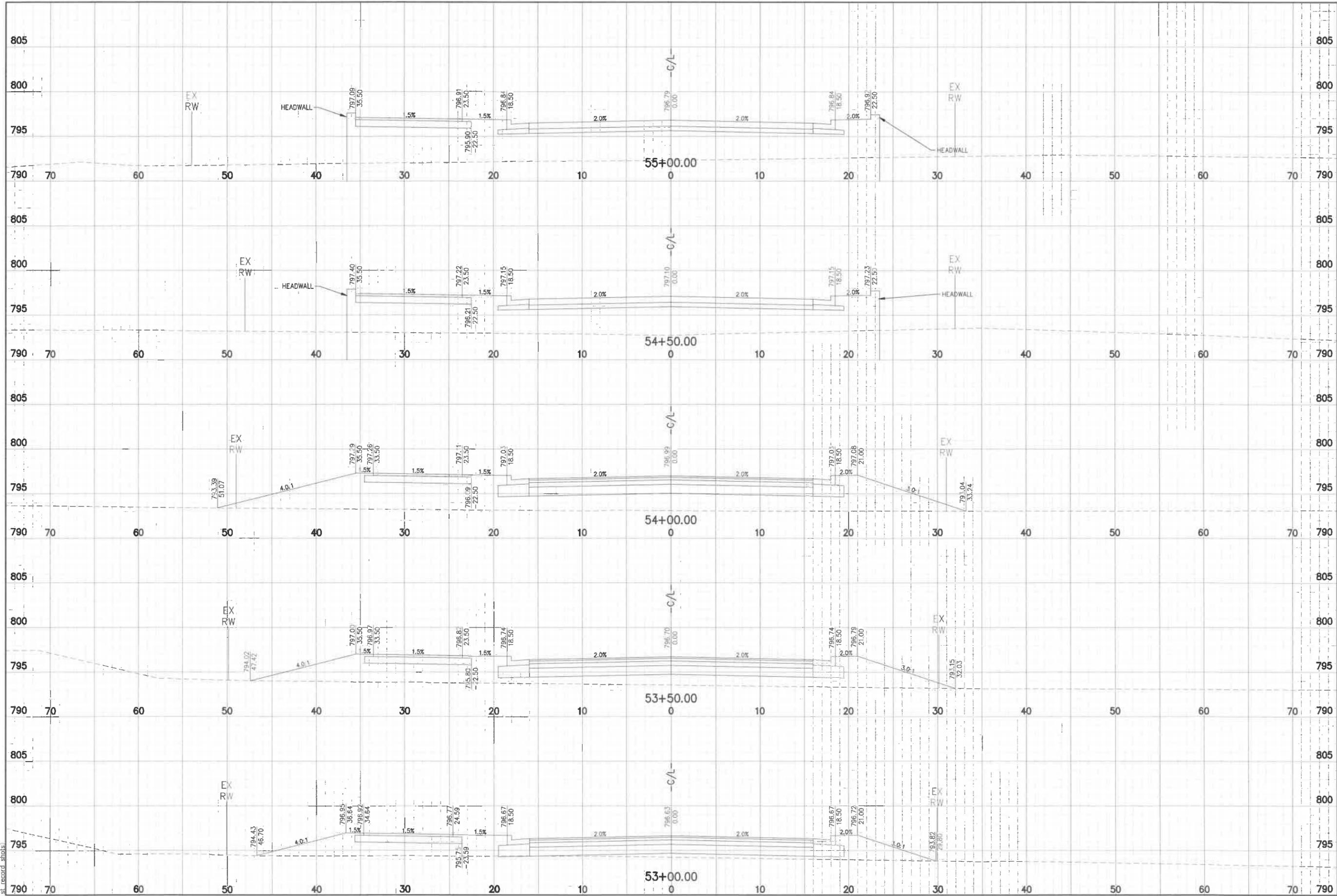
Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-01-20) requested by the Town of Grand Chute to allow grading, filling and a culvert crossing associated with the extension of W. Evergreen Drive, between N. Gillett Street and N. Orion Lane.

kbesaw, W:\PROJECTS\00006\1700236\CADD\18\C3D Source\Evergreen drive corridor.dwg, xs32_gillett st to orion ln cross sections, Plot Date: 1/31/2020 2:27 PM, xrefs: (x=evergreen drive proposed linework full corridor, x=exist topo gillett st record shals, x=all points gillett st record shals)



McMAHON ENGINEERS ARCHITECTS	
McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE WEEHAW, WI 54986 Madison, P.O. BOX 1025 WEEHAW, WI 54987-0025 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM	
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EVERGREEN DR TOWN LAKES AVE TO ORION LN TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI GILLETT ST TO ORION LN CROSS SECTIONS	XS32
DESIGNED MRS	DRAWN JJJ
PROJECT NO. G0006 8-19-00201	
DATE DECEMBER, 2019	
SHEET NO.	

