



PLAN COMMISSION AGENDA
Tuesday, February 4, 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 – January 21, 2020 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Special Exception (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. **Action:** Hear testimony/close meeting.
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. **Action:** Recommend approval/denial of SE-03-20. (TOWN BOARD ACTION 2/20/2020)
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, including an electronic message center. **Action:** Approve/deny SPA1-99-07.
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. **Action:** Hear testimony/close hearing.
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. **Action:** Recommend approval/denial of SE-04-20. (TOWN BOARD ACTION 2/4/2020)
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. **Action:** Approve/deny SP-01-20.
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. **Action:** Recommend approval/denial of CSM-03-20. (TOWN BOARD ACTION 2/4/2020)
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. **Action:** Approve/deny SP-02-20.
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. **Action:** Approve/deny SPA1-00-07.
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. **Action:** Approve/deny SP-03-20.

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. **Action:** Recommend approval/denial of CSM-01-20. (TOWN BOARD ACTION 2/20/2020)
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. **Action:** Approve/deny SPA2-43-00.
19. 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

January 21, 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; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 7) 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 (Sherman/Boeckers) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – JANUARY 7, 2020 MEETING.

Motion (Hidde/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-01-20) REQUESTED BY THE FOX CITIES AMATEUR SPORTS AUTHORITY, 2400 N. CASALOMA DRIVE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

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

Ms. Julie Braun, TLC Sign, 990 Jameson Street, Neenah, WI 54956 stated she was available to answer any questions from the Commission.

Motion (Weber/Boeckers) to close Public Hearing #1 at 6:03 p.m. Motion carried, all voting aye.

8. **SPECIAL EXCEPTION PERMIT (SE-01-20)** – REQUEST BY THE FOX CITIES AMATEUR SPORTS AUTHORITY, 2400 N. CASALOMA DRIVE, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Planner Patza provided details on the proposed sign. He explained that the Zoning Board of Appeals granted a Variance to allow modification to an existing sign exceeding 25' in height and 144 sq. ft. in size at their January 16, 2020 meeting.

Motion (Stadel/Boeckers) to recommend approval of Special Exception Permit (SE-01-20) requested by Fox Cities Amateur Sports Authority, to allow operation of an electronic message center sign at Fox Cities Stadium, 2400 N. Casaloma Drive.

Commissioner Sherman expressed concerns associated with adding an additional distraction on a very dangerous section of I-41. He referenced other electronic message center signs in the area and that the scoreboard at Fox Cities Stadium is also a driver distraction. Commissioner Sherman explained that the Wisconsin Department of Transportation is currently evaluating the corridor due to known safety concerns.

Motion carried. (2-opposed, Commissioner Sherman and Commissioner Hidde).

9. **SITE PLAN AMENDMENT (SPA1-00-02)** – REQUEST BY THE FOX CITIES AMATEUR SPORTS AUTHORITY, 2400 N. CASALOMA DRIVE, TO REMOVE A SIGN CABINET FROM AN EXISTING PYLON AND INSTALL A NEW SIGN CABINET, INCLUDING AN ELECTRONIC MESSAGE CENTER SIGN.

Motion (Stadel/Boeckers) to approve Site Plan Amendment (SPA1-00-02) requested by Fox Cities Amateur Sports Authority, to remove a sign cabinet on the existing pylon and install a new sign cabinet, including an electronic message center, at Fox Cities Stadium, 2400 N. Casaloma Drive, subject to Town Board approval of Special Exception SE-01-20. Motion carried. (2-opposed, Commissioner Sherman, Commissioner Hidde).

10. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-02-20) REQUESTED BY MISSOURI REAL ESTATE & INSURANCE, DBA MOTO MART, 3225 W. GLENPARK DRIVE, TO ALLOW AN ATTACHED SIGN THAT EXTENDS ABOVE THE PARAPET/ROOFLINE OF THE CONVENIENCE STORE.

Chairman Schowalter opened Public Hearing #2 at 6:08 p.m. There was no public input.

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

11. **SPECIAL EXCEPTION PERMIT (SE-02-20)** – REQUEST BY MISSOURI REAL ESTATE & INSURANCE, DBA MOTO MART, 3225 W. GLENPARK DRIVE, TO ALLOW AN ATTACHED SIGN THAT EXTENDS ABOVE THE PARAPET/ROOFLINE OF THE CONVENIENCE STORE.

Motion (Sherman/Hidde) to recommend approval of Special Exception Permit (SE-02-20) requested by Missouri Real Estate & Insurance, dba Moto Mart, 3225 W. Glenpark Drive, to allow an attached sign that extends above the parapet/roofline of the convenience store. Motion carried, all voting aye.

12. **SITE PLAN AMENDMENT (SPA2-00-95)** – REQUEST BY MISSOURI REAL ESTATE & INSURANCE, DBA MOTO MART, 3225 W. GLENPARK DRIVE, TO INSTALL A NEW ATTACHED SIGN THAT EXTENDS ABOVE THE PARAPET/ROOF LINE OF THE CONVENIENCE STORE.

Motion (Hidde/Sherman) to approve Site Plan Amendment (SPA2-00-95) requested by Missouri Real Estate & Insurance, dba Moto Mart, 3225 W. Glenpark Drive, to allow an attached sign that extends above the parapet/roofline of the convenience store, subject to Town Board approval of Special Exception SE-02-20. Motion carried, all voting aye.

13. **SPECIAL EXCEPTION AMENDMENT (SEA1-00-20)** – REQUEST BY SPENCER GT, LLC, ON BEHALF OF COMMUNITY BLOOD CENTER, INC., 4330 W. SPENCER STREET, TO ALLOW OPERATION OF A DONOR CENTER AT A PROEPRTY ZONED CP PLANNED COMMERCIAL DISTRICT.

Director Buckingham explained the applicant is proposing to relocate the donor center and offices to 4330 W. Spencer Street. He noted that there is an offer-to-purchase on the property, and the Special Exception Permit would be issued to the current owner on behalf of the Community Blood Center. If the sale transaction is not completed, the Special Exception Permit would not be valid.

Motion (Sherman/Hidde) to recommend approval of Special Exception Amendment (SEA1-00-20) requested by Spencer GT, LLC, on behalf of Community Blood Center, Inc., 4330 W. Spencer Street, to allow operation of a donor center at a property zoned CP Planned Commercial District. Motion carried, all voting aye.

14. ADJOURNMENT.

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

Respectfully Submitted,

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

DRAFT

7/8.

**Town of Grand Chute
Special Exception Request
G&V Investments LLC, dba Northland Sports Pub and Grill
Electronic Message Center Sign**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 27, 2020
Address: 340 W. Northland Avenue

App. #: SE-03-20

REQUEST

- 1. Proposed Use(s):** Continued restaurant/bar use.
- 2. Project Description:** Operation of an electronic message center sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to operate an electronic message center sign (EMU) as part of a new sign cabinet for the pylon sign on W. Northland Avenue. The sign will be 23'-2" in height with a total size of 89 sq. ft., including a 60 sq. ft. EMU. The EMU will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center sign.

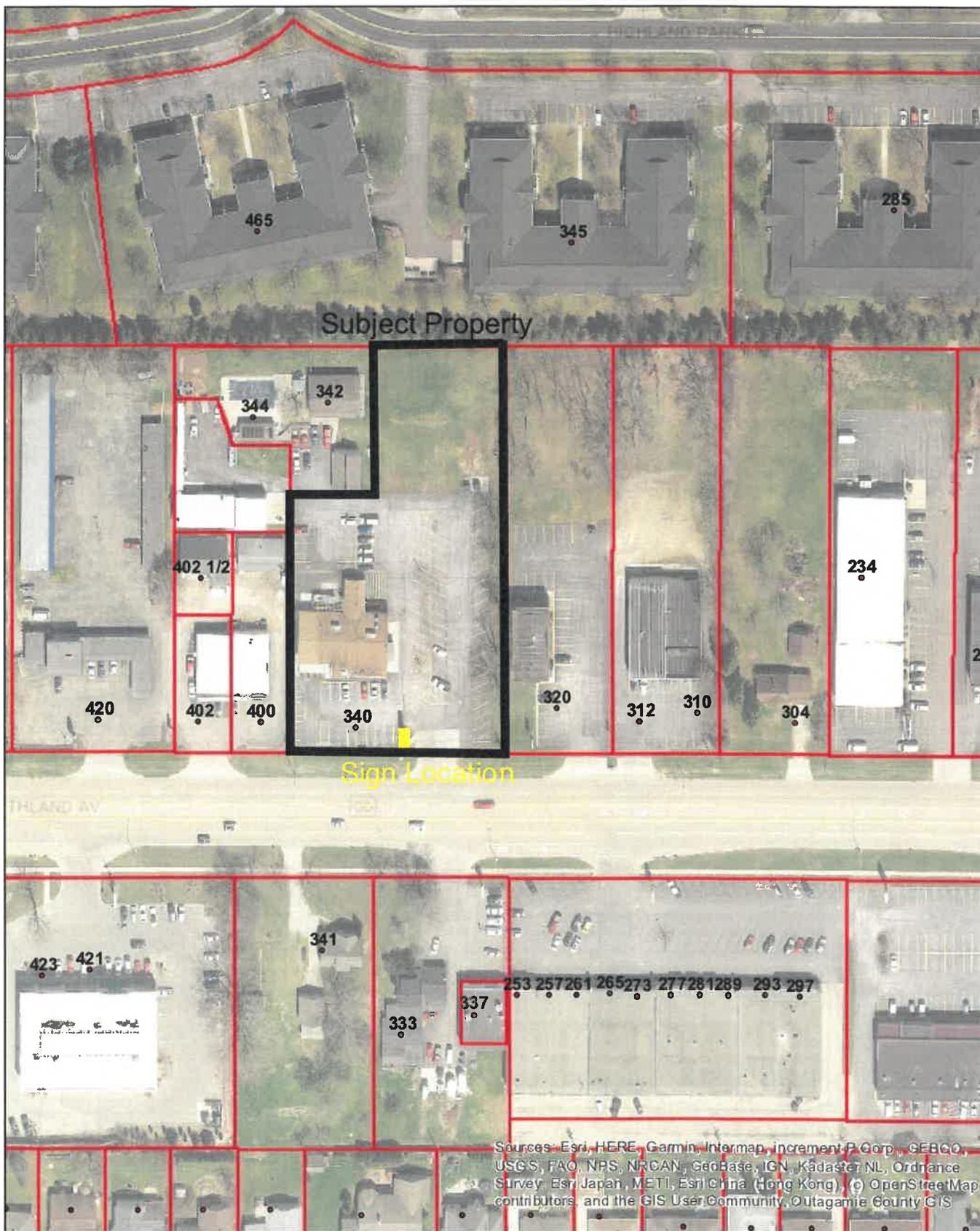
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- 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-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.

SE-03-20 -- 340 W. Northland Avenue



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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Author:
Copyright:



CLIENT:	NORTHLAND PUB
STREET ADDRESS:	340 W NORTHLAND AVE
CITY / STATE:	APPLETON, WI
SCOPE:	12337 - PYLON REFURBISH
DATE:	02/27/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS

VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE

1	DIGITALLY PRINTED GRAPHICS
2	DIGITALLY PRINTED GRAPHICS
3	VINYL: ORACAL 751070 BLACK
4	VINYL: ORACAL 751074 MIDDLE GREY
5	PAINT: MP09000 CEDAR BOUGH
6	PAINT: MP00607 MODENA MUD
7	PAINT: SATIN BLACK

REQUIRED ITEMS

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

REVISION SCHEDULE

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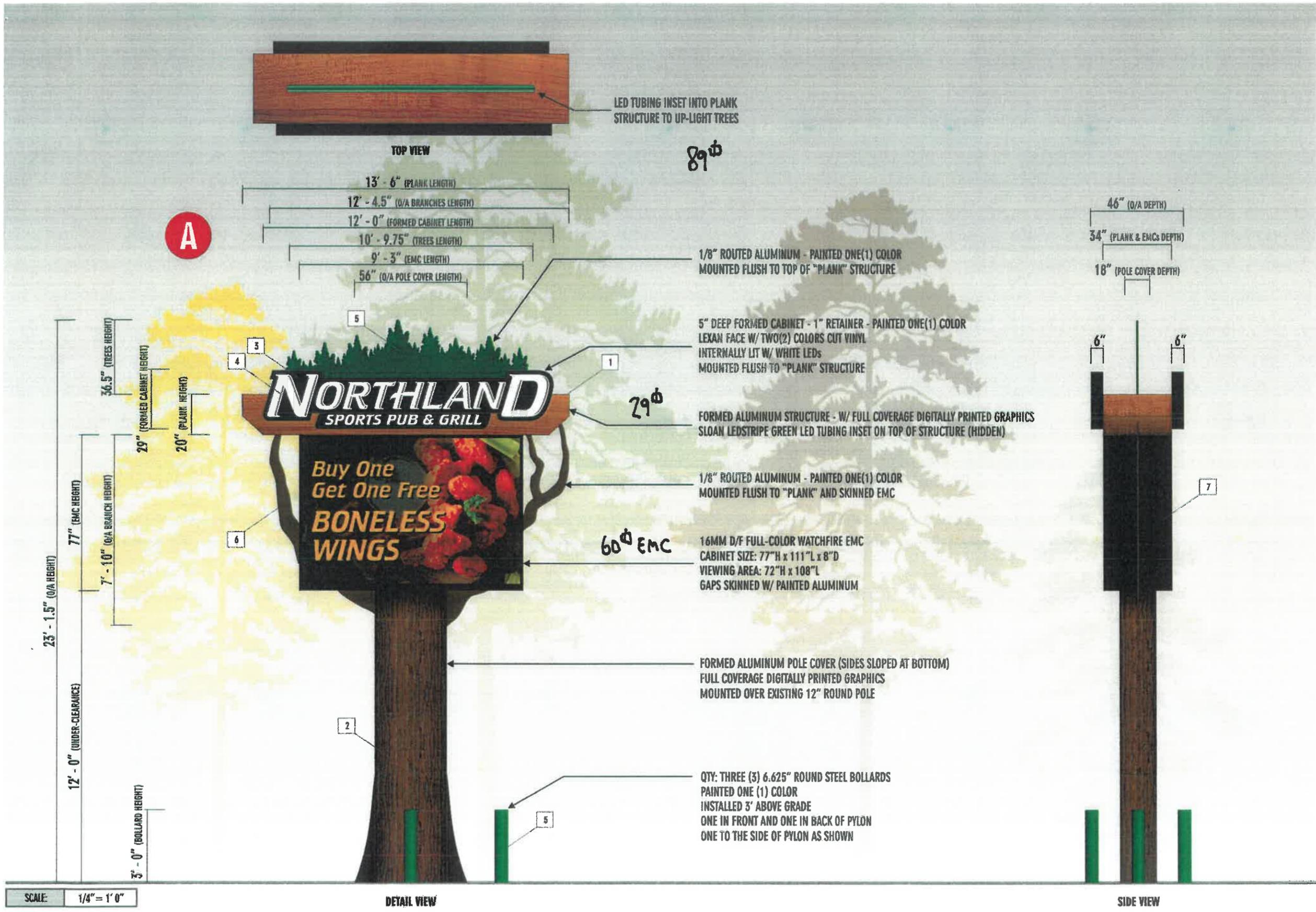
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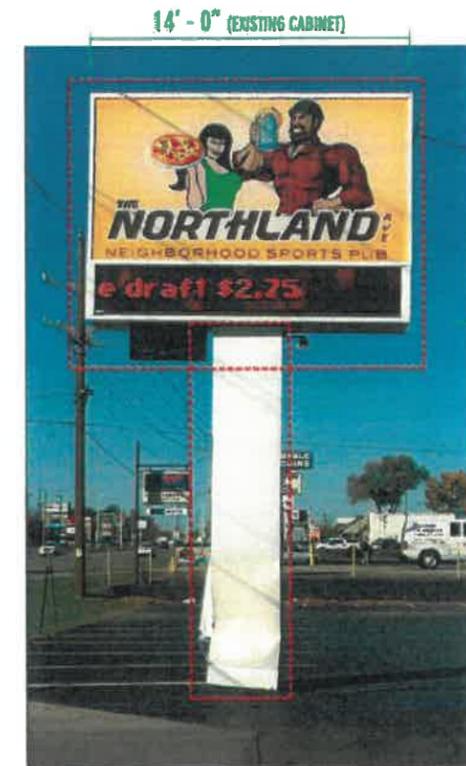
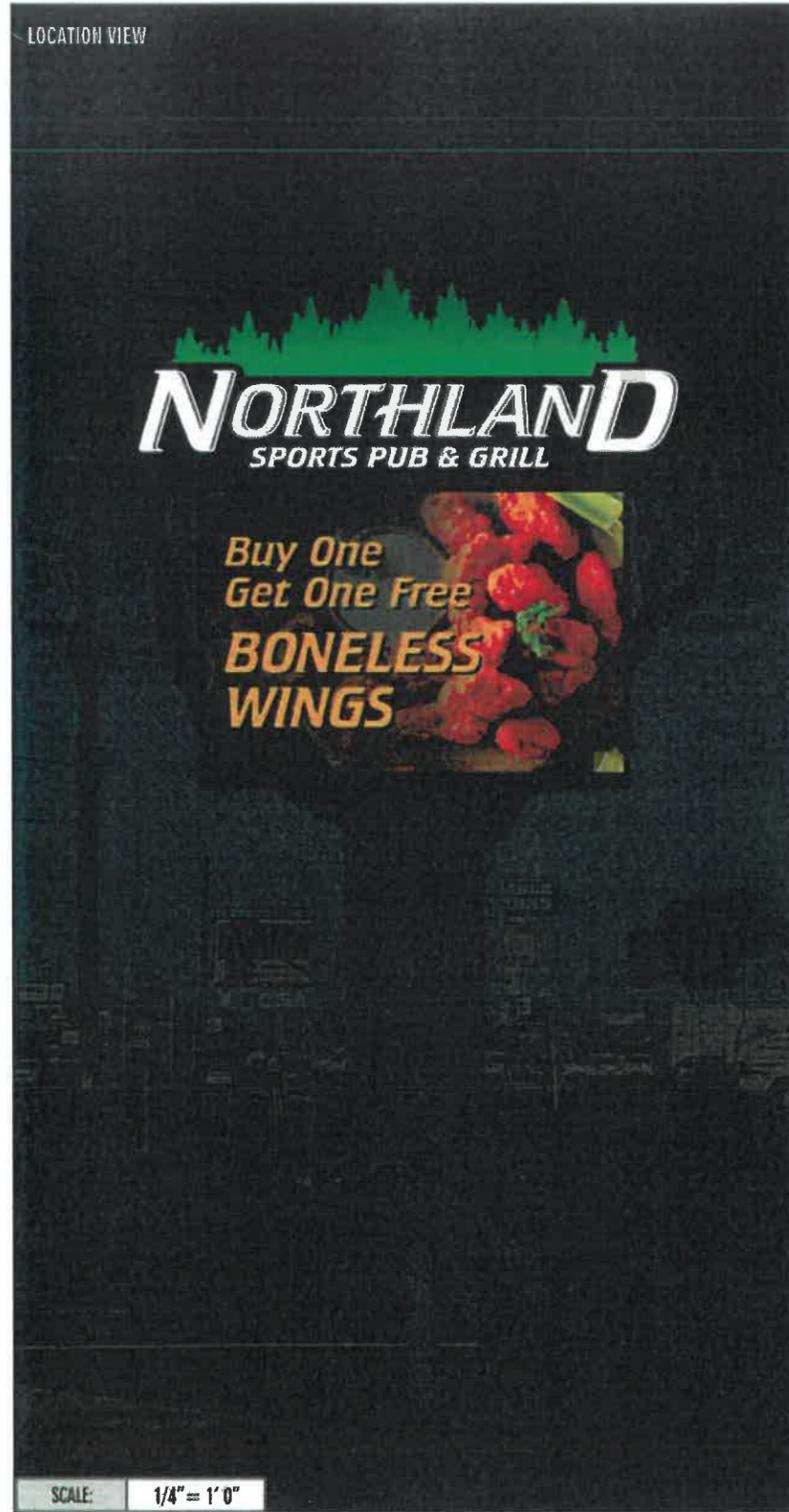
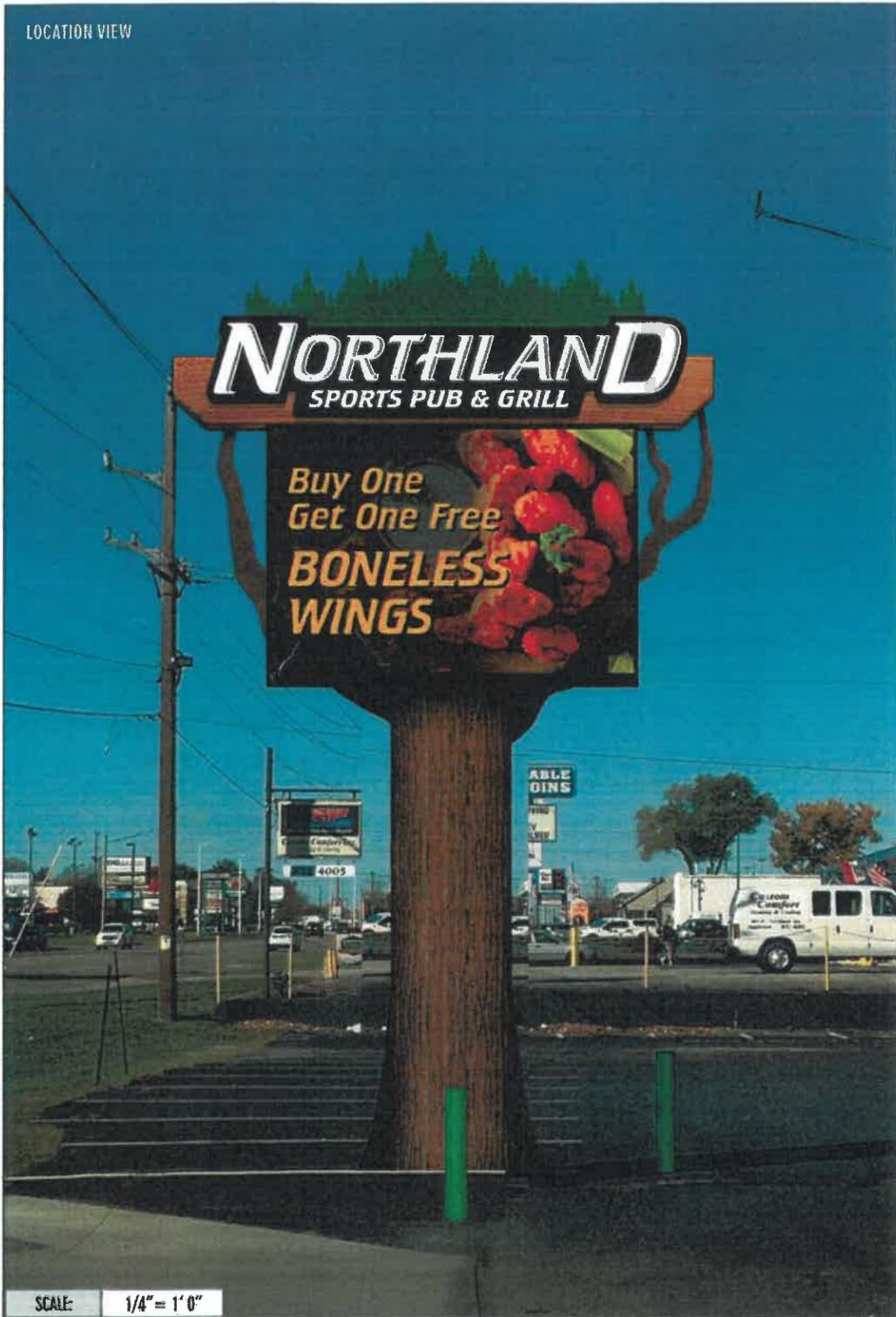
DETAILED DESIGN!
CAN BE USED FOR PRODUCTION



SCALE: 1/4" = 1' 0"

1. Manufacture and install the following: A. One (1) D/E; internally illuminated sign cabinet, 16mm, full color emc and custom pole cover w/ three (3) concrete parking bollards for existing pole/foundation structure.