W:\PROJECTS\G00006\91700236\CADD\Civil\3DC3D Source\Evergreen drive corridor.dwg, xs33 gillett st to orion ln cross sections, Plot Date: 1/31/2020 2:27 PM, xreis: (x=evergreen drive proposed linework full corridor, x=exist topo gillett st record shots, x=all points gillett st record shots)



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REGION

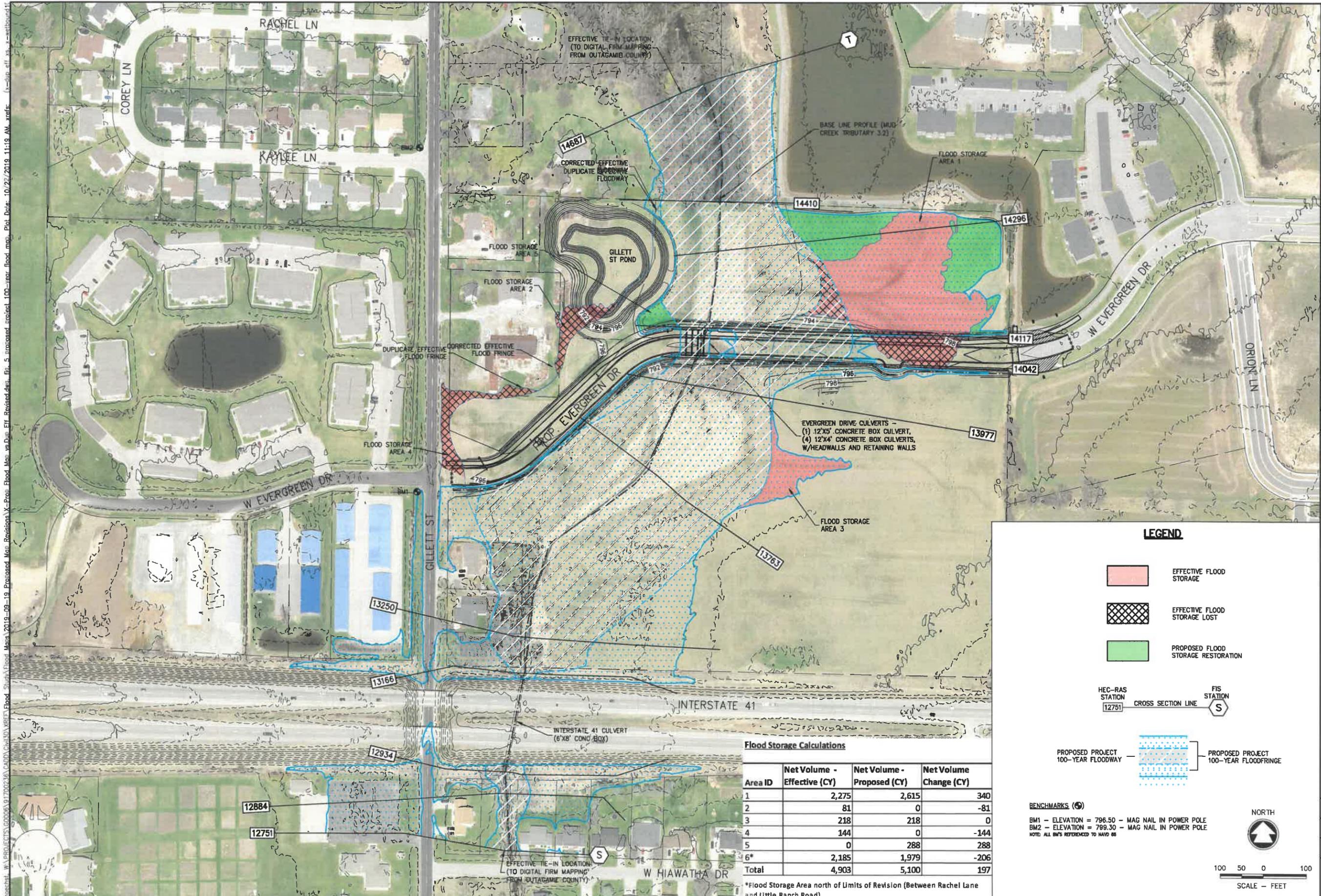
DATE

NO.

**EVERGREEN DR TOWN LAKES AVE TO ORION LN
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
GILLETT ST TO ORION LN CROSS SECTIONS**

DESIGNED MRS	DRAWN JJU
PROJECT NO. G0006 8-19-00201	
DATE DECEMBER, 2019	
SHEET NO.	

XS33



Flood Storage Calculations

Area ID	Net Volume - Effective (CY)	Net Volume - Proposed (CY)	Net Volume Change (CY)
1	2,275	2,615	340
2	81	0	-81
3	218	218	0
4	144	0	-144
5	0	288	288
6*	2,185	1,979	-206
Total	4,903	5,100	197

*Flood Storage Area north of Limits of Revision (Between Rachel Lane and Little Ranch Road)

LEGEND

- EFFECTIVE FLOOD STORAGE
- EFFECTIVE FLOOD STORAGE LOST
- PROPOSED FLOOD STORAGE RESTORATION

HEC-RAS STATION 12751 CROSS SECTION LINE FIS STATION S

PROPOSED PROJECT 100-YEAR FLOODWAY PROPOSED PROJECT 100-YEAR FLOODFRINGE

BENCHMARKS (S)

BM1 - ELEVATION = 796.50 - MAG NAIL IN POWER POLE
 BM2 - ELEVATION = 799.30 - MAG NAIL IN POWER POLE
 NOTE: ALL BMS REFERENCED TO NAVD 83