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**REMOVE & DISPOSE OF EXISTING
POLE COVER, EMC, AND CABINET
RE-USE EXISTING 12" ROUND POLE**

CLIENT:	NORTHLAND PUB
STREET ADDRESS:	340 W NORTHLAND AVE
CITY / STATE:	APPLETON, WI
SCOPE:	12537 - PYLON REFURBISH
DATE:	02/27/19
SALES:	JOSH YURKOW
DESIGNER:	COURTNEY-MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE

REQUIRED ITEMS

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

REVISION SCHEDULE

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2

**DETAILED DESIGN!
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LOCATION VIEW

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CLIENT:	NORTHLAND PUB.
STREET ADDRESS:	340 W NORTHLAND AVE
CITY / STATE:	APPLETON, WI
SCOPE:	12357 - PYLON REFURBISH
DATE:	02/27/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	

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

REVISION SCHEDULE	

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SITE PLAN

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**Town of Grand Chute
Site Plan Amendment Review
G&V Investments LLC, dba Northland Sports Pub and Grill**

To: Plan Commission

From: Michael Patza, Town Planner

Date: January 27, 2020

Address: 340 W. Northland Avenue

App. #: SPA1-99-07

REQUEST

1. **Proposed Use(s):** Continued restaurant/bar use.
2. **Project Description:** Remove sign cabinet on existing pylon and install a new cabinet, including an electronic message center.
3. **Plat/CSM accurate parcel lines/lot recorded:** Yes.

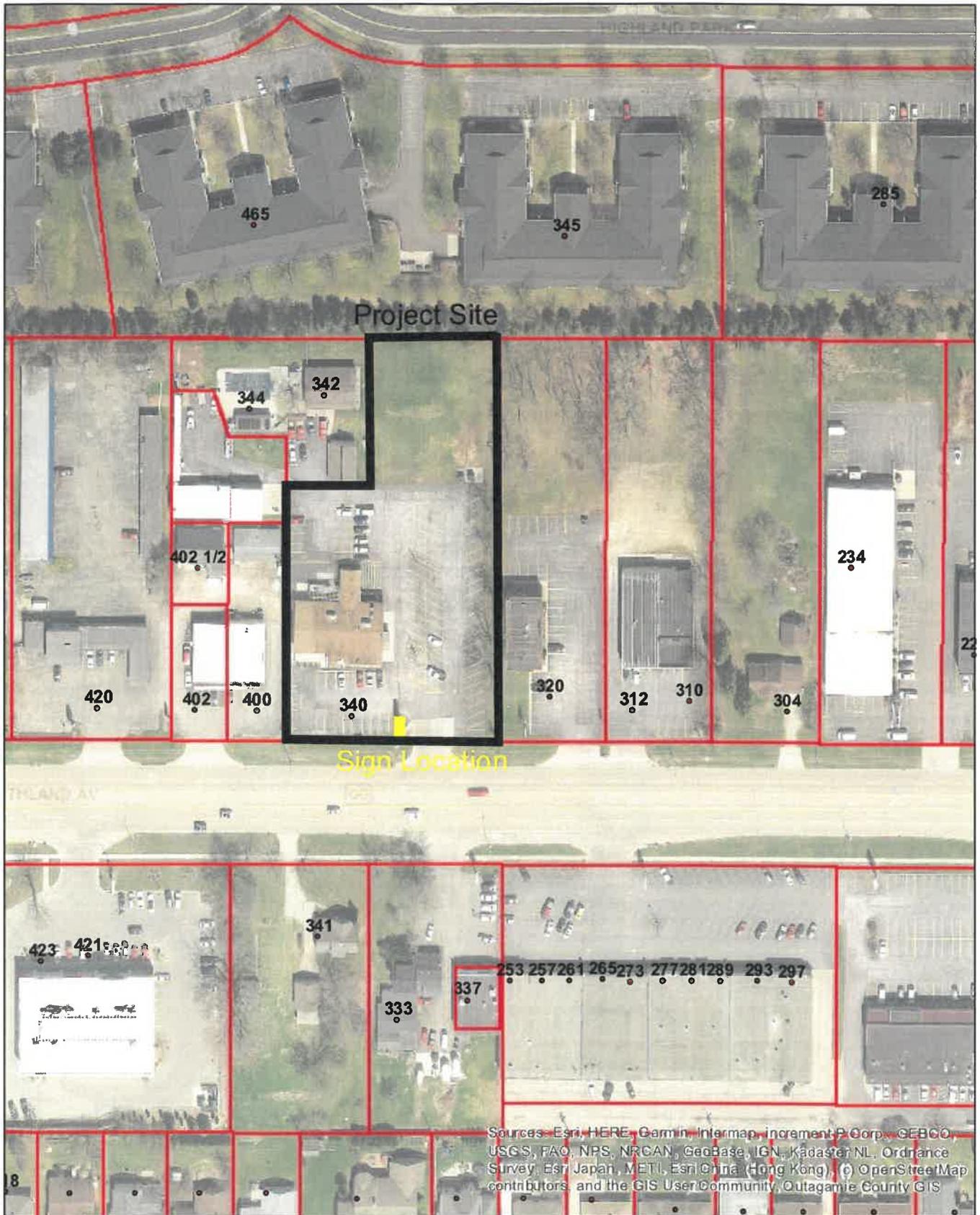
ANALYSIS

Applicant proposes to install a new sign cabinet for the pylon sign on W. Northland Avenue. The existing support structure (pylon) will be reused and wrapped with a new cover. The sign will be 23'-2" in height with a total size of 89 sq. ft., including a 60 sq. ft. EMU. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the 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 an existing pylon and install a new sign cabinet, including an electronic message center, subject to Town Board approval of Special Exception SE-03-20.

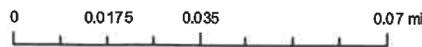
SPA1-99-07 -- 340 W. Northland Avenue



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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CLIENT:	NORTHLAND PUB
STREET ADDRESS:	340 W NORTHLAND AVE
CITY / STATE:	APPLETON, WI
SCOPE:	12337 - PYLON REFURBISH
DATE:	02/27/19
SALES:	JOSH YURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS

VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE

1	DIGITALLY PRINTED GRAPHICS
2	DIGITALLY PRINTED GRAPHICS
3	VINYL: ORACAL 751070 BLACK
4	VINYL: ORACAL 751074 MIDDLE GREY
5	PAINT: MP09000 CEDAR BOUGH
6	PAINT: MP00607 MODENA MUD
7	PAINT: SATIN BLACK

REQUIRED ITEMS

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

REVISION SCHEDULE

REVISION NO.	DATE	DESCRIPTION

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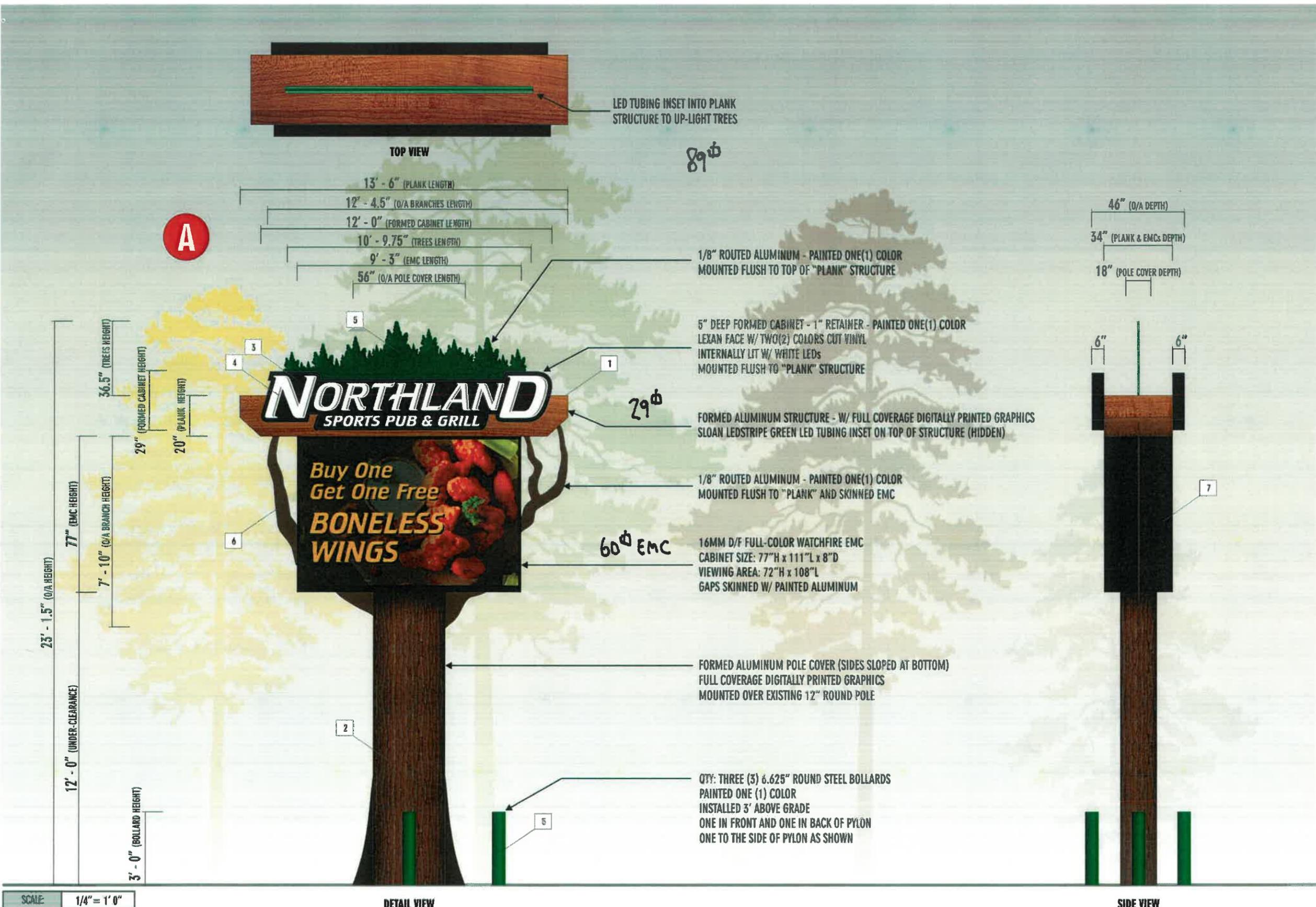
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200030-02

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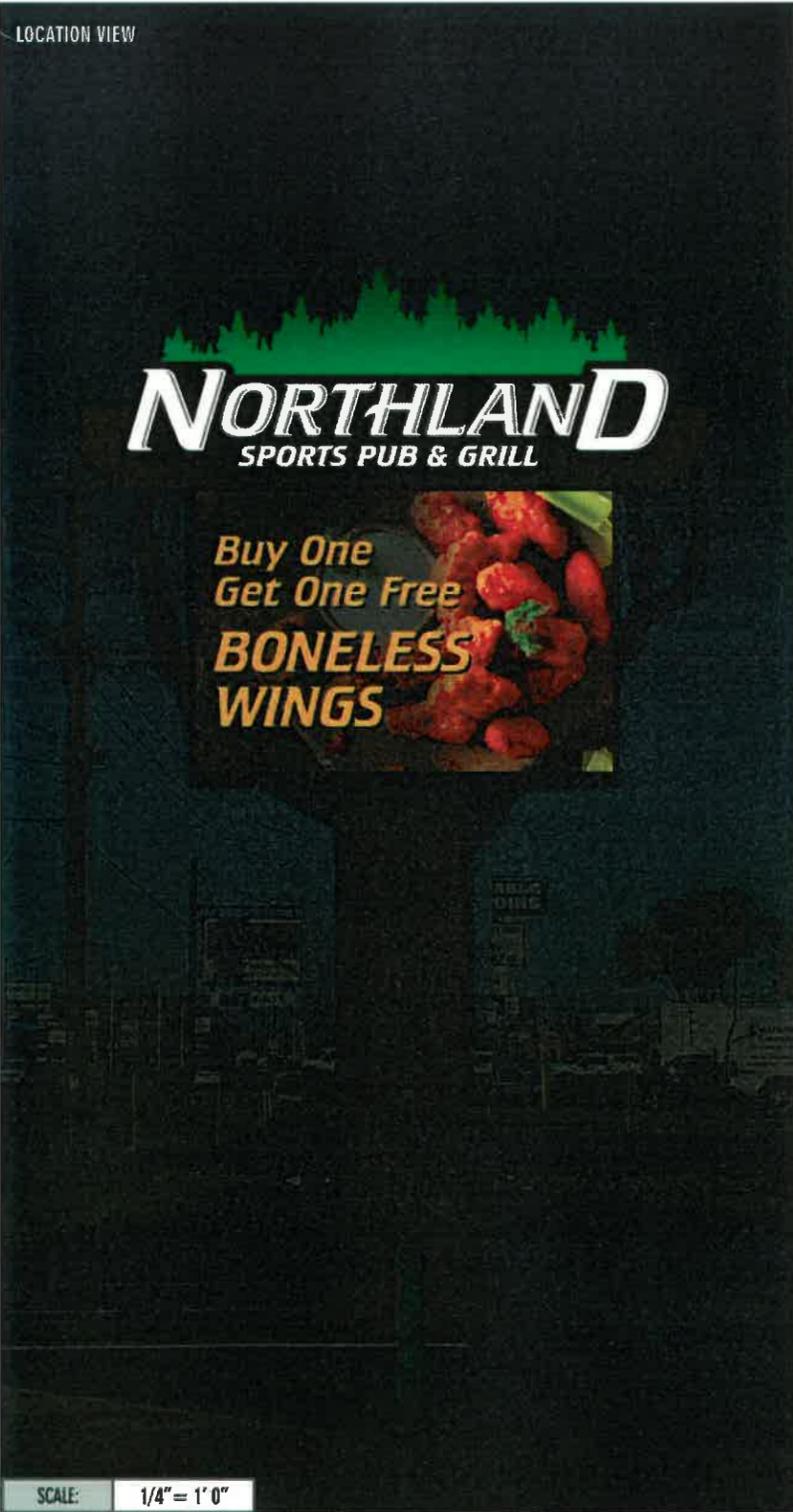
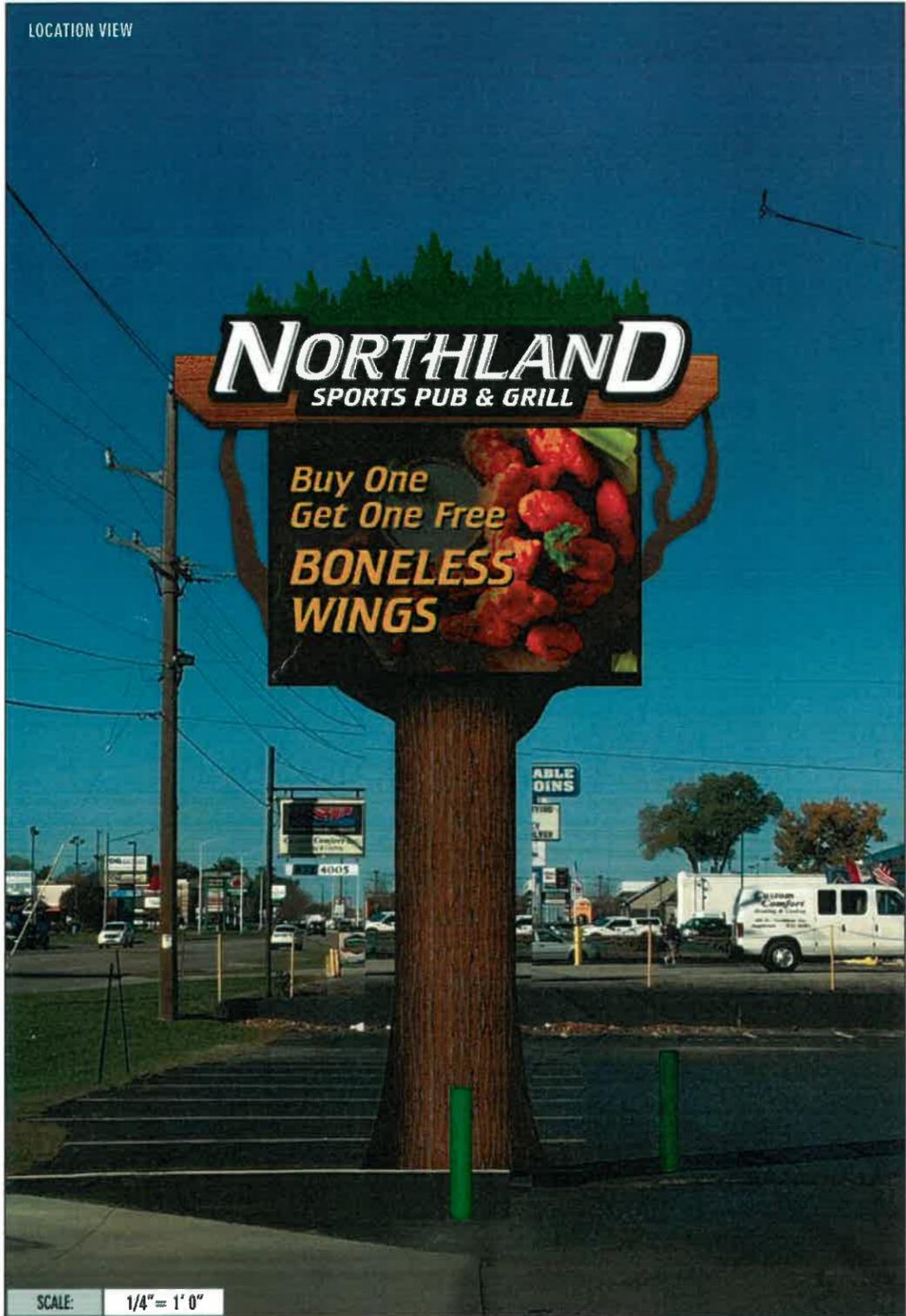


1. Manufacture and Install the following: A. One (1) D/F, internally illuminated sign cabinet, 16mm, full color emc and custom pole cover w/ three (3) concrete parking bollards for existing pole/foundation structure.

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EXISTING VIEW REMOVE & DISPOSE OF EXISTING POLE COVER, EMC, AND CABINET RE-USE EXISTING 12" ROUND POLE

CLIENT:	NORTHLAND PUB
STREET ADDRESS:	340 W NORTHLAND AVE
CITY / STATE:	APPLETON, WI
SCOPE:	12337 - Pylon Refurbish
DATE:	02/27/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	

REQUIRED ITEMS	
<input checked="" type="checkbox"/> CLEAN ART?	
<input checked="" type="checkbox"/> FIELD SURVEY?	
<input checked="" type="checkbox"/> COLORS?	
<input checked="" type="checkbox"/> MISC. ITEMS ?	

REVISION SCHEDULE	

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CLIENT:	NORTHLAND PUB
STREET ADDRESS:	340 W NORTHLAND AVE
CITY / STATE:	APPLETON, WI
SCOPE:	12337 - PYLON REFURBISH
DATE:	02/27/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	

REQUIRED ITEMS	
<input checked="" type="checkbox"/> CLEAN ART?	
<input checked="" type="checkbox"/> FIELD SURVEY?	
<input checked="" type="checkbox"/> COLORS?	
<input checked="" type="checkbox"/> MISC. ITEMS ?	

REVISION SCHEDULE	

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X _____

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3

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SITE PLAN

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**Town of Grand Chute
Special Exception Request
JRK Investment Enterprises LLC**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 27, 2020
Address: 2311 and 2345 W. Spencer Street

App. #: SE-04-20

REQUEST

- 1. Proposed Use:** Self-storage use.
- 2. Project Description:** To allow an attached sign that extends above the parapet/roof line of a building.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant seeks approval to install a building sign that will extend 37" above the parapet/roofline of a building. The Sign Code requires granting of a Special Exception Permit to allow a projection above this point. The sign will be located on one of three new self-storage buildings on the site. Self-storage is a permitted use in the IND Industrial District. Separate Site Plan approval is required for the project and this signage is included in the Site Plan submittal.

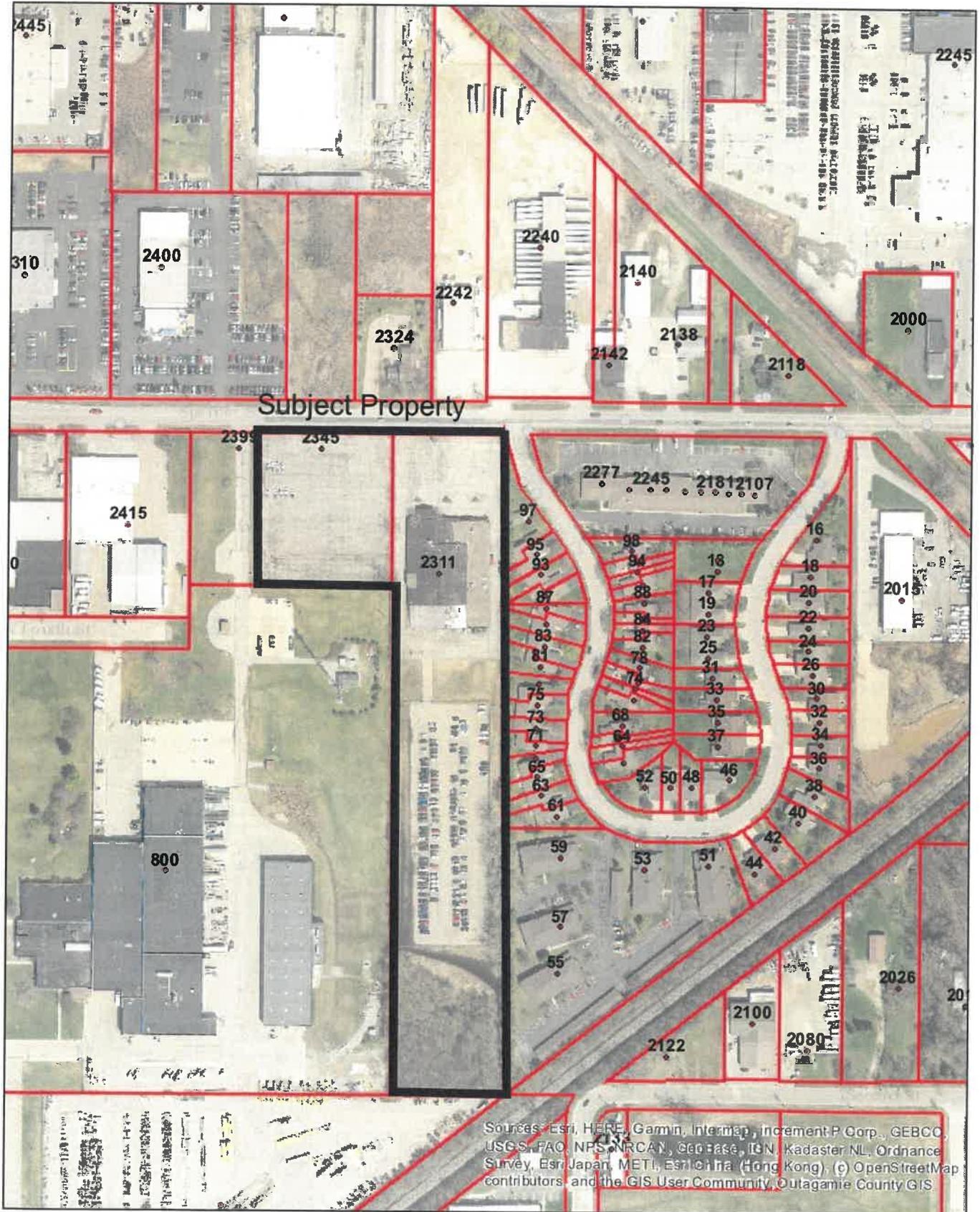
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- 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-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.