NORTH

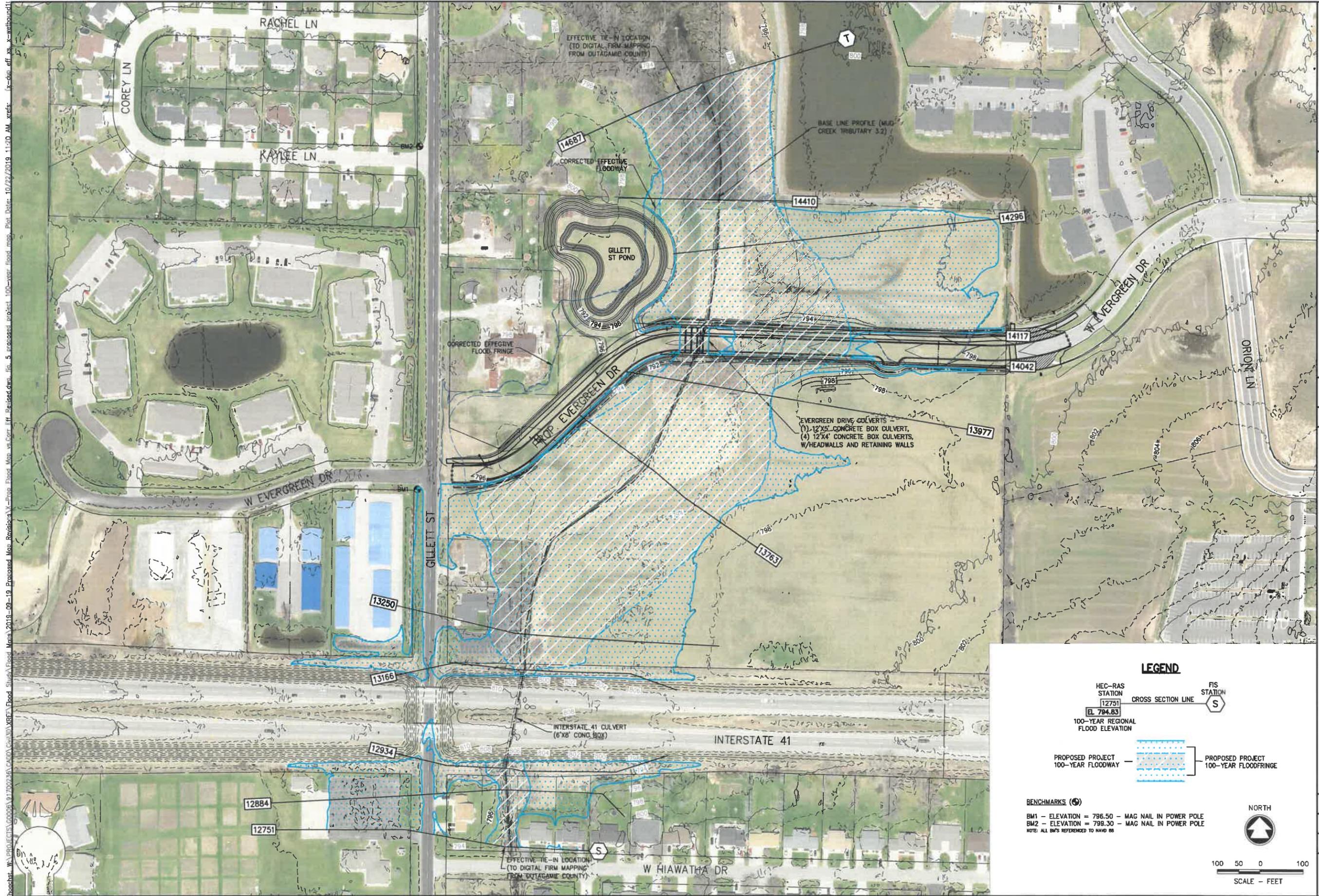
100 50 0 100
 SCALE - FEET

EVERGREEN DRIVE BACKWATER ANALYSIS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
PROPOSED VS. DUPLICATE EFFECTIVE 100-YEAR FLOOD MAP

NO.	DATE	REVISION

FIG. 3

McMAHON
 ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM



LEGEND

HEC-RAS STATION
12791
EL. 794.83

CROSS SECTION LINE

FIS STATION
S

100-YEAR REGIONAL FLOOD ELEVATION

PROPOSED PROJECT 100-YEAR FLOODWAY

PROPOSED PROJECT 100-YEAR FLOODFRINGE

BENCHMARKS (⊕)

BM1 - ELEVATION = 796.50 - MAG NAIL IN POWER POLE
 BM2 - ELEVATION = 799.30 - MAG NAIL IN POWER POLE
 NOTE: ALL BM'S REFERENCED TO NAVD 88

NORTH

SCALE - FEET
100 50 0 100

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-0205
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

NO.	DATE	REVISION

EVERGREEN DRIVE BACKWATER ANALYSIS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
PROPOSED VS. CORRECTED EFFECTIVE 100-YEAR FLOOD MAP

DESIGNED: JDH
 DRAWN: JDH

PROJECT NO.: G0005-9-17-00236
 DATE: JAN, 2019
 SHEET NO.: **FIG. 4**

**Town of Grand Chute
Special Exception Request
Jason D. Feldkamp and Nichole M. Vandenberg**

To: Plan Commission

From: Michael Patza, Town Planner

Date: February 11, 2020

Address: 1952 N. Rexford Street

App. #: SE-05-20

REQUEST

- 1. Proposed Use:** No change in residential use of property.
- 2. Project Description:** Construction of a 1,216 square foot detached garage.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant proposes construction of a 1,216 sq. ft. detached garage. The garage will be used to store personal vehicles and equipment used to maintain the area around a stormwater pond located on an adjacent outlot. The applicant maintains the outlot for the subdivision's Homeowners Association (HOA). The garage exterior will include natural stone, traditional vinyl siding, and vinyl shake siding to match the existing single-family home. The Zoning Code allows a detached garage/accessory building greater than 1,000 sq. ft. in size by Special Exception approval. All area and dimensional standards of the Zoning Code 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. *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-05-20) requested by Jason D. Feldkamp and Nichole M. Vandenberg, 1952 N. Rexford Street, to allow construction of a 1,216 sq. ft. detached garage, with the condition that no other accessory buildings or structures may be constructed on the property.

Tracy L. Olejniczak

From: Jason Feldkamp <jasonfeld6@hotmail.com>
Sent: Wednesday, January 22, 2020 10:17 AM
To: Tracy L. Olejniczak
Subject: Garage letter

We, Jason and Nichole Feldkamp, residents of 1952 N. Rexford Street, would like to build a garage on our second lot. We recently had our two lots resurveyed and combined into one. The garage we would like to build will compliment and match our residence while also contributing to the value of our property. The garage will be used for our 19-foot truck, 18-foot boat, Jason's restored Chevy K5 Blazer, and all of our kid's toys. All HOA members and surrounding neighbors have given us their approval with signatures.

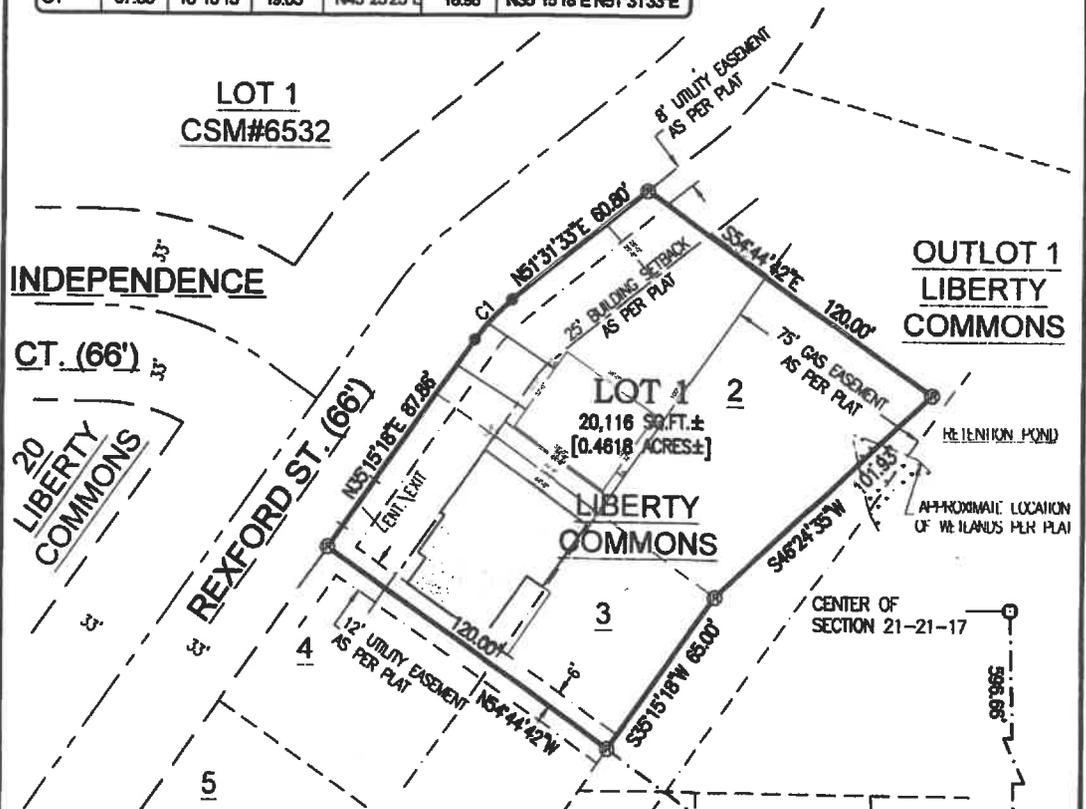
In our HOA, we do maintenance around the retention pond and the easement lot. We need a place to store the lawnmowers and other equipment used to maintain these areas. We also need room to do maintenance on this equipment. In the drawings you will notice we added a bathroom solely for cleaning up after working outside and a convenient place to use the restroom. We also have small children who frequently need to use the restroom. This area would also help us get cleaned up before going inside our house.

We feel our reasons outlined are valid for adding a garage to our property. Thank you for your time and consideration of this proposed addition.

Sincerely,
Jason and Nichole Feldkamp

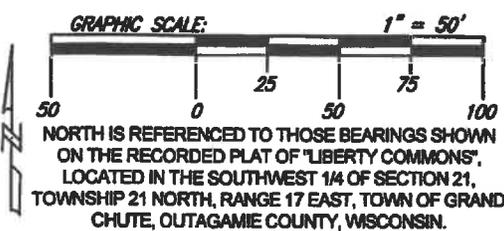
CERTIFIED SURVEY MAP NO. _____
 BEING ALL OF LOTS 2 AND 3, LIBERTY COMMONS, LOCATED IN THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP
 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE
 COUNTY, WISCONSIN.