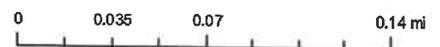
SE-04-20 -- 2311 and 2345 W. Spencer Street

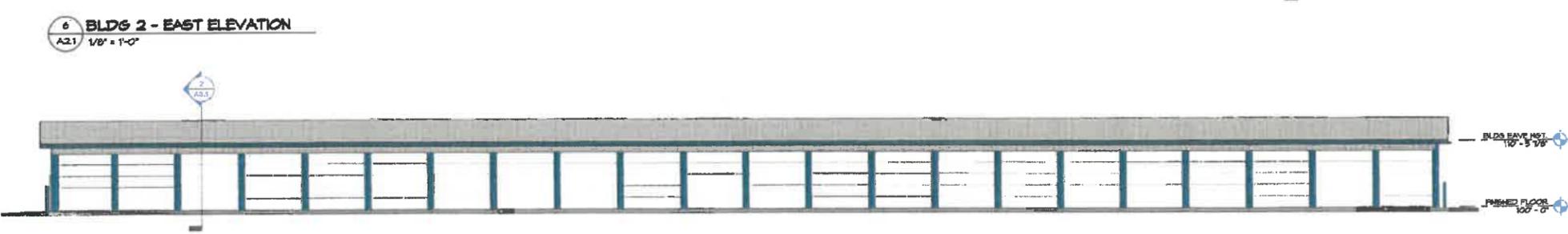
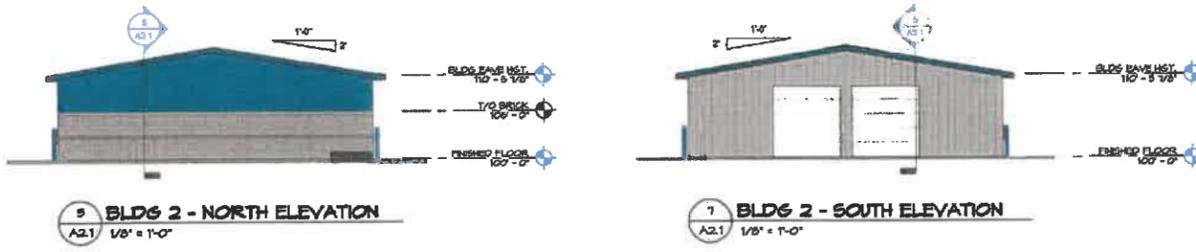
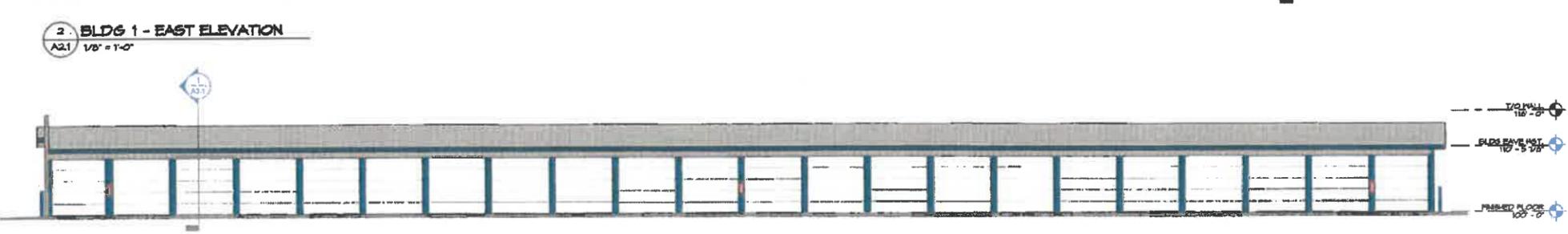
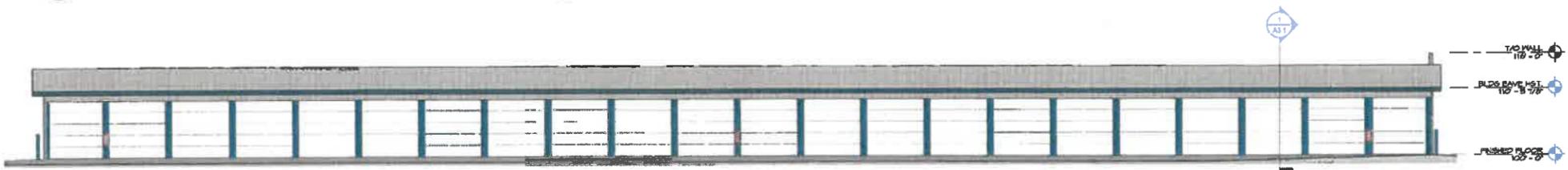
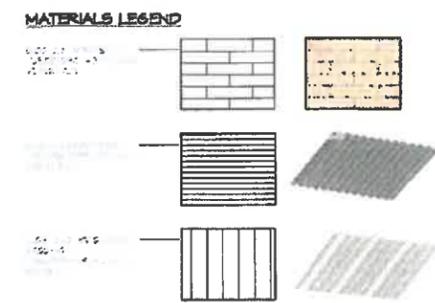


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PROPOSED PROJECT FOR:
JRK INVESTMENT ENTERPRISES LLC
 28114 BREMER STREET, APPLETON, MI 49415
BLDG 1 & 2 - ELEVATIONS

No.	Date	Description

SHEET INFORMATION

BID SET 12/16/19	Drawn By	Approved By
	JLH	
	Project No.	Date
	19-2114	11/04/19
Sheet No.	A2.1	

12/27/2019 1:58:11 PM

Town of Grand Chute

Site Plan Review

JRK Investment Enterprises LLC

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 27, 2020
Address: 2311 and 2345 W. Spencer Street

App. #: SP-01-20

REQUEST

- 1. Proposed Use(s):** Self-storage use.
- 2. Project Description:** Construction of three self-storage buildings and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending lot consolidation CSM.

ANALYSIS

This site was previously occupied by the Monarch Gardens banquet facility and catering business. The 8.51 acre property is zoned IND Industrial District. The applicant proposes to construct three self-storage buildings on the west side of the property. The exterior of the new self-storage buildings include brick elements on the north side of the buildings to meet architectural requirements outlined in the Zoning Code. The interior of the existing building will be renovated to function as indoor climate controlled storage. Exterior modifications to the existing building will be limited to painting. No other changes are proposed to the existing building or fenced asphalt area on the south side of the property. Two existing driveways will be removed as part of the project, with two driveways remaining on W. Spencer Street to provide site access.

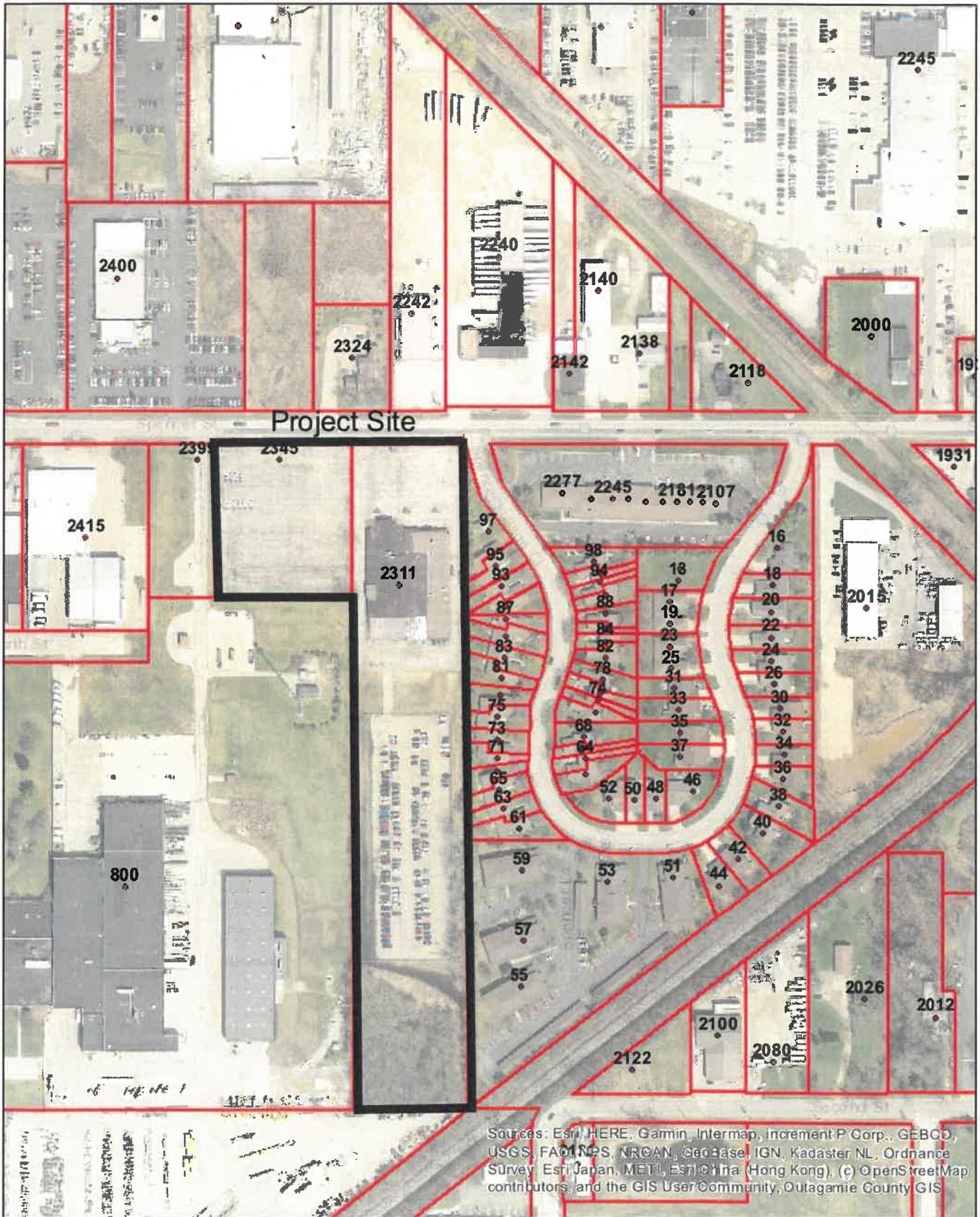
The Stormwater Management Plan for the project includes installation of a new bio-retention facility on the west side of the property to treat runoff. A portion of the existing asphalt parking lot will be removed to accommodate the new facility. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. The Landscaping Plan includes new frontage and interior landscaping to meet Zoning Code requirements. An existing board-on-board fence and row of mature evergreen trees will continue to provide a buffer from the residential properties to the east. The Site Lighting Plan has been approved by staff.

The project includes a Certified Survey Map (CSM) to combine the two existing parcels into one for the proposed development. Town Board approval of the CSM is a condition of Site Plan approval. The attached sign on Building 1 extends above the roofline and requires a Special Exception Permit. Town Board approval of the Special Exception Permit is also a condition of Site Plan approval. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the 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 Plans; (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.

SP-01-20 -- 2311 and 2345 W. Spencer Street



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

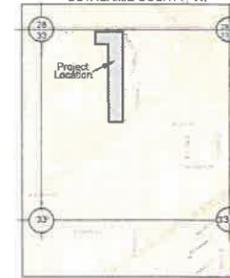
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LOCATION MAP

NE 1/4 SEC 33, T 21 N, R 17 E,
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI



NO SCALE



COUNTRY AIRE STORAGE

SPENCER STREET

UTILITY PLAN

Sewer shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the Town of Grand Chute.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

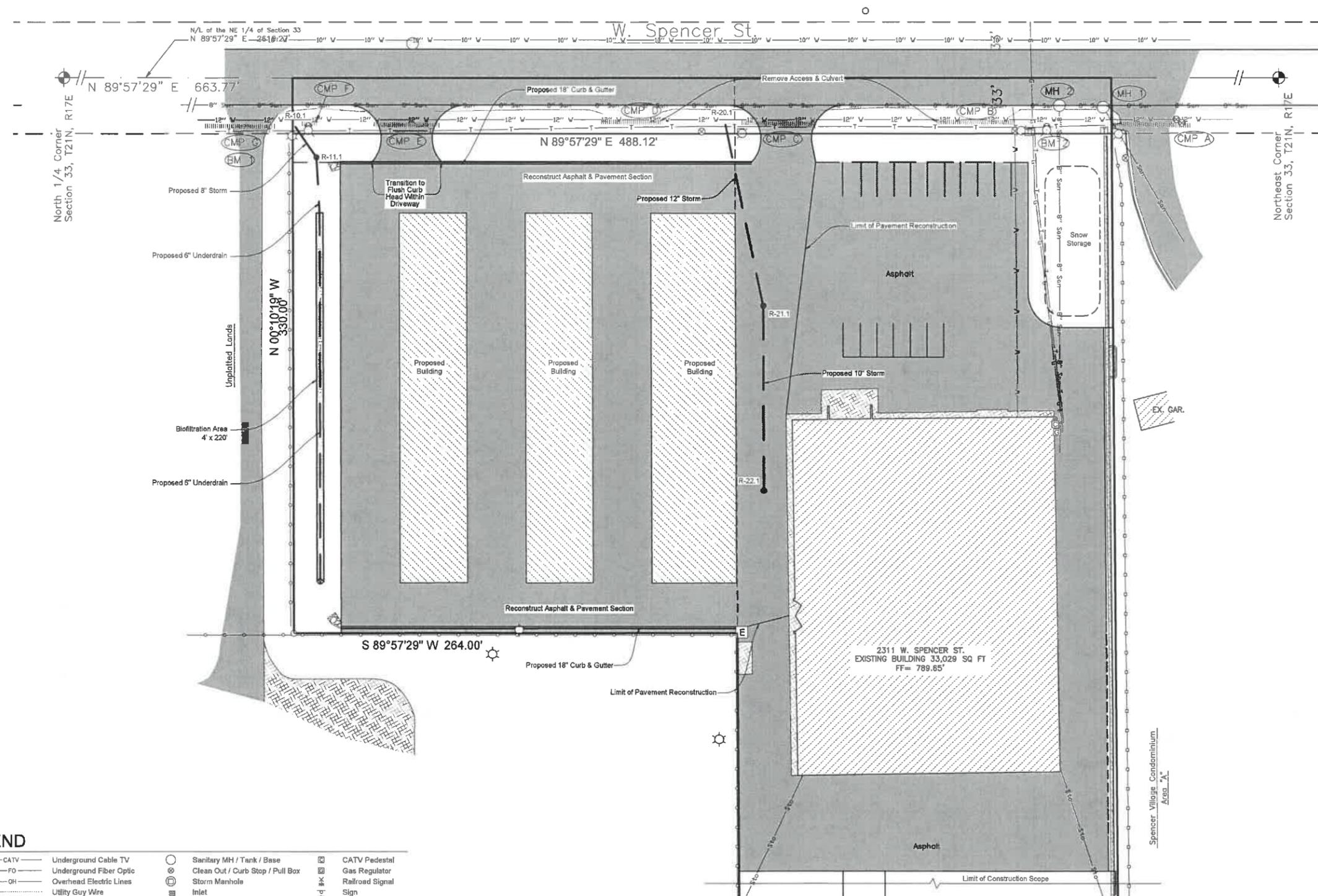
The contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.



STORM SEWER PIPE SUMMARY

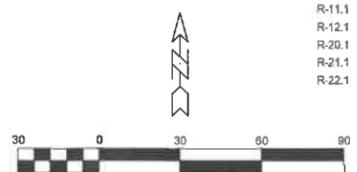
Reach	US	DS	US Inv	DS Inv	Length	Slope	Size (in)	Node	Total Area (SF)	Grass (SF)	Roof (SF)	Pavement (SF)	Runoff (GPM)	Pipe Flow (GPM)	Capacity (GPM)	Velocity (ft/s)	Capacity Check
R-11.1	R-10.1		782.11	782.00	22	0.0050	8	0.00					0	0	419	2.7	—
R-12.1	R-11.1		782.75	782.24	252	0.0020	6	0.00 Not Applicable - Stormwater Management Practice					0	0	121	1.4	—
R-21.1	R-20.1		784.83	784.50	110	0.0030	12	0.00	22625	6114	10800	5711	650	650	948	2.7	—
R-22.1	R-21.1		785.29	784.95	110	0.0030	10	0.00		50% of R-21.1 above			357	357	584	2.4	—

STORM SEWER STRUCTURE SUMMARY

Structure	Type	Size	Cover	Rm	Pipe Invert	Pipe Depth	Sump Invert	Total Depth
R-10.1	Endwall	—	—	—	782.00	—	—	—
R-11.1	Yard Drain	24" ID	R-4342	785.50	782.11	3.39	780.61	4.89
R-12.1	CleanOut	6"	Removable	785.50	782.75	2.75	—	2.75
R-20.1	Endwall	—	—	—	782.75	—	—	—
R-21.1	Catch Basin	36" ID	R-2540	787.95	784.83	3.12	782.83	5.12
R-22.1	Catch Basin	36" ID	R-2540	787.95	785.29	2.66	783.29	4.66

LEGEND

- CATV — CATV — Underground Cable TV
- FO — FO — Underground Fiber Optic
- OH — OH — Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Wetlands
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Building
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Curb Stop
- Proposed Cleanout
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Marsh
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Reducer
- Proposed Plug
- Proposed Water MH
- Proposed Tee
- Proposed Cross
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend



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

SHEET INDEX:

Sheet	Page
Utility Plan	C1.0
Drainage and Grading Plan	C1.1
Erosion & Sediment Control Plan	C1.2
Construction Details	C2.1
Biofiltration Details	C2.2
Alta Survey	1 of 1

Page Information

No.	Date	Description

Author: TNW Last Saved by: tim
Project No. Date: 19-2114 December 24, 2019
Sheet No.

C1.0

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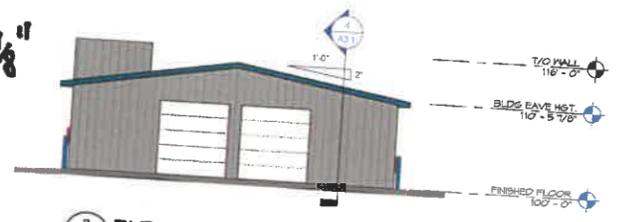
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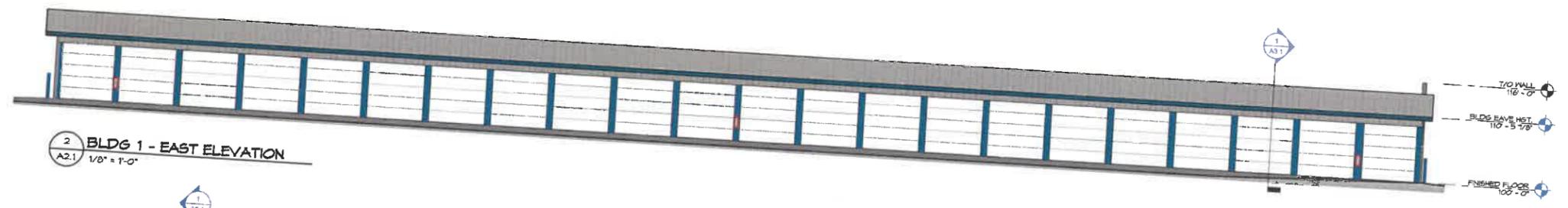
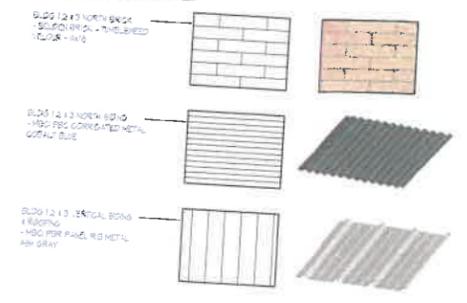
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A2.1 1/8" = 1'-0"

66 1/8"

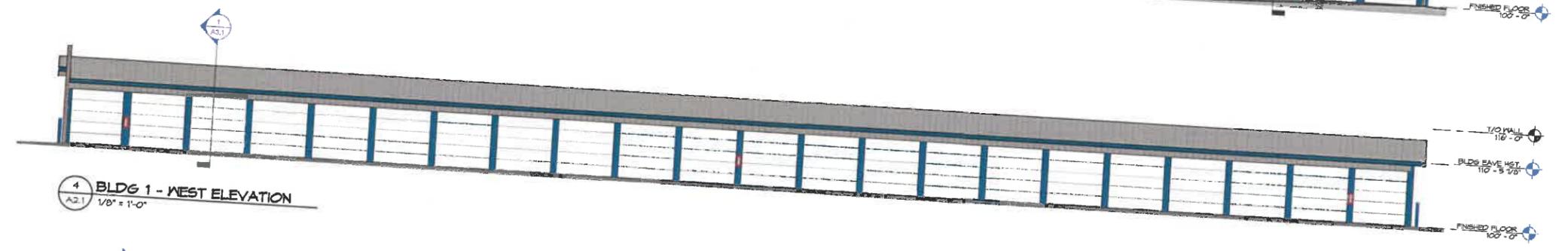


3 BLDG 1 - SOUTH ELEVATION
A2.1 1/8" = 1'-0"

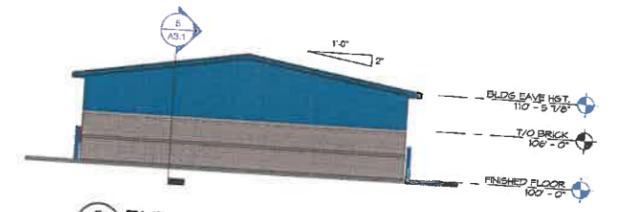
MATERIALS LEGEND



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



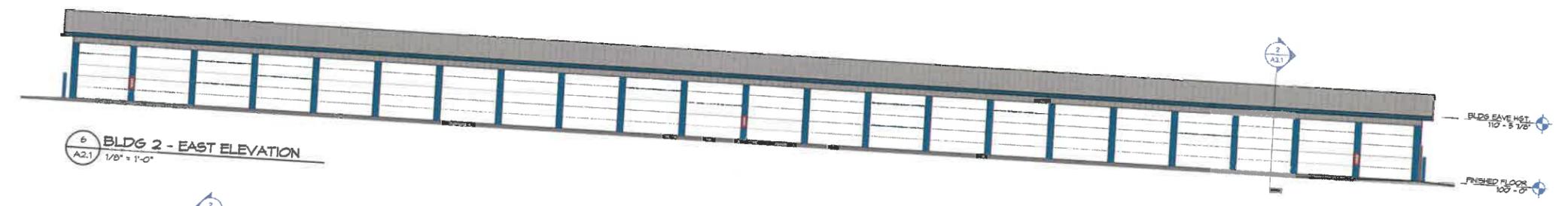
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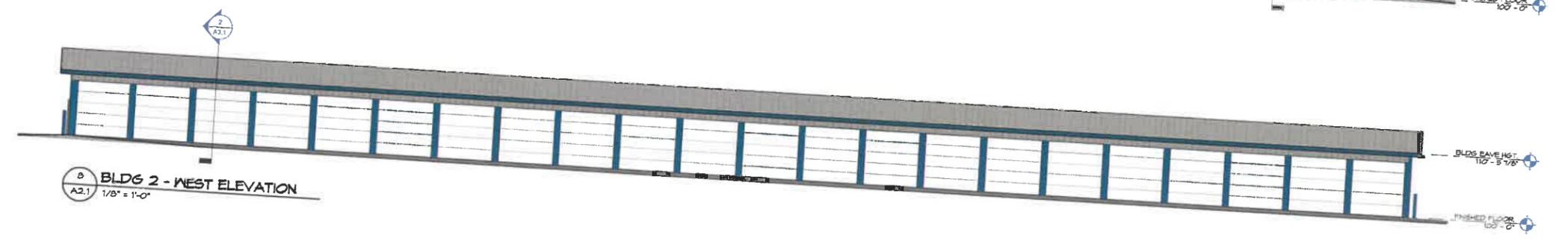
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A2.1 1/8" = 1'-0"



7 BLDG 2 - SOUTH ELEVATION
A2.1 1/8" = 1'-0"



6 BLDG 2 - EAST ELEVATION
A2.1 1/8" = 1'-0"



8 BLDG 2 - WEST ELEVATION
A2.1 1/8" = 1'-0"

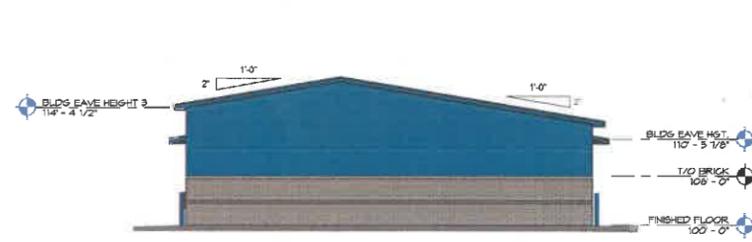
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PROPOSED PROJECT FOR:
JRK INVESTMENT ENTERPRISES LLC
2311 N. SPENCER STREET, APPLETON, WI 54914
BLDG 1 & 2 - ELEVATIONS

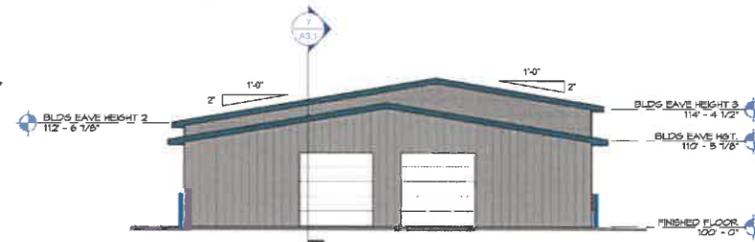
No.	Date	Description

SHEET INFORMATION

12/16/19
Drawn By: LJH
Approved By: [Signature]
Checked By: [Signature]
Project No: [Blank]
Date: [Blank]
1/17 PM



1 BLDG 3 - NORTH ELEVATION
A2.2 1/8" = 1'-0"



2 BLDG 3 - SOUTH ELEVATION
A2.2 1/8" = 1'-0"



3 BLDG 3 - EAST ELEVATION
A2.2 1/8" = 1'-0"



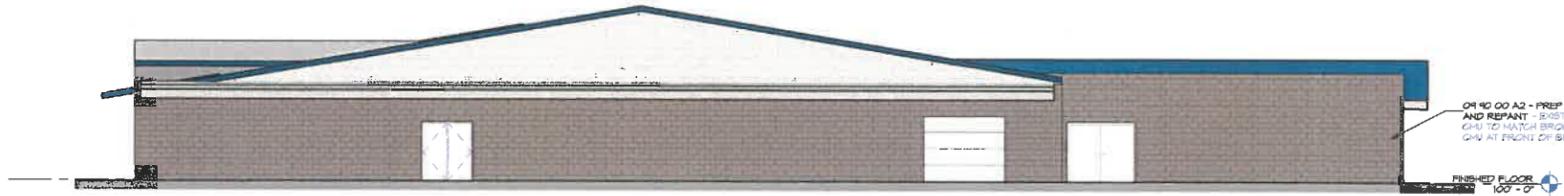
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No.	Date	Description

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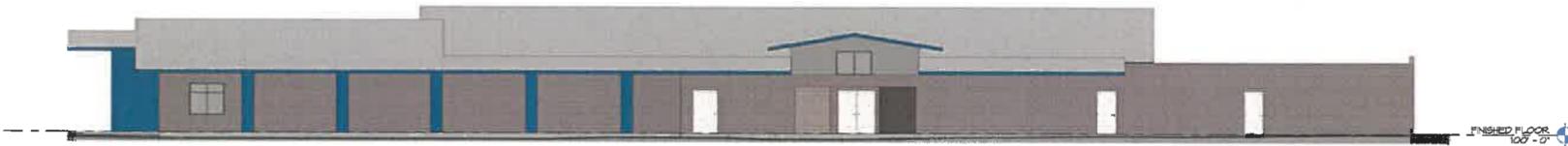
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A2.3 1/8" = 1'-0"



2 BLDG 4 - SOUTH ELEVATION
A2.3 1/8" = 1'-0"



3 BLDG 4 - EAST ELEVATION
A2.3 3/32" = 1'-0"



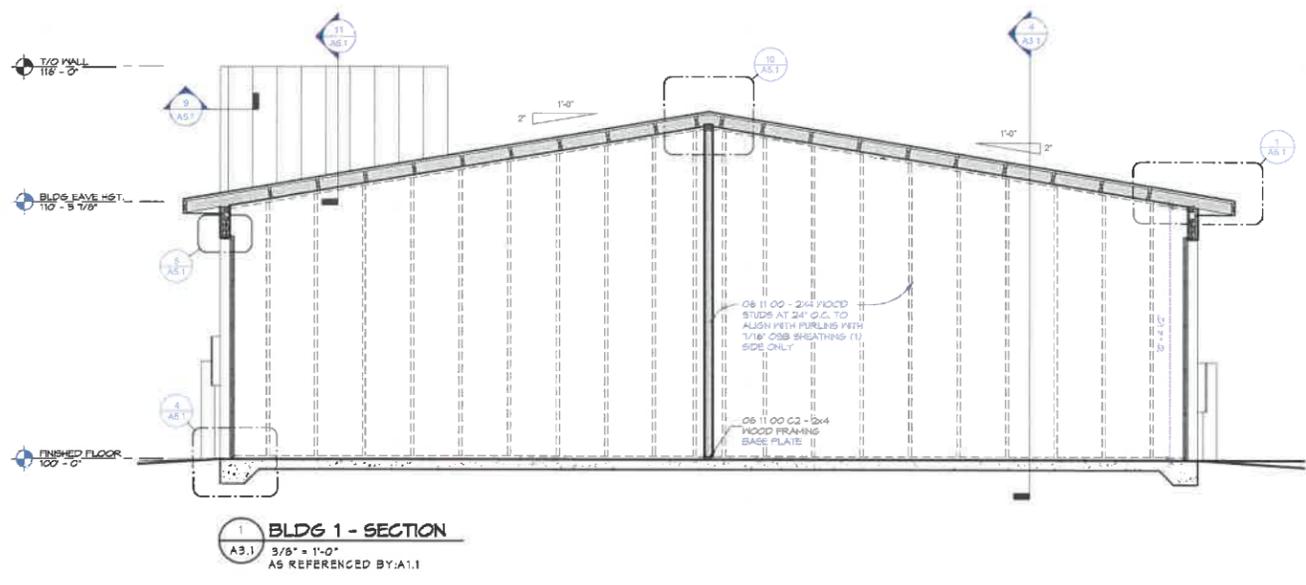
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No.	Date	Description

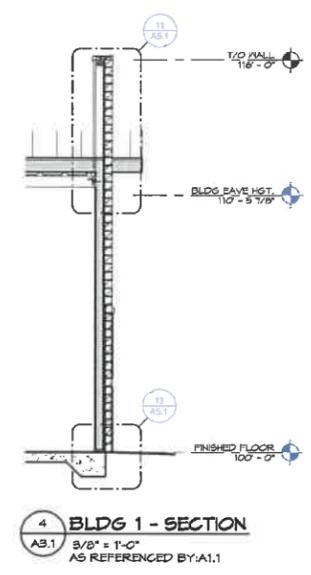
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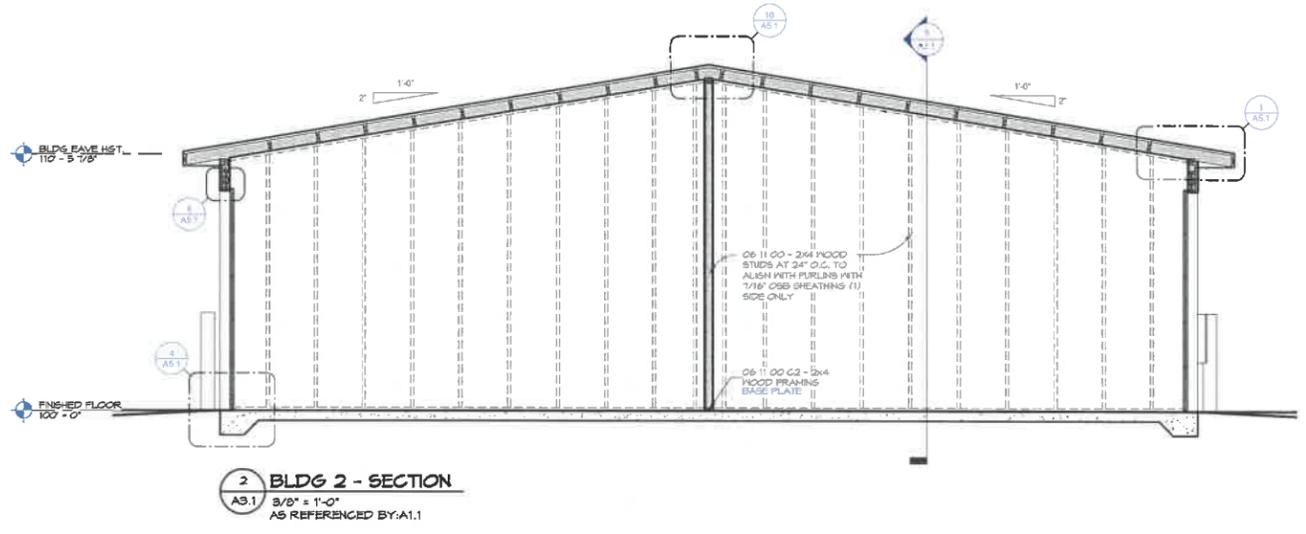
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 Project No.: 14-2114
 Sheet No.: **A3.1**
 Approved By: [Signature]
 Date: 11/04/19
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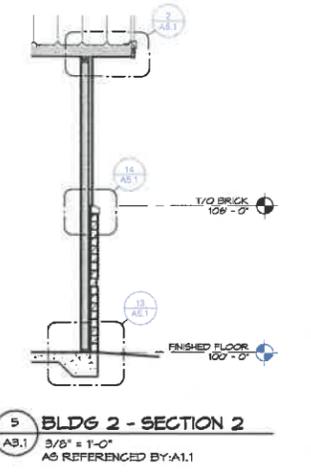
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 AS REFERENCED BY:A1.1



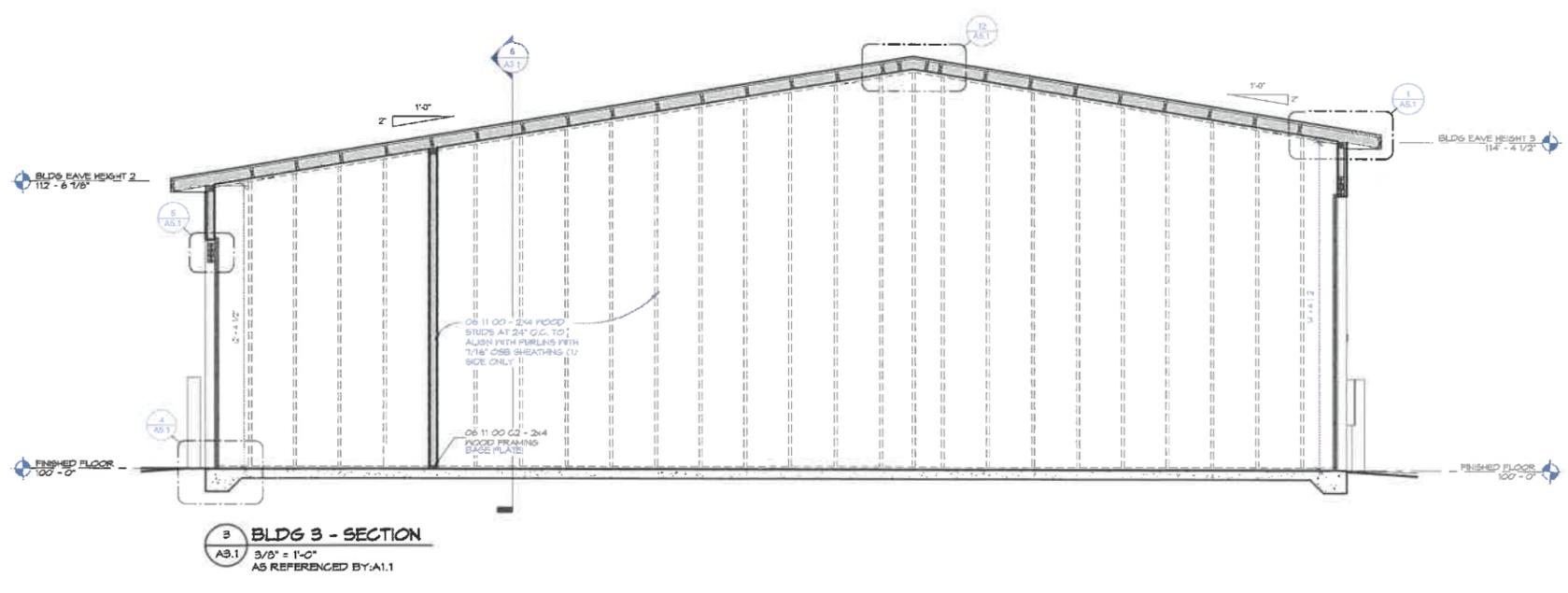
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 AS REFERENCED BY:A1.1



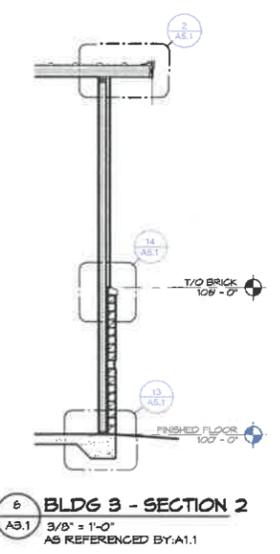
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 AS REFERENCED BY:A1.1



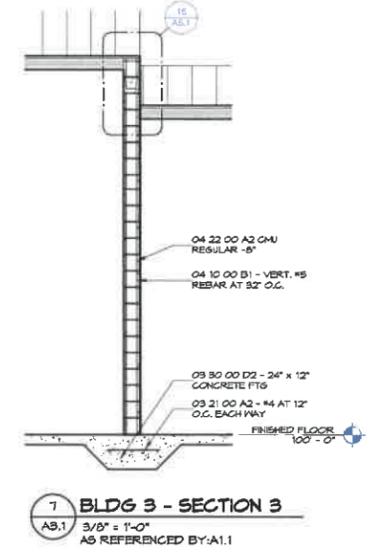
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 AS REFERENCED BY:A1.1



3 BLDG 3 - SECTION
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 AS REFERENCED BY:A1.1



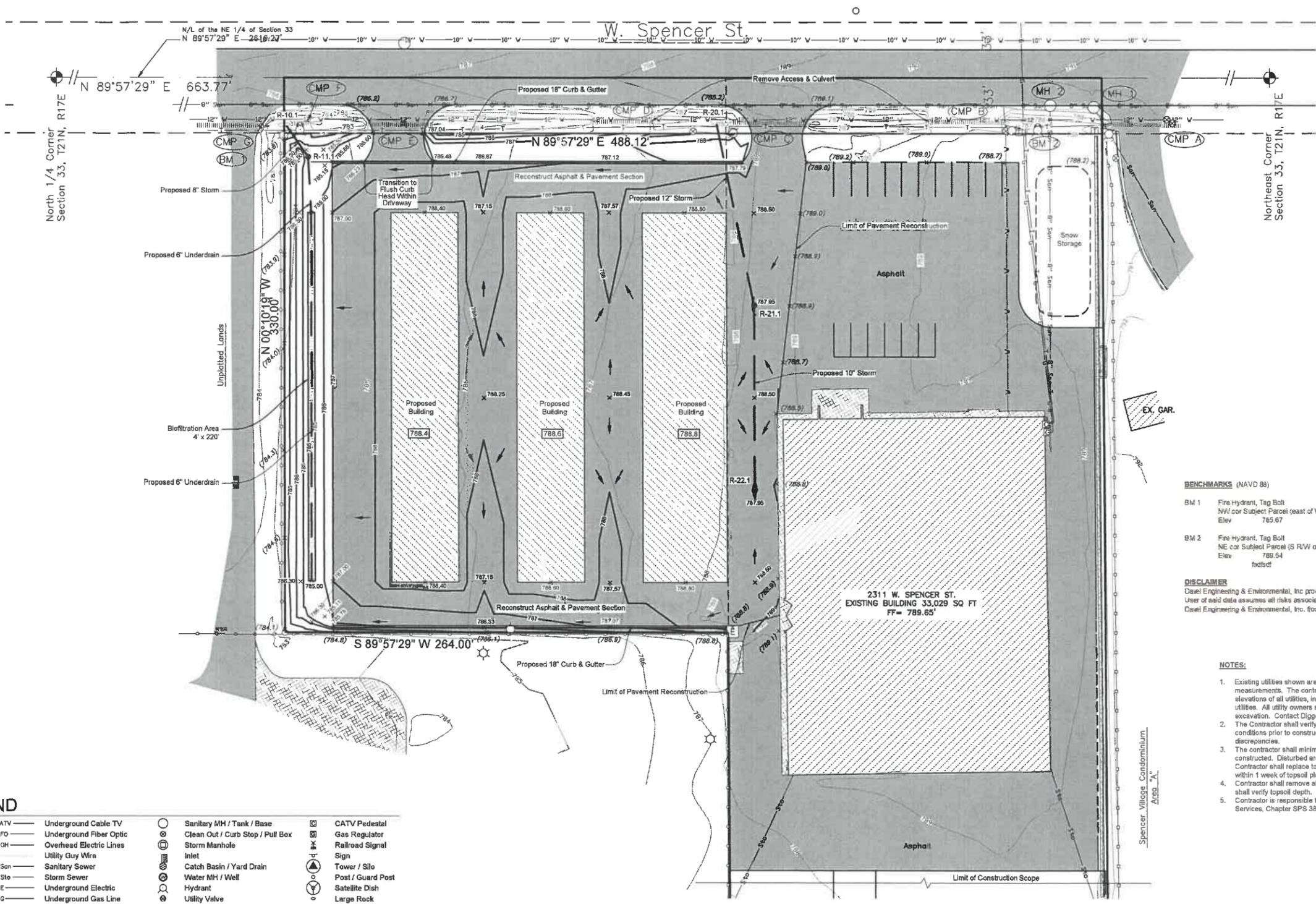
6 BLDG 3 - SECTION 2
 A3.1 3/8" = 1'-0"
 AS REFERENCED BY:A1.1



7 BLDG 3 - SECTION 3
 A3.1 3/8" = 1'-0"
 AS REFERENCED BY:A1.1



COUNTRY AIRE STORAGE
 SPENCER STREET
DRAINAGE AND GRADING PLAN



BENCHMARKS (NAVD 88)

- BM 1 Fire Hydrant, Tag Bolt
NW cor Subject Parcel (east of WE Energies Dr)
Elev 765.67
- BM 2 Fire Hydrant, Tag Bolt
NE cor Subject Parcel (S RW of W. Spencer)
Elev 766.54
fcd:sd

DISCLAIMER

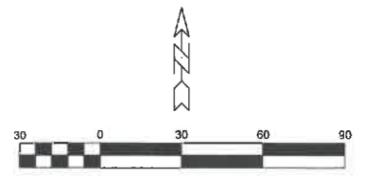
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NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

LEGEND

<ul style="list-style-type: none"> -CATV- CATV- Underground Cable TV -FO- FO- Underground Fiber Optic -OH- OH- Overhead Electric Lines -Son- Son- Utility Guy Wire -San- San- Sanitary Sewer -Sto- Sto- Storm Sewer -E- E- Underground Electric -G- G- Underground Gas Line -T- T- Underground Telephone -W- W- Water Main -Fence - Steel -Fence - Wood -Fence - Barbed Wire -WL- WL- Wetlands Tree Line Railroad Tracks Culvert Index Contour Intermediate Contour Proposed Storm Sewer Proposed Contour Proposed Swale Proposed Culvert Adjacent Plat Grade Prop. Lot Corner Elevation Proposed Spot Elevation Existing Grade Proposed Building 	<ul style="list-style-type: none"> Sanitary MH / Tank / Base Clean Out / Curb Stop / Pull Box Storm Manhole Inlet Catch Basin / Yard Drain Water MH / Well Hydrant Utility Valve Utility Meter Utility Pole Light Pole / Signal Guy Wire Electric Pedestal Electric Transformer Air Conditioner Telephone Pedestal Telephone Manhole Ex Spot Elevation Proposed Storm Manhole Proposed Curb Inlet Prop. Catch Basin / Yard Drain Proposed Endwall Proposed Rip Rap Prop. Drainage Direction Prop. Grade at Foundation 	<ul style="list-style-type: none"> CATV Pedestal Gas Regulator Railroad Signal Sign Tower / Silo Post / Guard Post Satellite Dish Large Rock Flag Pole Deciduous Tree Coniferous Tree Bush / Hedge Stump Marsh Soil Boring Benchmark Asphalt Pavement Concrete Pavement Gravel
---	--	---



No. Date	Description

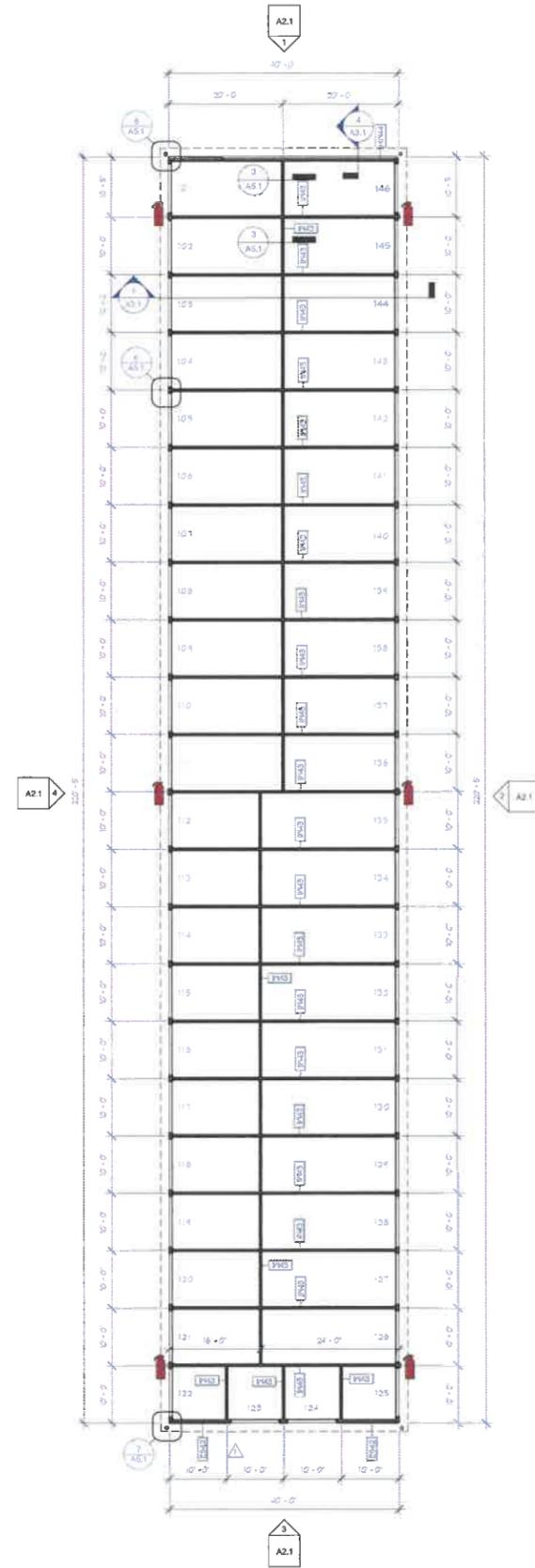
Page Information

Author: TNW Last Saved by: jennifer
 Project No. Date: 19-2114 December 23, 2019
 Sheet No.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1868 Fax: 920-441-0804
 www.davel.pro

C1.1

12/23/2019 12:53 PM c:\projects\5681\sub\dwg\Civil 3D\5681.dwg Printed by: Jennifer



1 BLDG 1 - FLOOR PLAN
A1.1 3/32" = 1'-0"



2 BLDG 2 - FLOOR PLAN
A1.1 3/32" = 1'-0"



3 BLDG 3 - FLOOR PLAN
A1.1 3/32" = 1'-0"

LIFE SAFETY INFO / CODE SUMMARY

BUILDING & ADA CODES:

- INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION
- AMERICAN OVERSIGHTS
- 2018 ADA STANDARDS

CONSTRUCTION TYPE:

- TYPE V

FIRE PROTECTION:

- SMALL AREA SPRINKLER SYSTEM
- WALLS - 2 HOUR RATED

OCCUPANT CLASSIFICATION:

- OFFICE

BUILDING SIZE:

- BUILDING 1 - 8,800 SF
- BUILDING 2 - 8,800 SF
- BUILDING 3 - 11,000 SF

ALLOWABLE HEIGHTS:

- 40' HEIGHT MAX

ALLOWABLE AREAS:

- BUILDING 1 & 2 ARE NOT IN ALL-DIVISION AREAS
- BUILDING 3 IS IN ALL-DIVISION AREAS
- PER IBC 510.4.2.1
- SPRINKLER INCREASE NO
- INCREASE DUE TO PROTECTED
- PROTECTED AREAS

NO.	AREA	NO.	AREA
1	100%	2	100%

MAXIMUM WIDTH OPEN SPACE: 30'-0"

TOTAL PROTECTED AREA: 11,000 SF

TOTAL PERMITTED AREA: 11,000 SF

AREA INCREASE: 100% (8,800 - 0) (11,000 - 0) = 25%

TOTAL FLOOR AREA: 28,600 SF ±

BUILDING 3 WILL NEED 3-HOUR FIRE SEPARATION WALL TO SEPARATE THESE AREAS AND TWO SEPARATE FIRE AREAS IN ACCORDANCE TO SECTION 109 FIRE WALLS

OCCUPANT LOADS:

PER IBC 103.1

RANITARY EXCLUSIONS:

PER IBC 103.1

WALL DIMENSION KEY:

- ALL WALL DIMENSIONS ARE FROM 8' SHIT SIDE FACE OF STUD TO RIGHT SIDE FACE OF STUD OR MASONRY.
- ALL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR OF 6'6" TO TOP OF THESE DIMENSIONS ARE INCLUDED WITH-HOLD OR WITH-KEY UNDER THE DIMENSION.