CURVE TABLE:						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	67.00	16°18'15"	19.03	N43°23'25"E	18.96	N35°15'18"E N51°31'33"E



- LEGEND:**
- = 1" X 18" I.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
 - = BRASS PLUG FOUND
 - ⊕ = CONCRETE MONUMENT WITH ALUMINUM CAP FOUND

Robert F. Reider 7-25-19
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1908.13 DATED: 7-25-2019
 DRAFTED BY: (cep RDD)



SOUTH 1/4 CORNER SECTION 21-21-17

I, the undersigned, grant my permission for a detached garage to be built on the property of Jason Feldkamp and Nichole Feldkamp at 1952 N. Rexford St. Appleton WI 54914 on the north side of the property

Print Name	Sign name	Address	Date
Heidi Delaney		2700 Independence	9/23/19
MATT THALMAN		2707 INDEPENDENCE	9/23/19
Rachel Kees	Rhees	2710 Independence Ct	9/23/19
Elizabeth Beck	Elizabeth Beck	2718 Independence Ct	9.23.19
Nicole Doebert		2732 Independence	9/23/19
L/H Wagner	John Wagner	2734	9/23/19
Donna Pingel		1930 N. Rexford	9/23/19
Julie Arend		1906 N. Rexford	9/23/19
Andrew Fehlhaber		1909 N Rexford	9/23/19
John Polakowski		2709 Commonwealth Ct	9/23/19
Andrew Kuether		2752 Commonwealth Ct	9/24/19
Amy Wisner		2702 Commonwealth	9/24/19
Craig Newhouse		2535 W. Settlers	9-24-19
Robyn Trilling		2007 N. Rexford St	9-24-19
ANTHONY VOGEL		2527 W GLENDALE AVE	9-24-19
Dan Baumann		2720 Commonwealth	9-24-19
Melissa Nash		2730 Commonwealth	9/24/19
Scott Williams		2766 Commonwealth	9/24/19
Jennifer Christianson		2787 commonwealth	9-24-19
Brad Strege		2679 Settlers Ct	9-24-19

Tracy Schwartz	Tracy Schwartz	2733 Commonwealth Ct	9/24/19
Kayla Baudhuin	Kayla Baudhuin	2559 Settlers	9/24/19
Andrew Busch	Andrew Busch	2546 W Settlers Ct	9/24/19
Brandon Wilson	Brandon Wilson	2550 W Settlers Ct	9/24/19
Scott Fernal	Scott Fernal	2727 Independence Ct	9/24/19
Andrijs Sics	Andrijs Sics	2597 Settlers Ct	9/24/19
Colin Howard	Colin Howard	2551 W Settlers Ct	9/24/19
Kristin Hooper	Kristin Hooper	2721 Commonwealth Ct.	9/24/19
John Mahish	John Mahish	2745 Commonwealth Ct.	9/24/19
Ma V. Ly	Ma V. Ly	2773 Commonwealth Ct	9/24/19
Surbal Bijn	Surbal Bijn	1998 S. Roxford	9/26/19
Ken John	Ken John	2700 W Independence	9-26-19
BETZ	Butler	2715 W INDEPENDENCE CT	9/26/19
Marilyn	MARILYN BETZ	2788 Commonwealth Ct	9/26/19
Carissa Oberschlake	Carissa Oberschlake	2776 Commonwealth Ct	9/26/19
Linda Schwister	Linda Schwister	1944 N. Rexford St	9/26/19
Kernon Priestern	Kernon Priestern	2781 Commonwealth Ct	9-30-19
Charlene Vanhoem	Charlene Vanhoem	2543 W Settlers Ct	9-30-19
KIRA BRONOWSKI	KIRA BRONOWSKI	2562 W. SETTLERS CT	9/30/19
Amy van Straten	Amy Vanstraten	2759 Commonwealth	9-30-2019

**Town of Grand Chute
Certified Survey Map Review
Anthony L. Schmidt**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 12, 2020
Address: 500 Block of W. Broadway Drive **App. #: CSM-04-20**

REQUEST

The CSM will split the existing parcel into two lots of 1.72 acres and 1.211 acres respectively. The CSM also provides dedication of approximately 42' of road right-of-way along W. Broadway Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

The lot split is being done in anticipation of commercial development. The property is currently zoned AGD General Agricultural District. A rezone to a commercial zoning classification and separate Site Plan approval is required prior to development. The CSM meets all Town requirements for division of land.