LIFE SAFETY LEGEND:

SYMBOL | DESCRIPTION

- FIRE EXTINGUISHERS PLACED PER IBC 907.1 WHERE REQUIRED
- HANDICAP ACCESSIBLE STORAGE UNITS PER IBC 103.1 SELF-SERVICE STORAGE FACILITIES
- 3 HOUR RATED FIRE WALL DESIGNATION

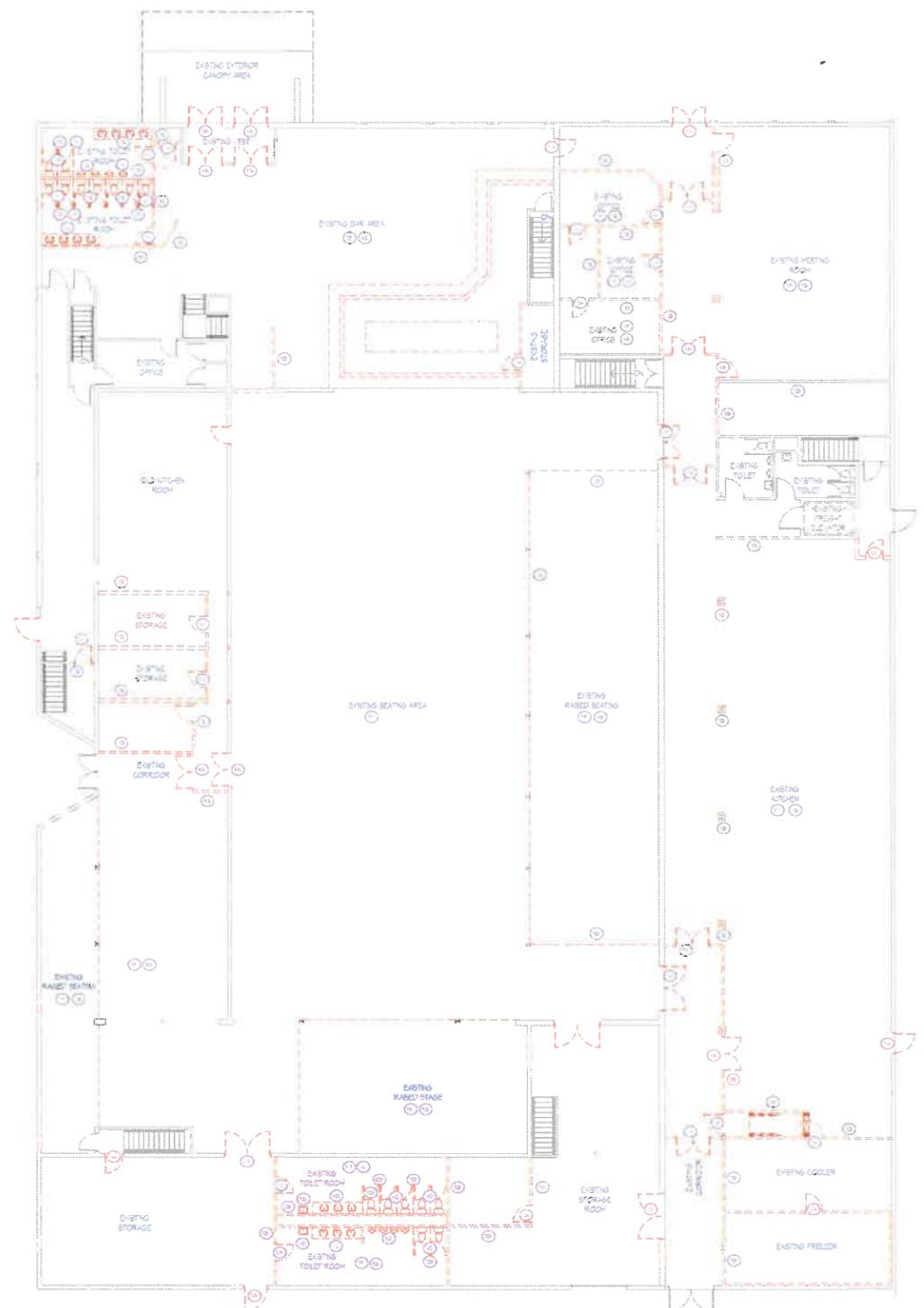


PROPOSED PROJECT FOR:
JRK INVESTMENT ENTERPRISES LLC
2811 W. SPENCER STREET, APPLETON, WI 54914

BUILDINGS 1, 2 & 3 - FLOOR PLANS

No.	Date	Description
1	12.23.19	Bid Set Clarifications
2	12.28.19	Handicap Adjusted

SHEET INFORMATION



DEMOLITION NOTES	
NO.	DESCRIPTION
1	DEMOLISH EXISTING OFFICE
2	DEMOLISH EXISTING MEETING ROOM
3	DEMOLISH EXISTING STORAGE
4	DEMOLISH EXISTING SEATING AREA
5	DEMOLISH EXISTING RABBIT STAGE
6	DEMOLISH EXISTING TOILET ROOM
7	DEMOLISH EXISTING COOLER
8	DEMOLISH EXISTING FREEZER

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PROPOSED PROJECT FOR:
JIRK INVESTMENT ENTERPRISES LLC
 2311 N. SPURLOCK STREET, APPLETON, WI 54914
BUILDING 4 - DEMOLITION PLAN

No.	Date	Description

SHEET INFORMATION

PLAN NORTH
 1 BLDG 4 FLOOR PLAN
 A1.0 9/52' x 1'-0"

BID SET 12/31/14

Drawn By LJN	Approved By
Project No. 14-214	Date 11/04/14
Sheet No.	

A1.0

12/27/2014 1:59:54 PM



PLAN NORTH
 1 BLDG 4 FLOOR PLAN
 A1.2 9/32" = 1'-0"

LIFE SAFETY INFO / CODE SUMMARY
BUILDING & ADA CODES:
 - INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
 - A. REGIONAL AMENDMENTS
 - IBC 411.2 ADDITION
CONSTRUCTION TYPE:
 - BUILDING 4 - SB
FIRE PROTECTION:
 - 2 1/2" MIN. SPINNAKER SYSTEM NO.
 - MANUAL SYSTEM NO.
OCCUPANT CLASSIFICATION:
 - MAIN USE 3 - MODERATE STORAGE
 - ACCESSORY USE 0 - BUSINESS
BUILDING SIZE:
 - PHASE 1 - BUILT 1983 1,088 SF
 - PHASE 2 - BUILT 1984 1,900 SF
 - PHASE 3 - BUILT 1985 2,268 SF
 - PHASE 4 - BUILT 1985 5,360 SF
 - PHASE 5 - BUILT 1985 8,888 SF
 - TOTAL BUILDING SF 19,504 SF
ALLOWABLE HEIGHT:
 - 30' STORAGE - 100% OF CONSTRUCTION 1 STORY
 - 40'-0" HEIGHT MAX.
ALLOWABLE AREAS:
 - N/A - NO STORAGE TO BUILDING SIZE
OCCUPANT LOAD:
 - STORAGE AREAS - NONE OCCUPIED
 - BUSINESS AREAS - 8 OCCUPANTS
 - TOTAL OCCUPANT LOAD PER IBC TABLE 1033.1.1
 - 81 OCCUPANTS CALCULATED
SANITARY FACILITIES:
 - EXISTING BUILDING USE STORAGE BUSINESS
 - NEW BUILDING USE STORAGE BUSINESS
 - DISTANCE TO FACILITIES: ALL FACILITIES TO THE MOST
 - REMOTE LOCATION IS LESS THAN 300'-0" REQUIRED
 - BY IBC 2403.3.1 ACCESS
 - FACILITIES NEEDED PER IBC TABLE 1033.1 (SEE BELOW)
 - 81 STORAGE - 36 MEN-WOMEN / 1250 + 0.36 UNITS
 - 81 SERVICES - 21 MEN-WOMEN / 25.90 + 0.34 UNITS

COMPLIANCE CHECK

	REN	FC	FC	LAW	BATH	DF	BB
REQUIRED	0	1	1	2	0	1	1
PROVIDED	0	1	1	2	0	1	1

WALL DIMENSION KEY
 - ALL WALL DIMENSIONS ARE FROM RIGHT SIDE FACE OF WALL TO
 RIGHT SIDE FACE OF SLIP OR WAREHOUSE
 - ALL CLEARANCE DIMENSIONS ARE FROM FINISHED FACE OF GYPSUM
 OR TILE. THESE DIMENSIONS ARE LABELED WITH MIN. OR MAX. TEXT
 UNDER THE DIMENSION

LIFE SAFETY LEGEND
 90-BGL 1 DESCRIPTION
 FIRE EXTINGUISHERS PLACED PER IBC 106.1 WHERE
 REQUIRED
 HANDICAP ACCESSIBLE STORAGE UNITS PER IBC
 1033 SELF-SERVICE STORAGE FACILITIES
 3 HOUR RATED FIRE WALL DESIGNATION

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PROPOSED PROJECT FOR:
JRK INVESTMENT ENTERPRISES LLC
 2311 W. SPENCER STREET, APFLETON, NC 28514
BUILDING 4 - FLOOR PLAN

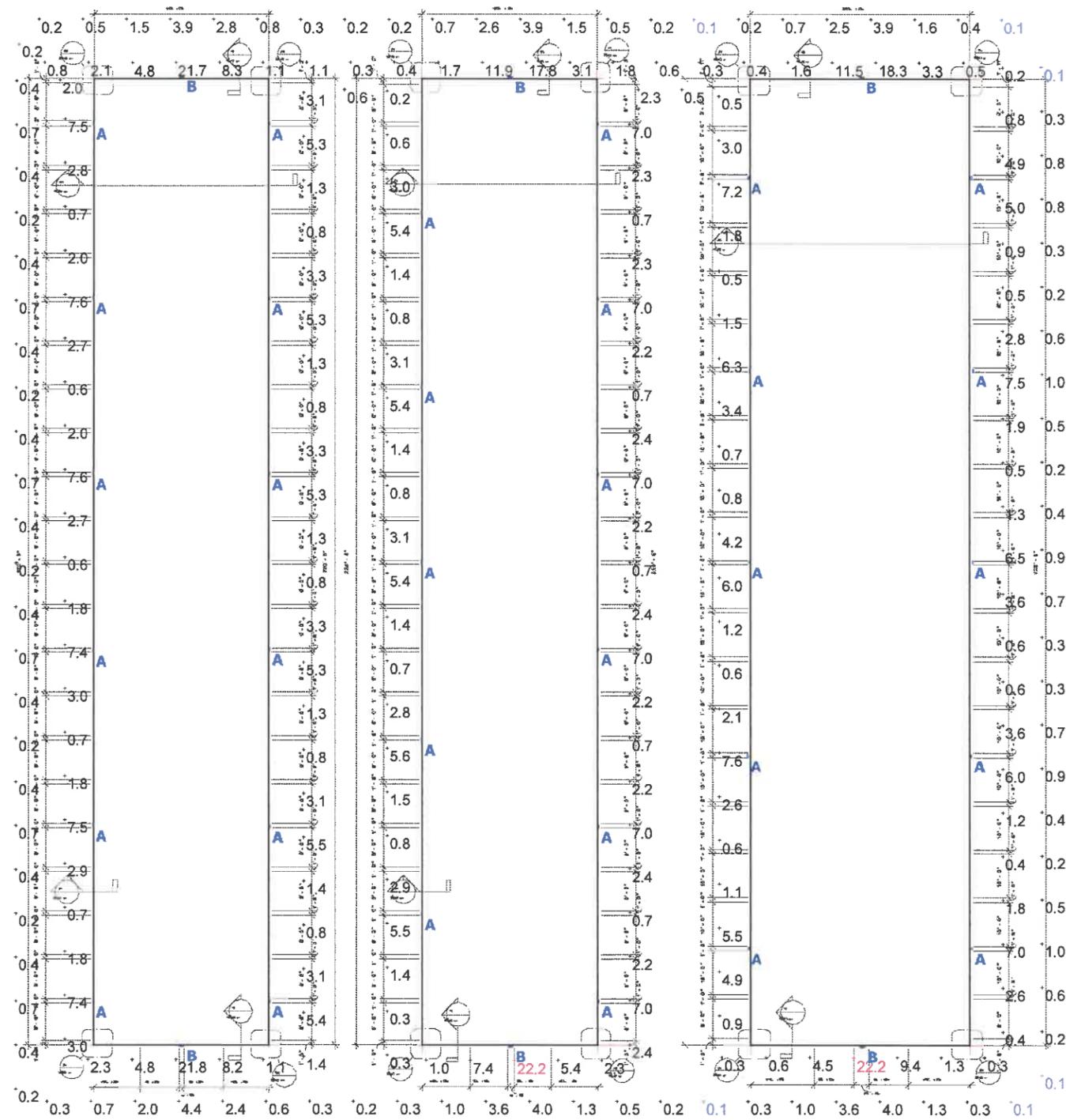
SHEET INFORMATION

No.	Date	Description
1	12.23.19	Blid Set Clarifications

BID SET 12/31/19
 Drawn By: LMJ
 Approved By: [Signature]
 Project No.: 19-2114
 Date: 11/04/19
 Sheet No.:
A1.2
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Schedule			
Symbol	Label	QTY	Catalog Number
□	A	33	OLWX1 LED 40W 40K M4
□	B	6	OLWX2 LED 90W 40K

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.6 fc	22.2 fc	0.1 fc	222.0:1	26.0:1



**Town of Grand Chute
Certified Survey Map Review
JRK Investment Enterprises LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: January 28, 2020

Address: 2311 and 2345 W. Spencer Street

App. #: CSM-03-20

REQUEST

The CSM combines two existing lots into a single parcel. The CSM provides dedication of 33' of road right-of-way along W. Spencer Street. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

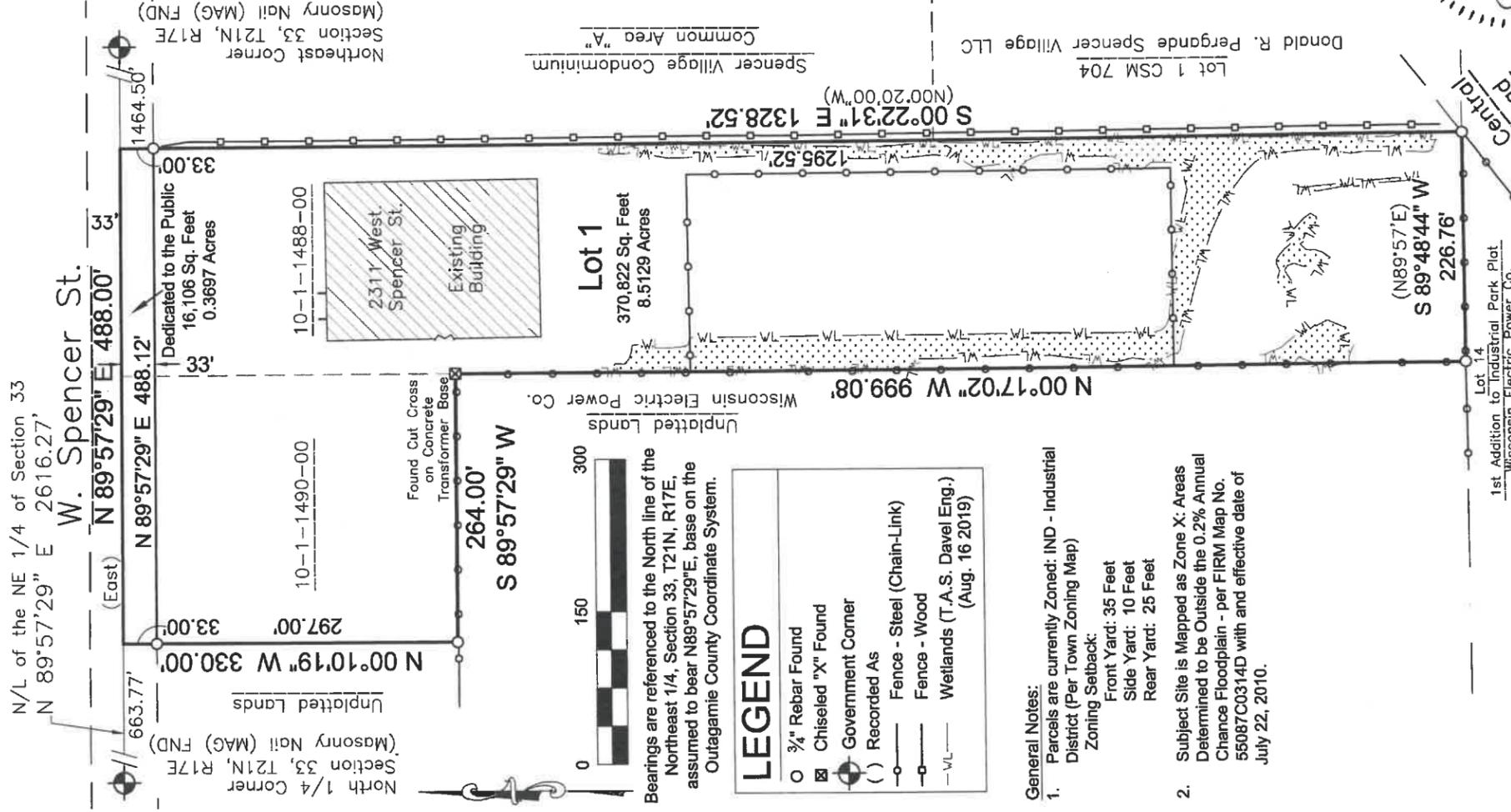
Both properties are zoned IND Industrial District. The lot consolidation will allow construction of three self-storage buildings, a permitted use in the IND Industrial District. The CSM meets all Town requirements.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-03-20) requested by JRK Investment Enterprises LLC, 2311 and 2345 W. Spencer Street.

Certified Survey Map No.

Part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin



Owner:
JRK Investment Enterprises LLC
W6461 Firelane #8
Menasha, WI 54952

LEGEND	
○	3/4" Rebar Found
⊗	Chiseled "X" Found
⊙	Government Corner
()	Recorded As
—○—	Fence - Steel (Chain-Link)
—○—	Fence - Wood
-WL-	Wetlands (T.A.S. Davel Eng.) (Aug. 16 2019)

- General Notes:**
- Parcels are currently Zoned: IND - Industrial District (Per Town Zoning Map)
Zoning Setback:
Front Yard: 35 Feet
Side Yard: 10 Feet
Rear Yard: 25 Feet
 - Subject Site is Mapped as Zone X: Areas Determined to be Outside the 0.2% Annual Chance Floodplain - per FIRM Map No. 55087C0314D with and effective date of July 22, 2010.

WISCONSIN
SCOTT R. ANDERSEN
S 19169
DMPRO
Scott R. Andersen
Professional Land Surveyor
No. S-3169
Date 1/14/20
scott@davel.pro
Drafted by: scott
Sheet : 1 of 3

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

**Town of Grand Chute
Site Plan Review
4411 West Wisconsin Avenue LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: January 28, 2020

Address: 4411 W. Wisconsin Avenue

App. #: SP-02-20

REQUEST

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

ANALYSIS

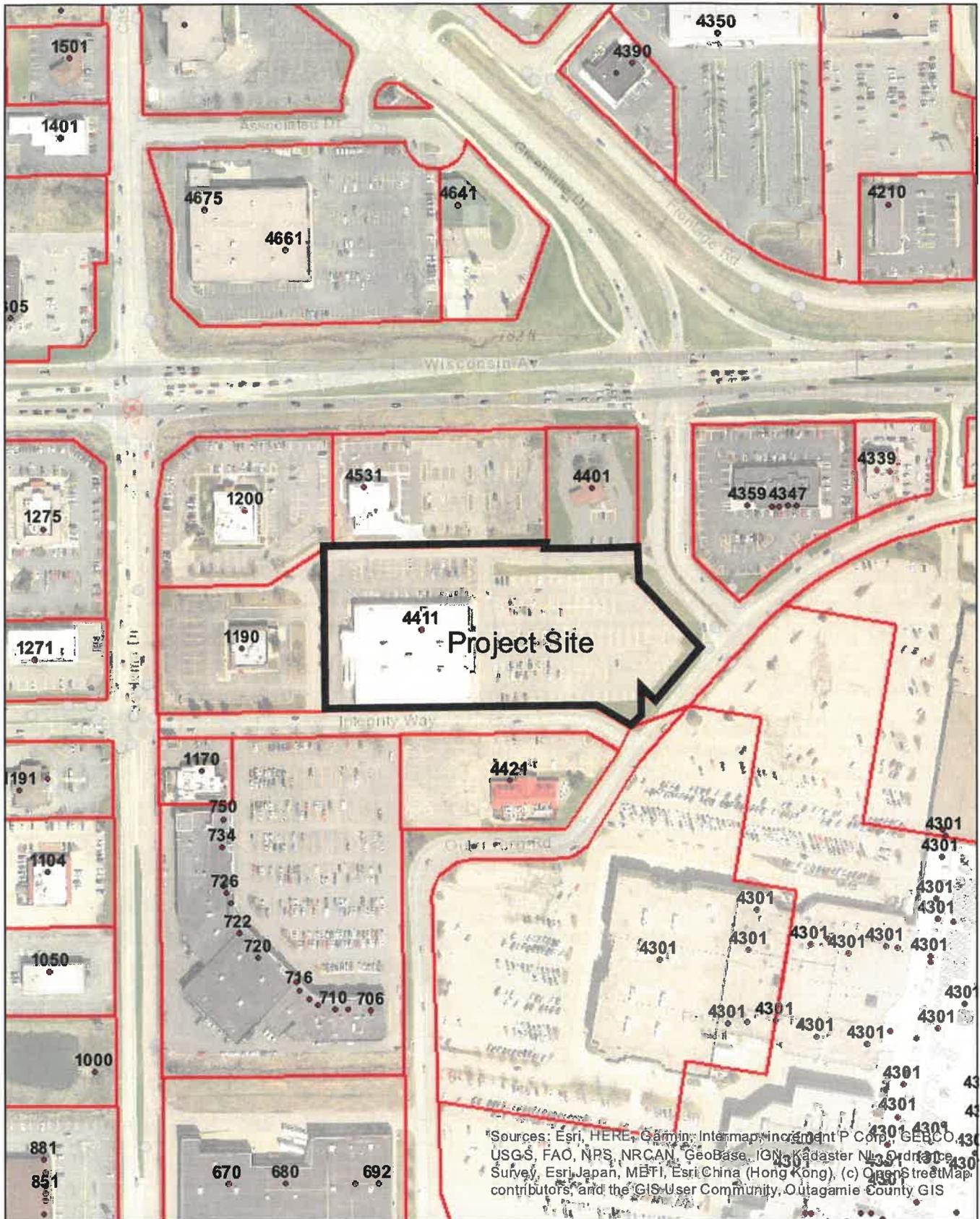
This site, located on the northwest side of the Fox River Mall, was previously occupied by Toys “R” Us. Applicant seeks approval for the construction of a 9,795 sq. ft. addition on the north end of the existing building. The addition will include a loading dock on the west side of the building. The exterior of the addition will feature split-face block consistent with the existing building. The addition will be located over a portion of the existing parking lot, with 282 parking stalls remaining to accommodate on-site parking. Additional work includes interior renovations and redesigning the front (east) side of the building. The finished building will have space to accommodate three separate tenants. Site access will remain unchanged.

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. The Landscaping Plan includes new frontage and perimeter landscaping to meet Zoning Code requirements. The Landscaping and Site Lighting Plans have been approved by staff. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-02-20) requested by 4411 West Wisconsin Avenue LLC, 4411 W. Wisconsin Avenue, for construction of a building addition and associated site improvements.

SP-02-20 - 4411 W. Wisconsin Avenue



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

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SITE PLAN

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ARCHITECTS
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APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

Label	Elevation	Description
BM 11	781.17	IRAW X ON CONCRETE WALL

OWNER
4411 WEST WISCONSIN AVENUE LLC
230 OHIO ST STE 200
OSHKOSH WI, 54902

SHEET KEY NOTES:

- ① ASPHALT; MATCH EXISTING ASPHALT THICKNESS, SEE DETAIL C SHEET C6.0 FOR ASPHALT MIX
- ② CONCRETE PAVEMENT; SEE DETAIL D SHEET C6.0
- ③ CONCRETE SIDEWALK; SEE DETAIL E SHEET C6.0
- ④ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION
- ⑤ ADA HANDICAP STALL SYMBOL
- ⑥ SALVAGED ADA HANDICAP SIGN
- ⑦ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑧ MONUMENT SIGN; REFER TO SIGN DRAWINGS
- ⑨ CONCRETE PAVEMENT TO BE REPLACED IN KIND
- ⑩ WHEEL STOPS

SITE STATISTICS

PARCEL ADDRESS:	4411 WEST WISCONSIN AVENUE
PARCEL NUMBER:	120801
PARCEL SIZE:	208,875 SF; 4.79 AC
ZONING:	CR - REGIONAL COMMERCIAL DISTRICT
EXISTING SITE	
GREEN SPACE:	18,058 SF (8.6%)
IMPERVIOUS AREA	
BUILDING:	46,715 SF (22.4%)
PAVEMENT:	144,102 SF (69.0%)
TOTAL IMPERVIOUS:	190,817 SF (91.4%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	36,877 SF; 0.85 AC
GREEN SPACE PROVIDED:	17,990 SF (8.6%)
IMPERVIOUS AREA	
BUILDING:	56,510 (27.1%)
PAVEMENT:	134,375 SF (64.3%)
TOTAL IMPERVIOUS:	190,885 SF (91.4%)
PAVING PROVIDED	
PAVING SPACES PROVIDED:	282 STALL; 12 OF WHICH ARE HANDICAP

PROJECT FOR: ALLIANCE DEVELOPMENT
MULTI-TENANT BUILDING
4411 WEST WISCONSIN AVE.
TOWN OF GRAND CHUTE, WISCONSIN 54220

REVISIONS

DRAWN BY
MCL
CHECKED BY
SAH

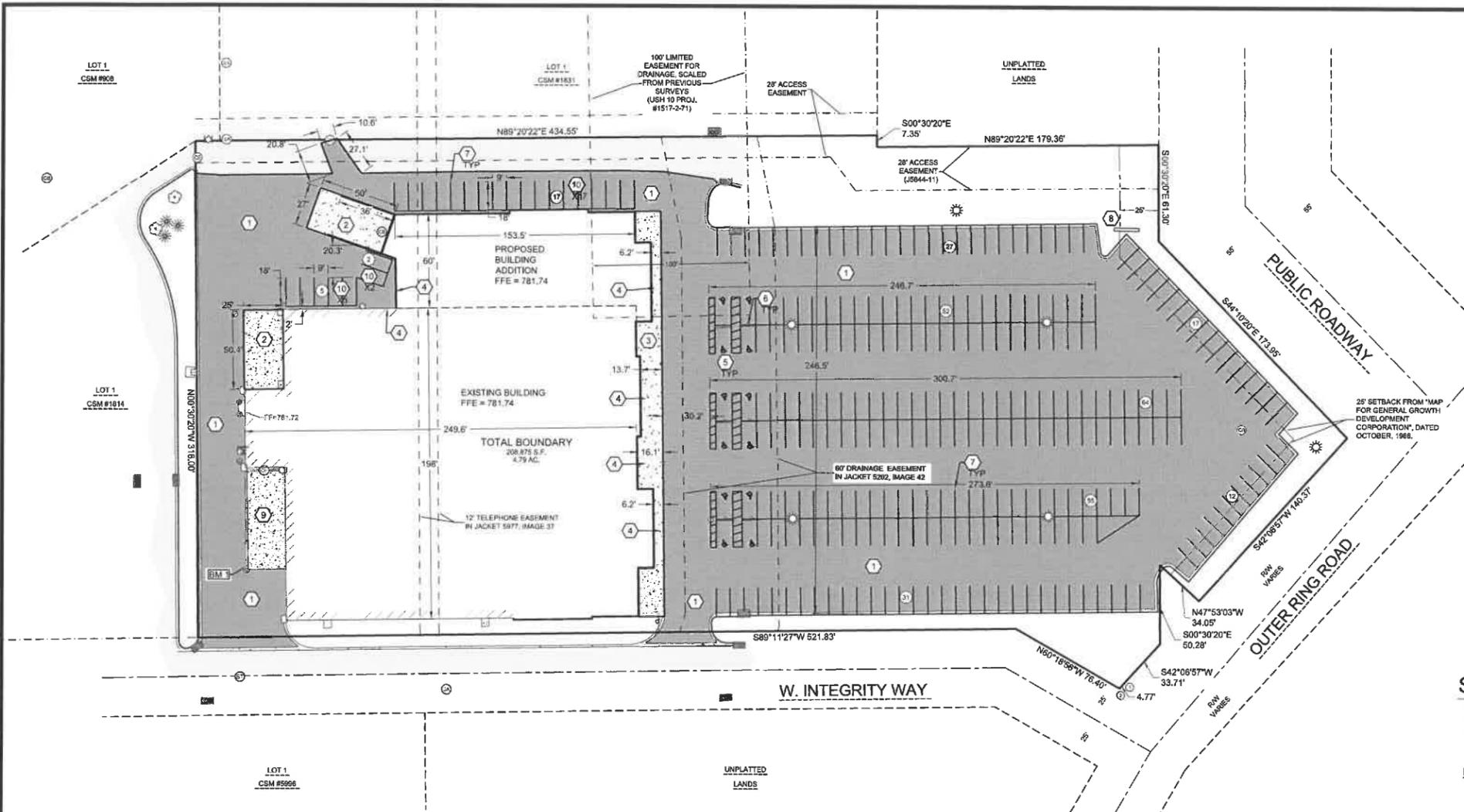
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C2.0



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WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



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www.mach-iv.com



SOUTHEAST PERSPECTIVE
NO SCALE



NORTHEAST PERSPECTIVE
NO SCALE



EAST PERSPECTIVE
NO SCALE

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PROPOSED RETAIL BUILDING FOR:
MULTI-TENANT BUILDING
4411 WEST WISCONSIN AVE.
TOWN OF GRAND CHUTE, WISCONSIN 54220

CONSULTANT LOGO

REVISIONS
△ xxx

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DATE
1/09/20

PROJECT NO.
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A3.2

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 APPLETON, WISCONSIN 54911
 PHONE: 920-364-8858

Alliance

PROPOSED RETAIL BUILDING FOR:
MULTI-TENANT BUILDING
 4411 WEST WISCONSIN AVE.
 TOWN OF GRAND CHUTE, WISCONSIN 54220

CONSULTANT LOGO

REVISIONS
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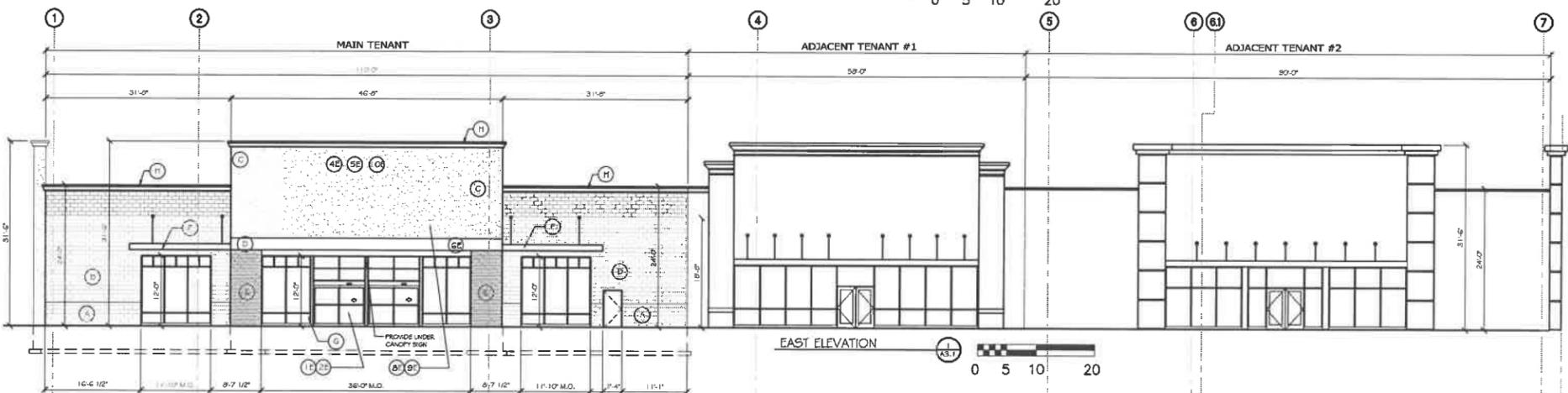
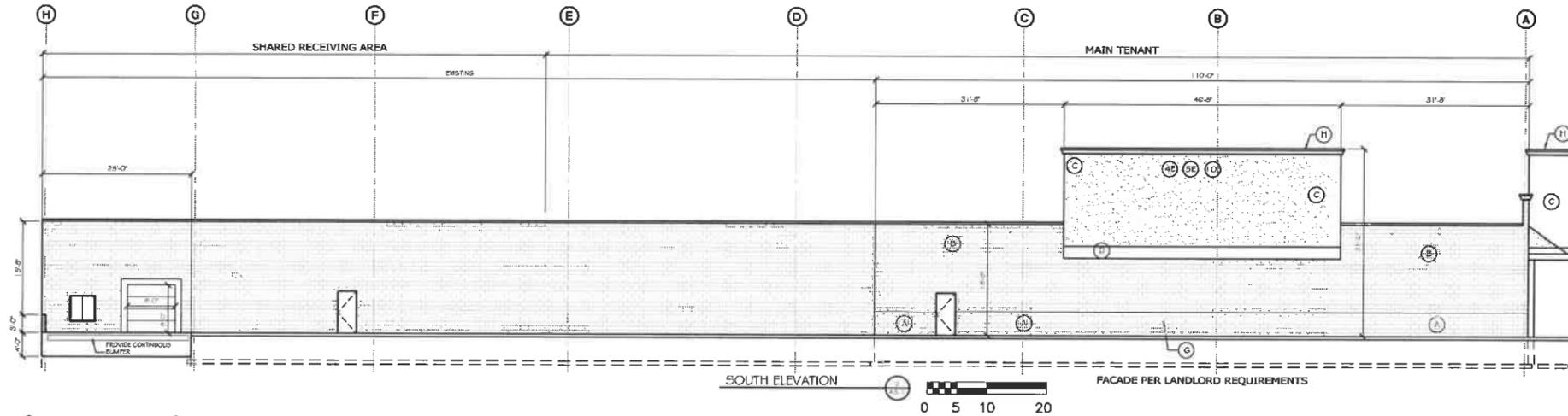
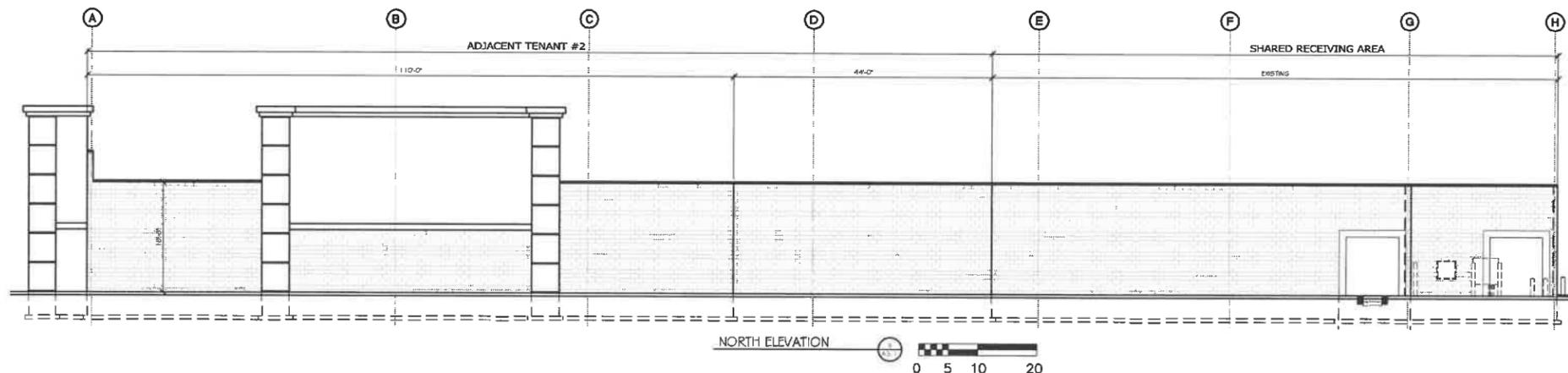
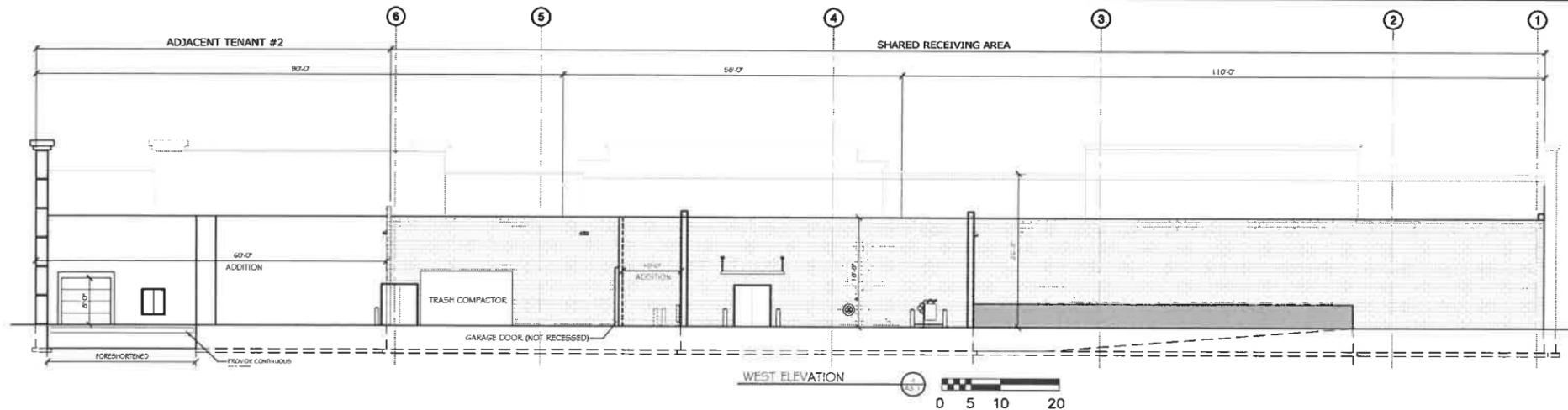
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 TFM

DATE
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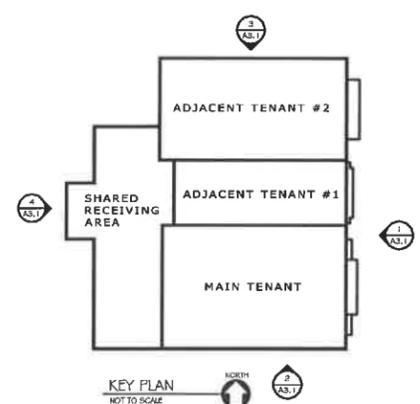
PROJECT NO.
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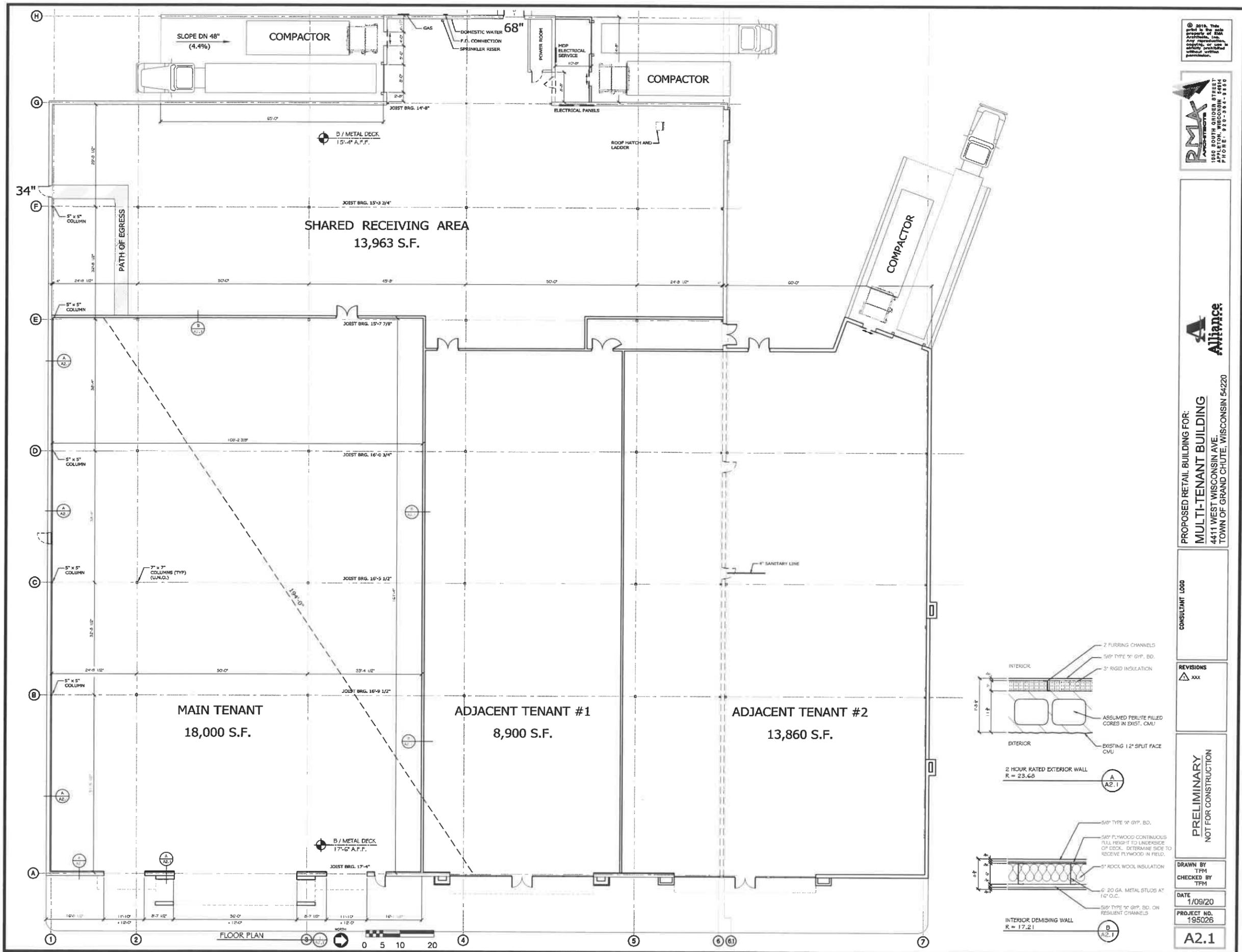
A3.1



- GENERAL NOTES:**
- 1P VESTIBULE AND STOREFRONT SYSTEM TO BE DETERMINED BY AND COORDINATED WITH MAIN TENANT. COORDINATE CANOPY SUPPORT COLUMNS WITH MAIN TENANT. COLUMNS CANNOT BE IN FRONT OF DOORS. NEED CLEAR PATH OF TRAVEL.
 - 2P COORDINATE STOREFRONT ELEMENT WITH THE MAIN TENANT
 - 3P N/A
 - 4P WIDTH AND HEIGHT OF SIGN FACADE AND TOP OF SIGN TO BE AS HIGH OR HIGHER THAN ANY OTHER RETAILER IN THE SHOPPING CENTER.
 - 5P STOREFRONT SIGN TO BE 8'-0" HIGH (OR ALLOWED BY CODE). THE FINAL BUILDING SIGN CRITERIA IS TO BE COORDINATED THE MAIN TENANT
 - 6P STOREFRONT CANOPY TO BE 8'-0" DEEP MIN.
 - 7P ELEVATIONS, SECTIONS AND MATERIAL AND COLOR SAMPLE SUBMITTALS TO MAIN TENANT FOR FINAL ELEVATION APPROVAL.
 - 8P PROVIDE 4' WIDE CATWALK IN CANOPY.
 - 9P PROVIDE LOCKING ACCESS DOOR TO CANOPY.
 - 10P PROVIDE 3/4" PRESSURE TREATED PLYWOOD BEHIND SIGN FIELD.