RECOMMENDATION

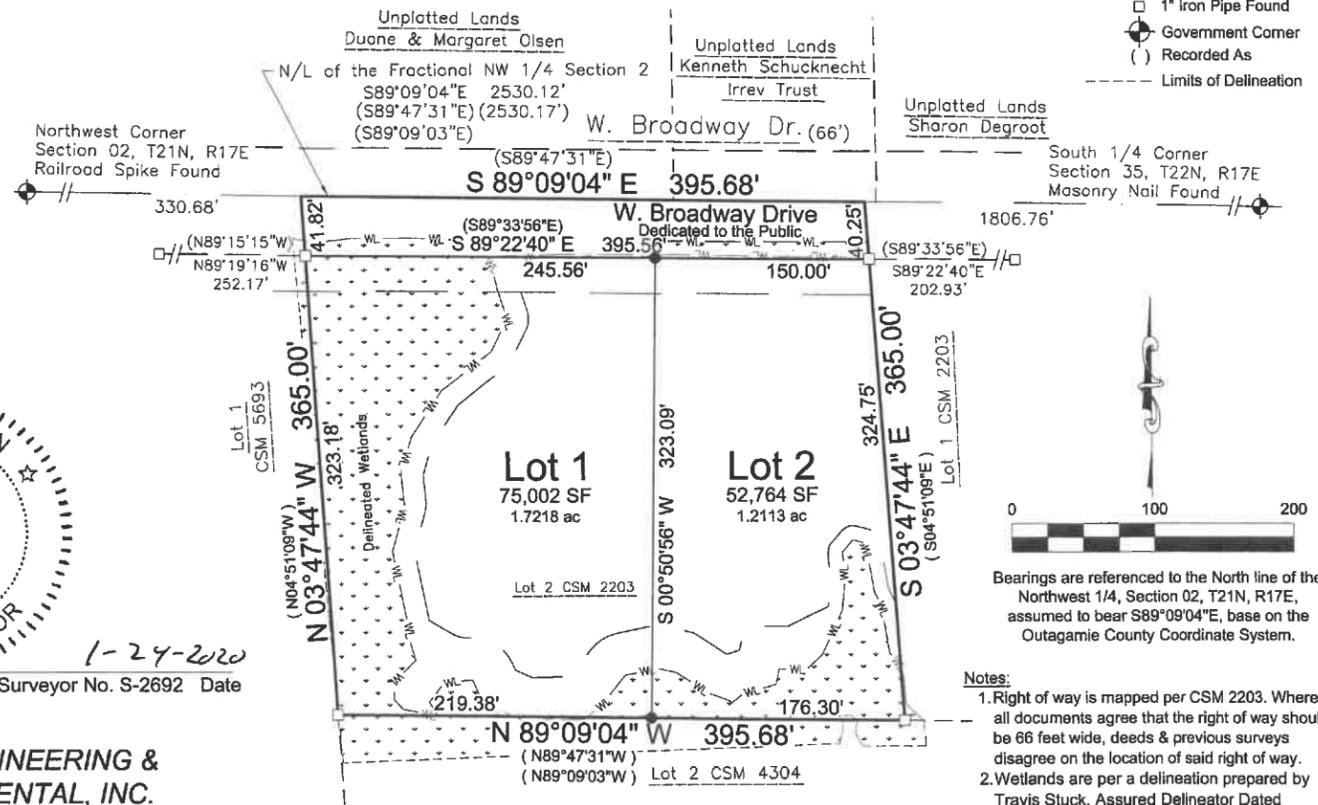
Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-04-20) requested by Anthony L. Schmidt, for property located in the 500 Block of W. Broadway Drive (Tax Key # 101-007902).

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map being located in part of the Northwest 1/4 of the fraction Northwest 1/4 of Section 02, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" Iron Pipe Found
- ⊕ Government Corner
- () Recorded As
- - - Limits of Delineation



James R. Sehloff Professional Land Surveyor No. S-2692 Date 1-24-2020



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

Survey for:
Anthony L Schmidt
W3823 Lone Oak Drive
Appleton WI 54913

File: 5895CSM.dwg
Date: 01/24/2020
Drafted By: jim
Sheet: 1 of 3

- Notes:**
1. Right of way is mapped per CSM 2203. Where all documents agree that the right of way should be 66 feet wide, deeds & previous surveys disagree on the location of said right of way.
 2. Wetlands are per a delineation prepared by Travis Stuck, Assured Delineator Dated 10-21-2019. Wetland have been determined to be low quality with a setback of 10' - 30' based on NR 151 requirements.
 3. Area of W. Broadway Drive as mapped and Dedicated is 16,183 Square Feet