- MATERIALS LEGEND**
- A SPLIT FACE BLOCK; FINISH: PAINT, BENJAMIN MOORE HC-21 'HUNTINGTON BEIGE' (EGGSHELL)
 - B SPLIT FACE BLOCK; FINISH: PAINT, BENJAMIN MOORE HC-51 'MANCHESTER TAN'
 - C EPS: STOLT MILANO TSW, TOP COATED WITH STOCOLOR ACRYL PLUS IN COLOR #32100 AND STO CLEAR COAT SEALER (SMOOTH & GLOSSY)
 - D STAIN: DEHR, #5C109 'WRANGLER BROWN'
 - E STONE: BORAL STONE, MOJAVE PRO-FIT LEDGESTONE
 - F METAL: BERRIDGE MFG CO., KYIAR 500 'AGED BRONZE'
 - G ANODIZED ALUMINUM: KAWNEER, MEDIUM BRONZE #26
 - H PAINT COLOR: BENJAMIN MOORE OC-35 'ACADIA WHITE' (EGGSHELL)





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PROPOSED RETAIL BUILDING FOR:
MULTI-TENANT BUILDING
 4411 WEST WISCONSIN AVE
 TOWN OF GRAND CHUTE, WISCONSIN 54220

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REVISIONS
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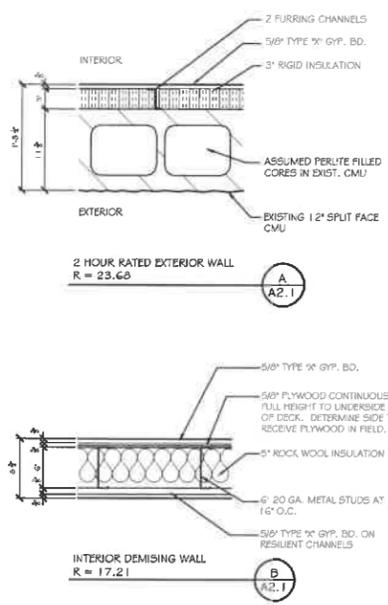
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UTILITY PLAN

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Alliance DEVELOPMENT
MULTI-TENANT BUILDING
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TOWN OF GRAND CHUTE, WISCONSIN 54220

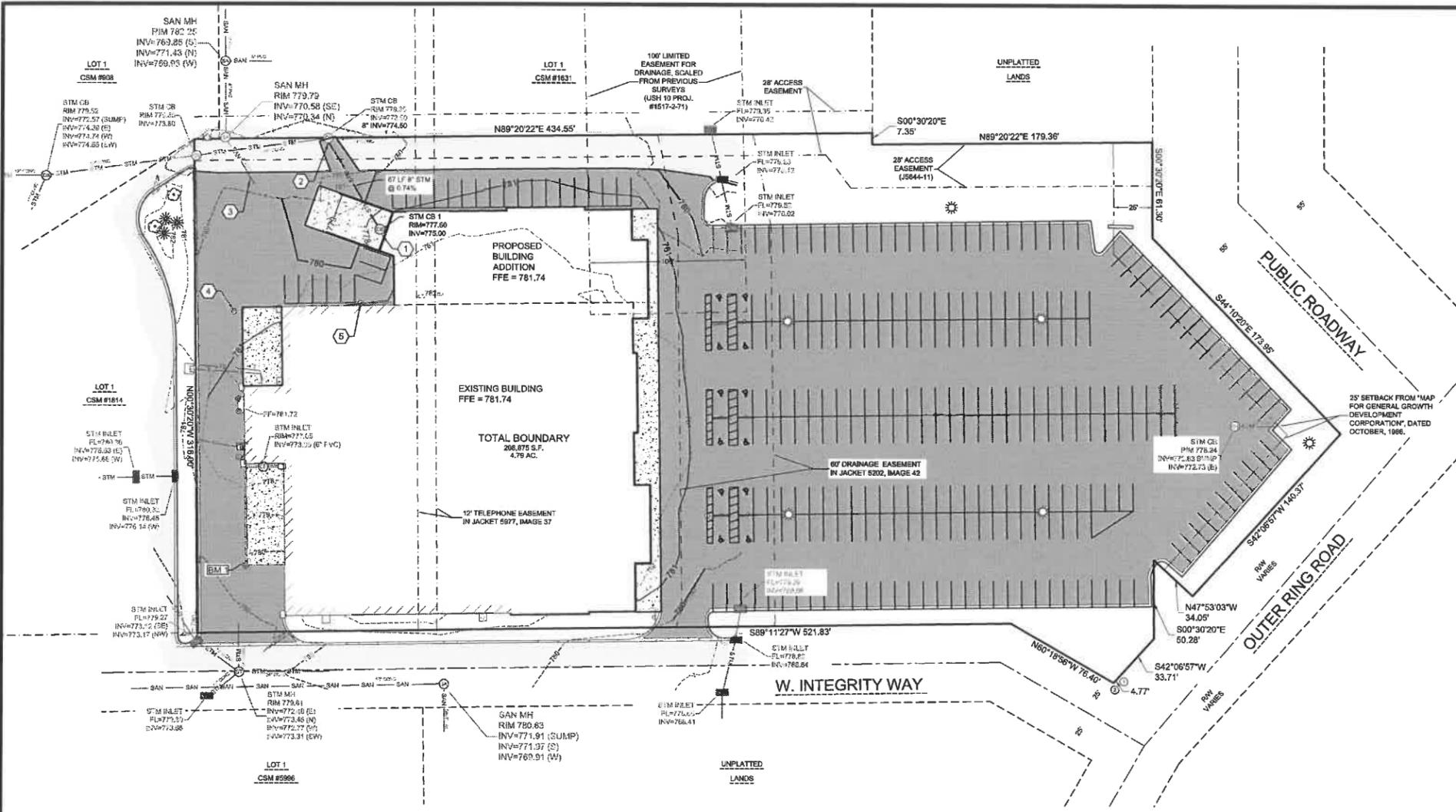
Label	Elevation	Description
BM 1	765.17	SAW X ON CONCRETE WALL

SHEET KEY NOTES:

- STORM CATCH BASIN 3' DIAMETER; SEE DETAIL F SHEET C6.0
- CONNECT TO EXISTING CATCH BASIN; INSTALL 8" PIPE A MINIMUM OF 6 INCHES FROM OD TO OD OF EXISTING PIPES
- EXISTING SANITARY SERVICE LOCATION UNKNOWN; CONTACT ENGINEER IF CONFLICT WITH SANITARY SERVICE OCCURS
- RAISE CLEANOUT RIM ELEVATION TO 780.44
- DROP CLEANOUT RIM ELEVATION TO 780.98

UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.



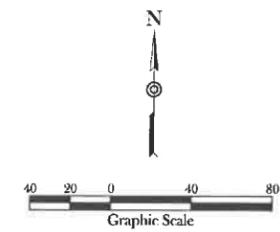
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WISCONSIN STATUTE 162.0176 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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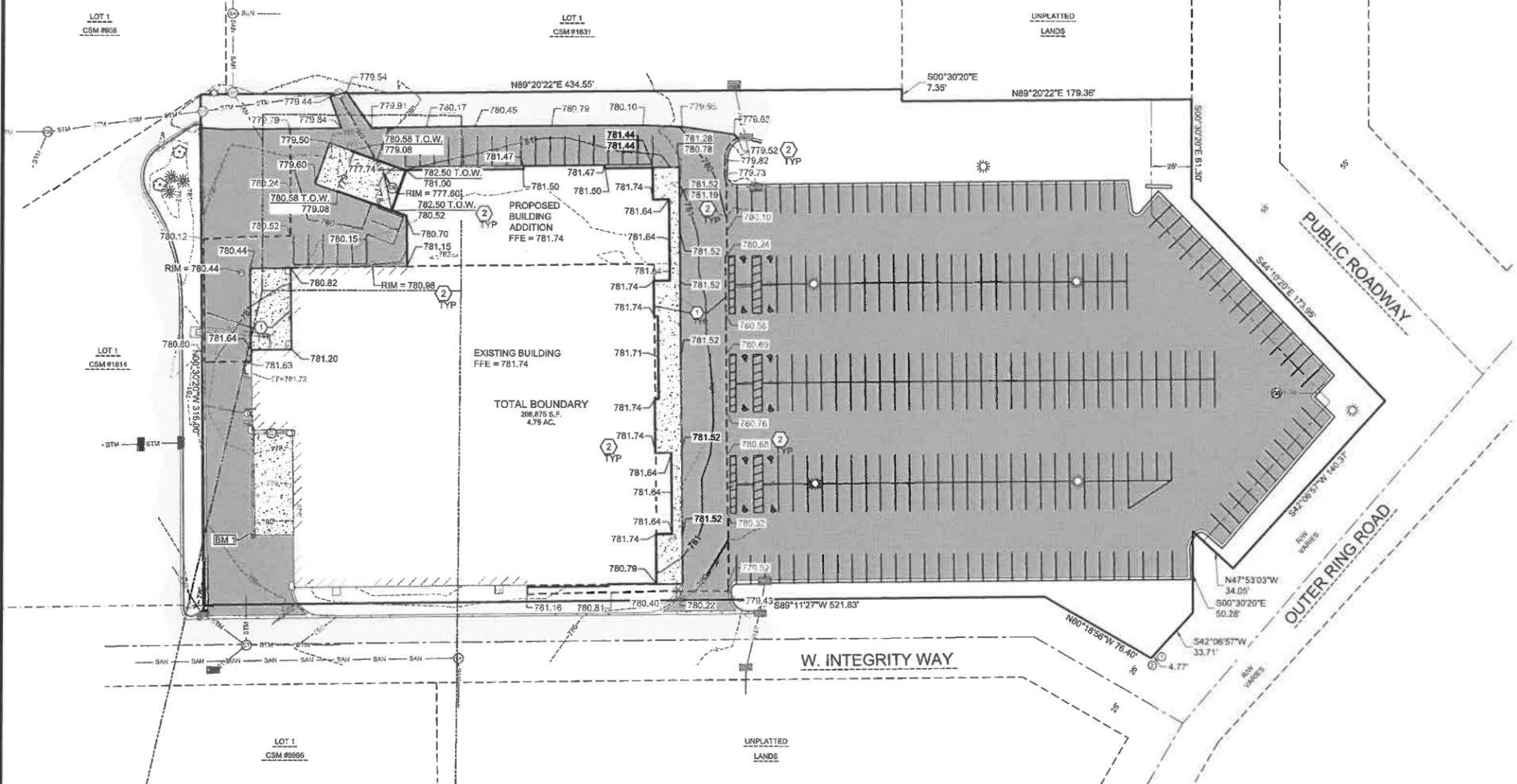
PROJECT NO.
195026

C3.0

GRADING PLAN

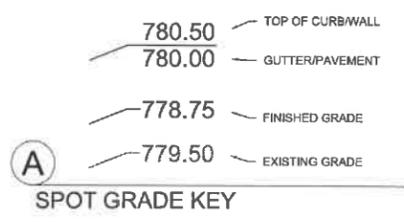
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Label	Elevation	Description
BM 1	785.17	BAW X ON CONCRETE WALL



SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET



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APPLETON, WISCONSIN 54914
PHONE: 920-364-9950

PROJECT FOR: ALLIANCE DEVELOPMENT
MULTI-TENANT BUILDING
4411 WEST WISCONSIN AVE.
TOWN OF GRAND CHUTE, WISCONSIN 54220

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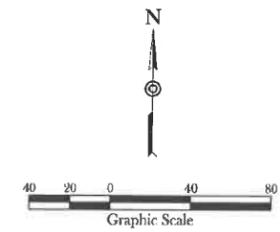
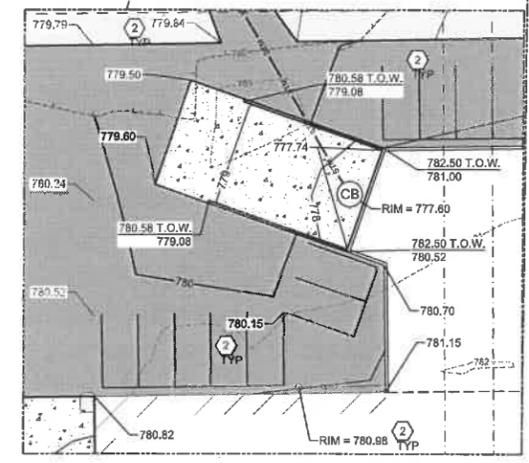
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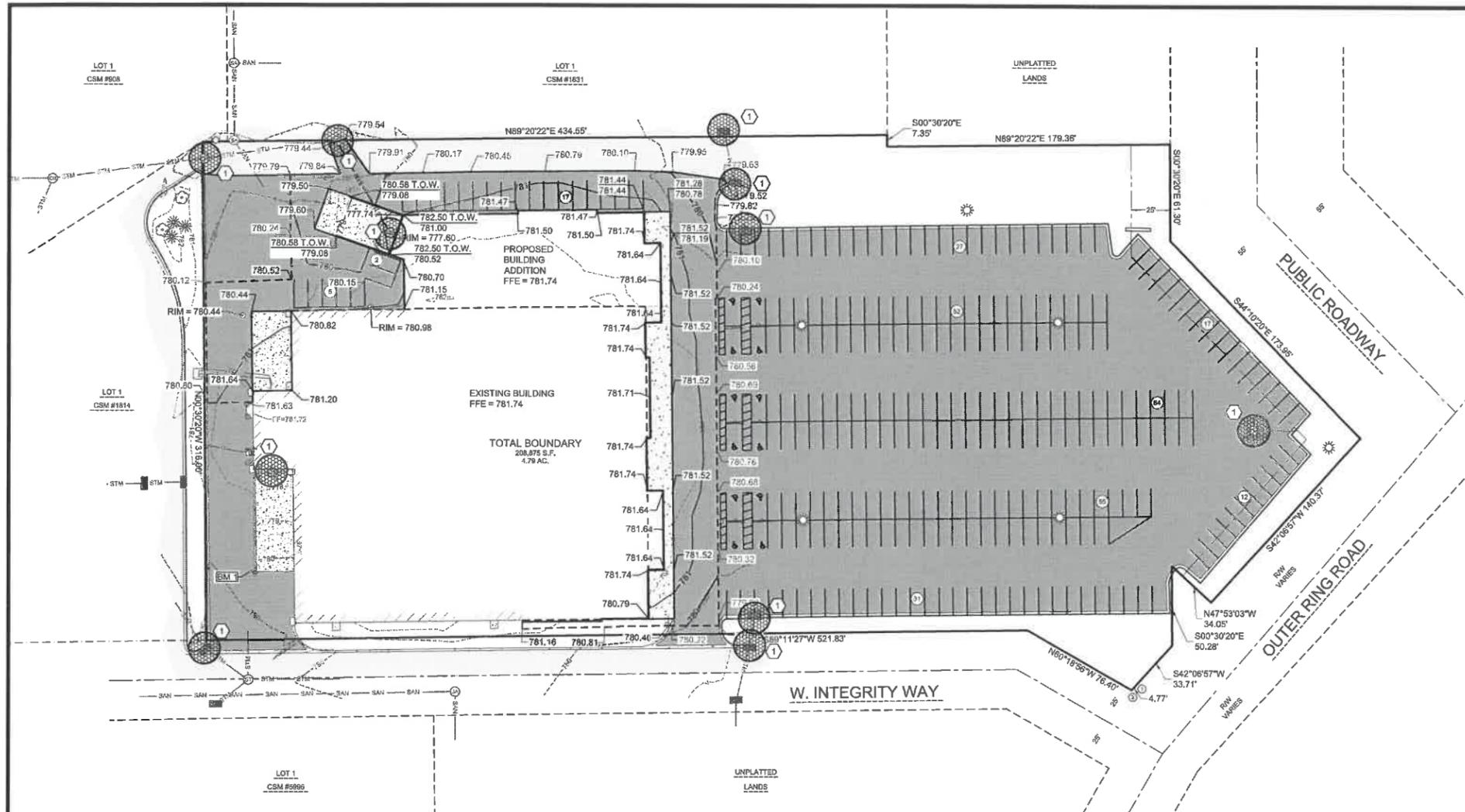
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EROSION CONTROL PLAN

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APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

SHEET KEY NOTES:

- ① INLET PROTECTION; SEE DETAIL A SHEET C5.0
- ② ALL EXCAVATIONS TO TAKE PLACE FROM PAVED SURFACE. IF STONE TRACKING PAD IS NEEDED; SEE DETAIL B SHEET C6.0

CONSTRUCTION SEQUENCE:

- SPRING 2020 TO FALL 2020**
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - PERFORM DEMOLITION WORK
 - ROUGH GRADE SITE
 - CONSTRUCT BUILDING ADDITION
 - INSTALL SITE UTILITIES
 - INSTALL BASE COURSE
 - TOPSOIL, SEED, FERTILIZE
 - INSTALL PAVEMENT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

PROJECT FOR: ALLIANCE DEVELOPMENT
MULTI-TENANT BUILDING
4411 WEST WISCONSIN AVE.
TOWN OF GRAND CHUTE, WISCONSIN 54220

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DATE 1/13/2020
PROJECT NO. 195026
C5.0

PLANNED EROSION CONTROL PRACTICES:

1. **SILT FENCE** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. **INLET PROTECTION** (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. **DUST CONTROL** (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. **EROSION CONTROL MATS** (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. **DEWATERING** (TECH STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/4 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDING AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDING AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEP OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1056).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

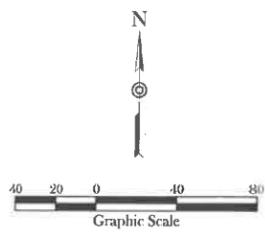
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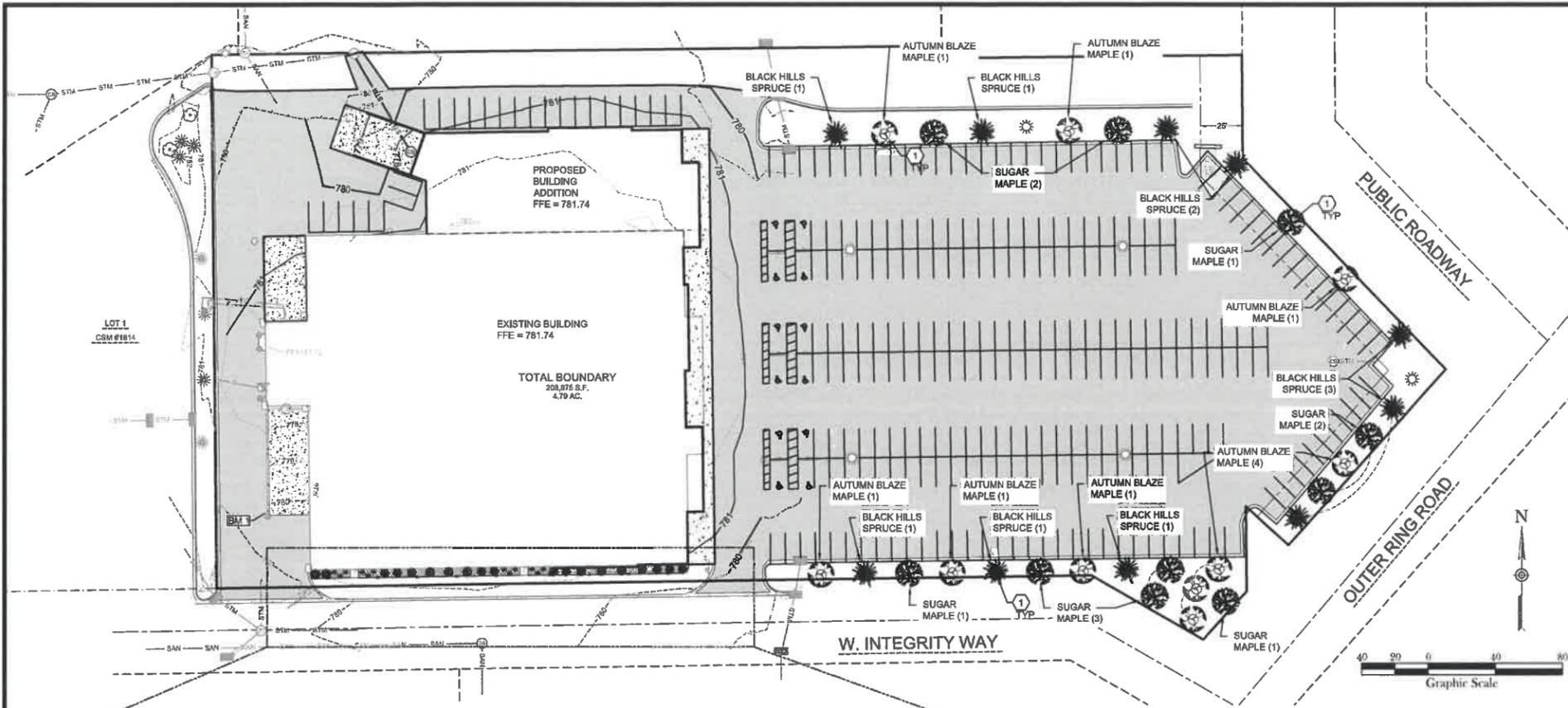
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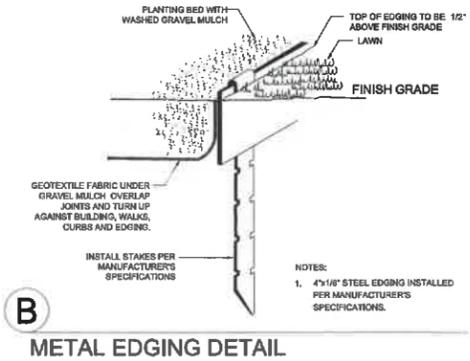
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LANDSCAPE PLAN

SHEET KEY NOTES:

- 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; REFER TO DETAIL A THIS SHEET
- METAL EDGING; SEE DETAIL B THIS SHEET
- 1 1/2" RIVER ROCK WITH WEED BARRIER FABRIC



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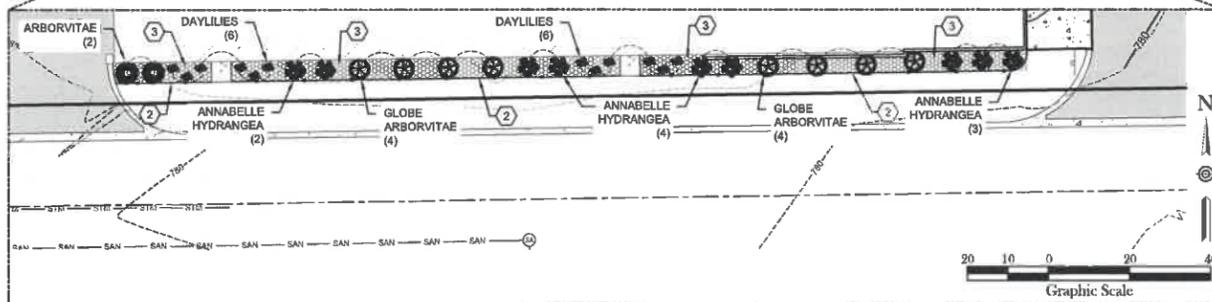
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PLANT TABLE

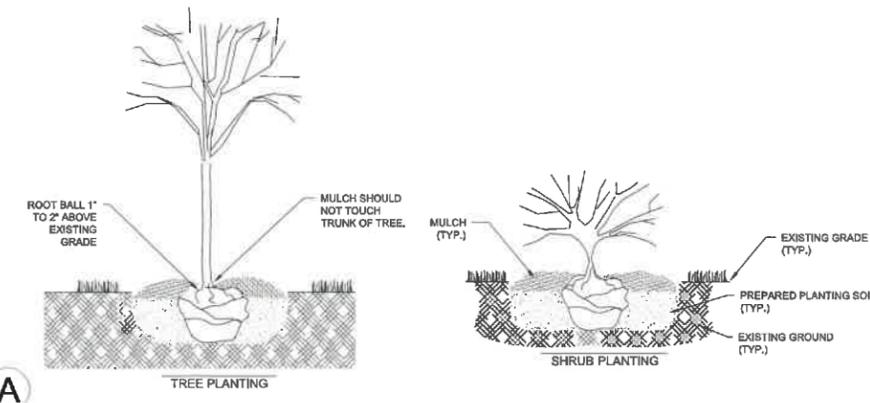
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
(Symbol)	AUTUMN BLAZE MAPLE	ACER X FREEMANI 'JEFFERSREY'	10	2 1/2"
(Symbol)	SUGAR MAPLE	ACER SACCHARUM	10	2 1/2"
(Symbol)	BLACK HILLS SPRUCE	PICEA GLAUCICA DENSATA	10	4"
(Symbol)	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	2	2 GAL.
(Symbol)	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GLOBE'	8	3 GAL.
(Symbol)	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	9	3 GAL.
(Symbol)	DAYLILIES	HEMEROCALLIS	12	1 GAL.

Landscape Requirements

PERIMETER LANDSCAPING
TOTAL PERIMETER - 1176 LINEAL FEET
REQUIRED SPACING 1 TREE PER 40 LINEAL FEET = 30 TREES

LANDSCAPE NOTES

- PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
- PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
- IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BURLAP TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
- UNLESS NOTED OTHERWISE, MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
- IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.
- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 90 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wdot No. 40 GRASS MIX.



A
PLANTING DETAIL

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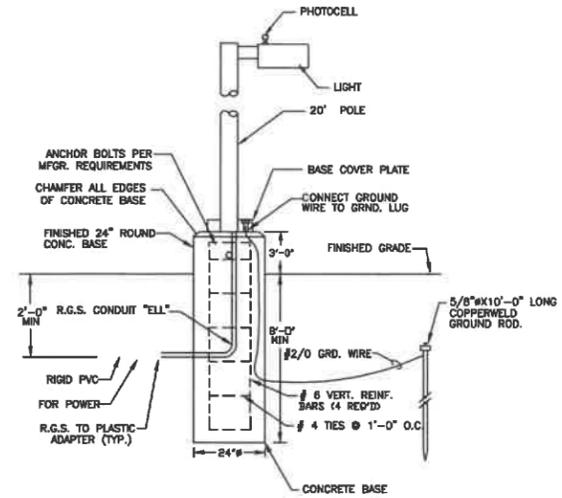


2 PROPOSED POLE LIGHT
S1.0 SCALE: N/A

3 PROPOSED BLDG LIGHT
S1.0 SCALE: N/A

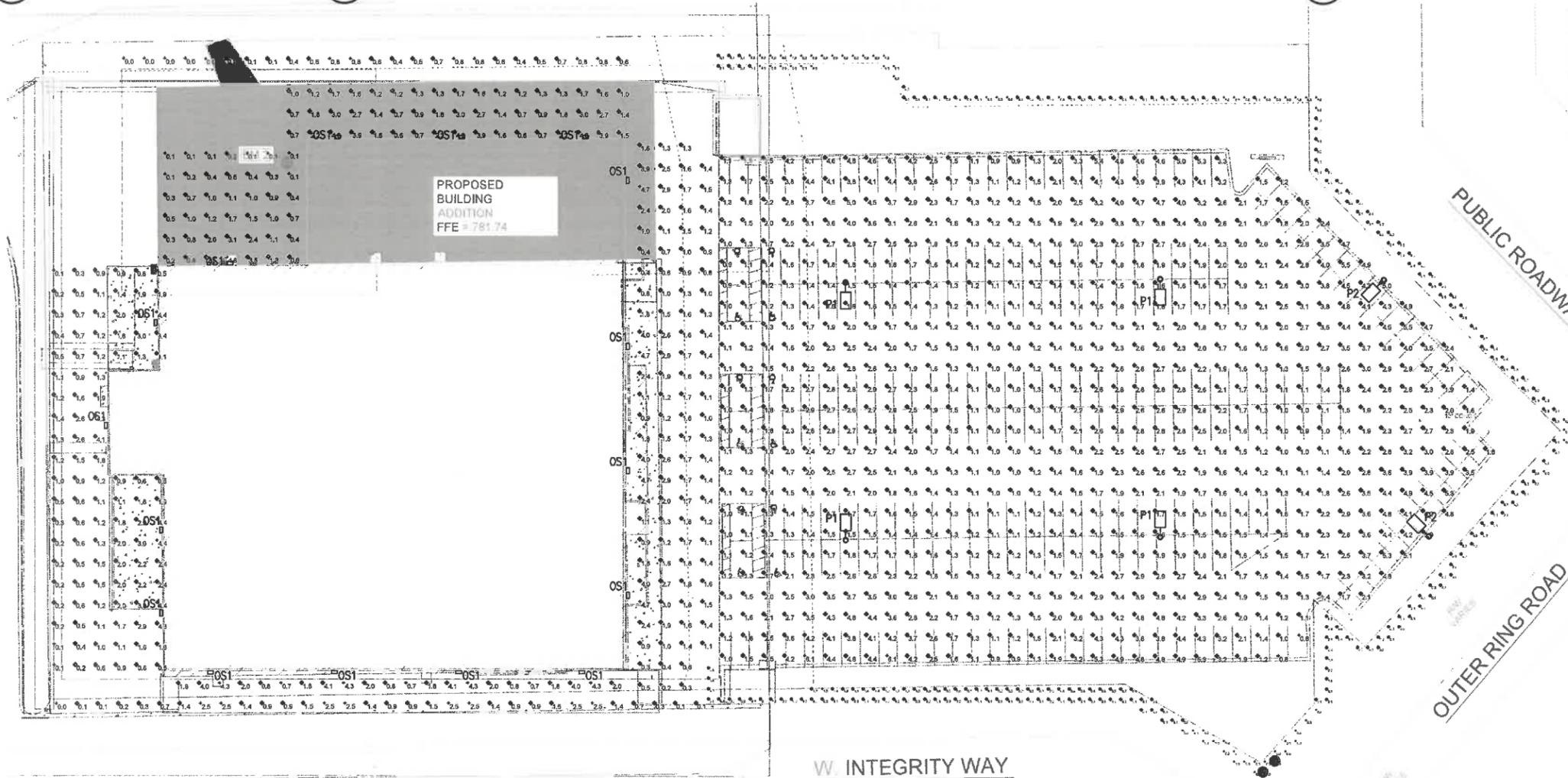
EXTERIOR LIGHTING FIXTURE SCHEDULE								
TAG	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS		MOUNTING	VOLT	REMARKS
				NO.	TYPE			
P1	LED AREA LIGHT PROVIDE 20' SQUARE POLE	LUMARK	PRV-C100-D-UNV-T5-SA	-	LED 217W	SINGLE ARM MOUNT @20'	UNV	1,3,4
P2	LED AREA LIGHT PROVIDE 20' SQUARE POLE PROVIDE HOUSE SIDE SHIELD	LUMARK	PRV-C100-D-UNV-T4-SA-BK	-	LED 217W	SINGLE ARM MOUNT @20'	UNV	1,3,4
OS1	LED AREA LIGHT PROVIDE 20' SQUARE POLE	LUMARK	KTOR68-W-BK	-	LED 58W	WALL	UNV	1,3,4

- NOTE:
1. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS, TYPE, FINISH AND MANUFACTURER WITH ARCHITECT PRIOR TO ORDERING FIXTURES. THE LIGHTING FIXTURE SCHEDULE IS FOR REFERENCE ONLY.
 2. PROVIDE A MINIMUM OF 90-MINUTES BATTERY BACK-UP.
 3. FIXTURE SHALL BE U.L. NET LOCATION LISTED.
 4. CONTACT SUPPLIER PRIOR TO BIDDING AND ORDERING TO ENSURE CORRECT MODEL NUMBERS.



4 EXTERIOR LIGHT POLE MOUNTING DETAIL
S1.0 SCALE: N/A

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A
Loading roads	+	1.4 fc	4.4 fc	0.1 fc	44.0:1	14.0:1
Main Parking Lot	+	2.2 fc	5.1 fc	0.8 fc	7.6:1	2.8:1
North Boundary	+	0.4 fc	0.8 fc	0.0 fc	N/A	N/A
North Parking	+	1.4 fc	4.8 fc	0.1 fc	48.0:1	14.0:1
Parkway	+	1.7 fc	4.7 fc	0.2 fc	23.5:1	8.5:1
South Boundary	+	1.2 fc	2.5 fc	0.0 fc	N/A	N/A
South Building	+	12.4 fc	4.3 fc	0.7 fc	5:1	3.4:1
West Boundary	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A



1 ELECTRICAL SITE LIGHTING PLAN
S1.0 SCALE: 1/8" = 1'-0"

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PROJECT FOR: ALLIANCE DEVELOPMENT
Alliance
MULTI-TENANT BUILDING
4411 WEST WISCONSIN AVE.
TOWN OF GRAND CHUTE, WISCONSIN 54220

Larson Engineering, Inc.
1400 Bond Street, Suite 100
Menasha, WI 54952-0000
TEL: 920.735.1144
FAX: 920.735.1142
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DATE
1/13/2020

PROJECT NO.
195026

ES1.0

**Town of Grand Chute
Site Plan Amendment Review
4411 West Wisconsin Avenue LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: January 28, 2020

Address: 4411 W. Wisconsin Avenue

App. #: SPA1-00-07

REQUEST

- 1. Proposed Use(s):** Commercial retail use.
- 2. Project Description:** Remove existing monument sign and install a new multi-tenant monument sign.
- 3. Plat/CSM accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to install a new multi-tenant monument sign. The sign will be 100 sq. ft. in size and 12'-10" in height. The sign will be placed in the same location as the existing sign, on the northeast corner of the parking lot. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the 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.



505 LAWRENCE DR., DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: ALLIANCE DEVELOPMENT
LOCATION: 4411 WISCONSIN AVE, APPLETON, WI
DRAWN BY: AMANDA S
SALESPERSON: KELLY L
DATE: 9/26/19
DESIGN #: D15173
PAGE: 3

REVISION LOG:	INTL	DATE	DESCRIPTION
	AS	10/1/19	12" UC REQ
	AS	10/2/19	FOR LEASE
	TP	12/13/19	MONUMENT
	TP	12/19/19	BASE AND CAP

MONUMENT

QUANTITY: 1 D/F ILLUMINATED MONUMENT SIGN
LIGHTING: LED (WHITE)
CABINET: FABRICATED ALUM (16"D)
RETAINER: 2"
T-BARS: 2" ALUM
FACES: LEXAN
GRAPHICS: TBD

TOPPER/REVEAL: FABRICATED ALUM

BLOCK: TEXTURE PLUS FAUX SPLIT FACE BLOCK
PHOTO EYE: TBD
MOUNTING: DIRECT EMBEDMENT

SQ FT: 100 SQ FT

INSTRUCTION: REMOVE EXISTING MONUMENT SIGN
 PRODUCE & INSTALL NEW MONUMENT
 AS SHOWN.

COLORS:

- P-1 PMS TBD (NEED COLOR MATCH FROM BUILDING)
- P-2 PMS 7530C
- P-3 PMS TBD (NEED COLOR MATCH FROM BUILDING)
- C-4 WHITE ■ V-6 ANY TRANS RED VINYL
- V-5 ORACAL 751-070 BLACK VINYL

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

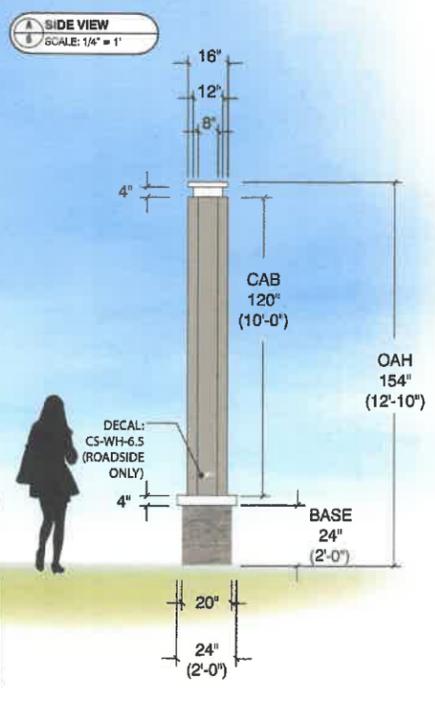
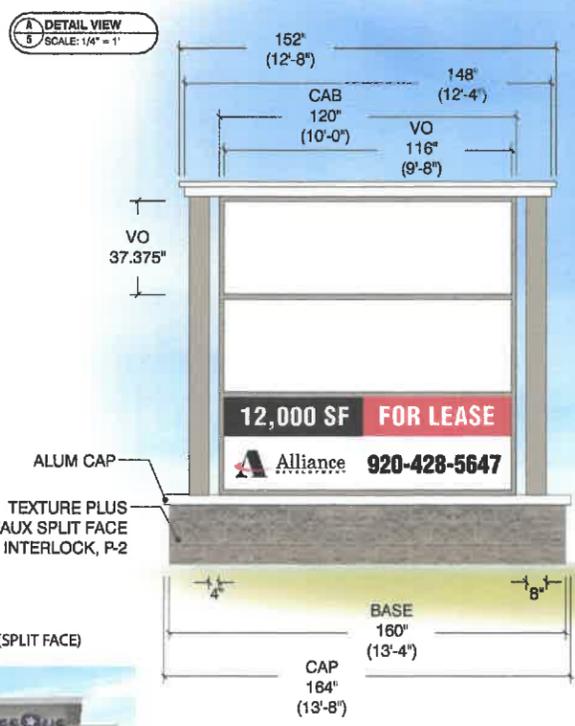
DATE



BUILDING VIEW
4 N.T.S.
CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

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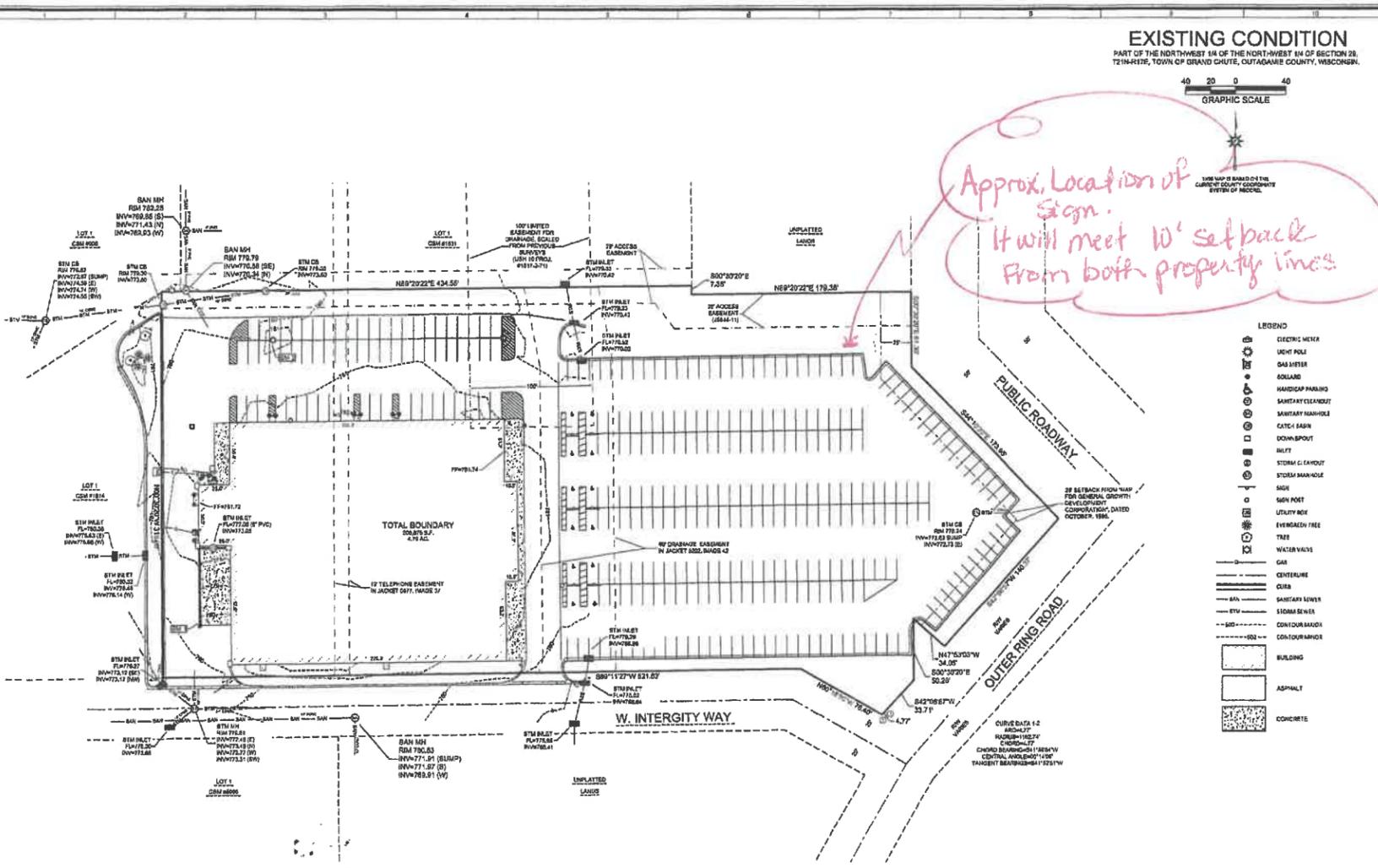
MON: OPT 2



EXISTING CONDITION
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28,
T21N-R17E, TOWN OF GRAND CAUTE, OUTAGAMIE COUNTY, WISCONSIN.



*Approx. location of sign.
It will meet W setback from both property lines.*



MACH IV
ENGINEERING - SURVEYING - ENVIRONMENTAL
2250 Salschaller Court Green Bay, WI 54313
PH: 920-699-6786; Fax: 920-699-6787
www.mach-iv.com

RMA ARCHITECTS
SIERRA-APPLETON
EXISTING CONDITION

- LEGEND**
- ELECTRIC METER
 - SEWER POLE
 - GAS METER
 - EASEMENT
 - HANDICAP PARKING
 - SANITARY CLEANOUT
 - SANITARY MANHOLE
 - CATCH BASIN
 - DOWNSPOUT
 - ALLEY
 - STORM CLEANOUT
 - STORM MANHOLE
 - SIGN
 - SIGN POST
 - UTILITY BOX
 - EVERGREEN TREE
 - WATER VALVE
 - GAS
 - CENTERLINE
 - CURB
 - SANITARY SEWER
 - STORM SEWER
 - CONTOUR BAND 1
 - CONTOUR BAND 2
 - BUILDING
 - ASPHALT
 - CONCRETE

Benchmarks	
1011	1011
1012	1012
1013	1013

VERTICAL DATUM
ELEVATION ARE REFERENCED TO NAD 83 DATA:
DATE: 11/11/19
CONTROL POINT NAME: APPLERSON GPS
POINT ID: 07802
ELEVATION: 1142.00
ADJUSTMENT: (0.00)

REVISION DESCRIPTION	
NO.	DESCRIPTION

DATE: DECEMBER 4, 2019
DRAFTED BY: RJG
CHECKED BY: MAG
PROJECT NO.: 1125-01-19
DRAWING NUMBER:
SHEET NUMBER
C0.1

**Town of Grand Chute
Site Plan Review
Fox Valley Technical College**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 28, 2020
Address: 1825 N. Bluemound Drive

App. #: SP-03-20

REQUEST

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

ANALYSIS

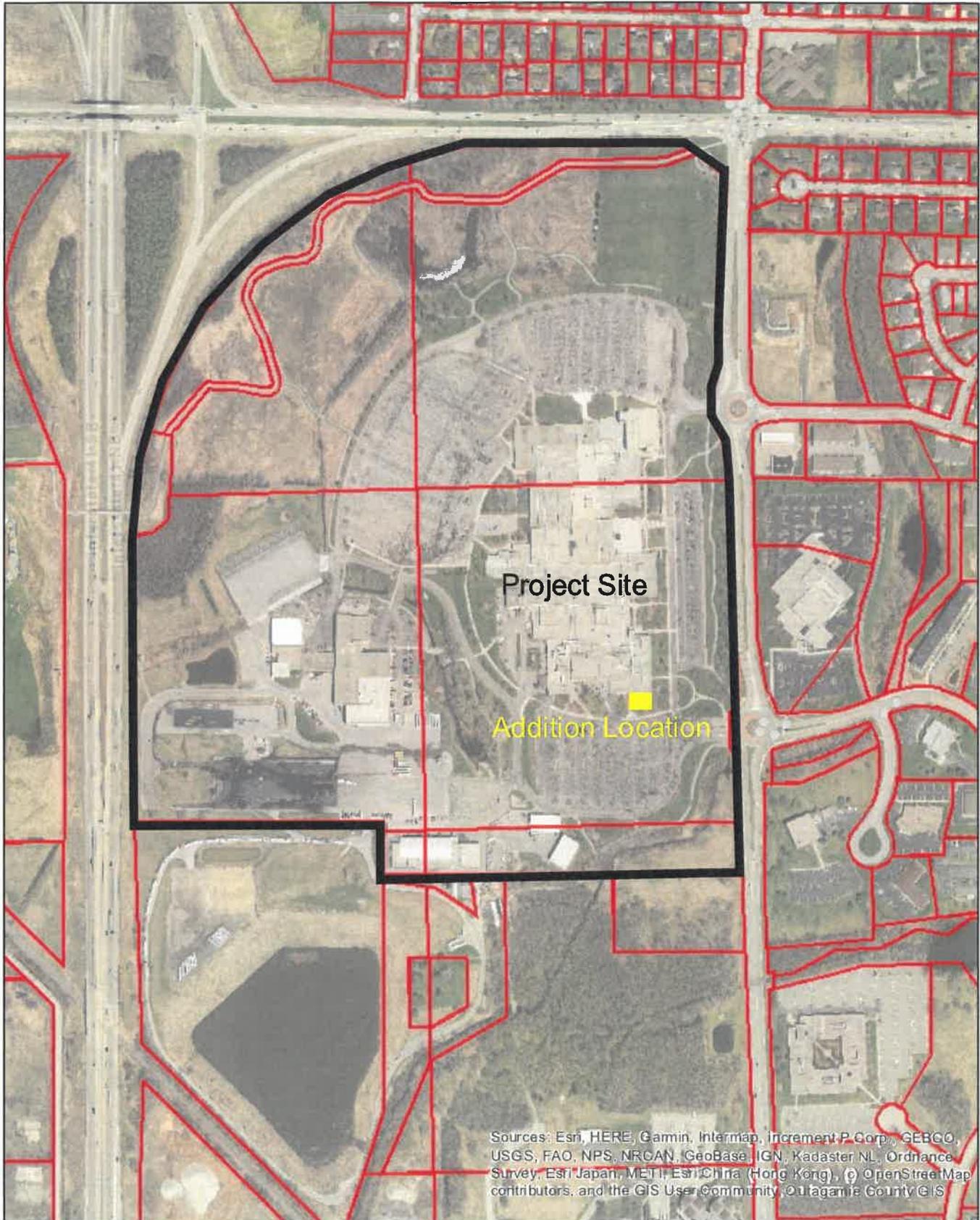
Applicant seeks approval for the construction of a 5,000 sq. ft. addition on the south end of the main campus building. The addition will be used for lab and training space for the Electrical Apprentice Program. The exterior of the addition will feature brick to match the existing building. Site access will remain unchanged and the project will not impact parking.

The Stormwater Management Plan for the project utilizes an existing pond on the west side of the site to treat stormwater runoff. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. The Site Lighting Plan has been approved by staff. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-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.

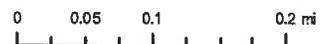
SP-03-20 -- 1825 N. Bluemound Drive



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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:



1 2 3 4 5 6 7

KEYNOTES PER SHEET

0101-01	ALIGN VERTICAL FASCIA REVEAL TO EDGE OF BRICK
0101-02	ALIGN HORIZONTAL REVEAL WITH EXISTING ADJACENT PANEL
0101-03	ALIGN VERTICAL FASCIA REVEAL WITH EDGE OF WINDOW
0102-01	MATCH EXISTING ADJACENT VERTICAL REVEAL SIZE



milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 414.271.8193

madison 509 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 608.442.3300

des moines 899 Walnut Street, Suite 400
 Des Moines, Iowa 50309
 515.724.8940

denver 1889 Wyndham Street, Suite 300
 Denver, Colorado 80202
 303.593.4900

PROJECT INFORMATION

FVTC - ELECTRICAL APPRENTICE ADDITION

D 1825 N Bluemound Dr
 Appleton, WI 54912



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/27/2015	CONSTRUCTION DOCUMENTS
01/13/2028	SITE PLAN REVIEW

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER AK

PROJECT NUMBER 318601-01

EXTERIOR ELEVATIONS

A200

© Espirito Urban Architects, Inc.

E

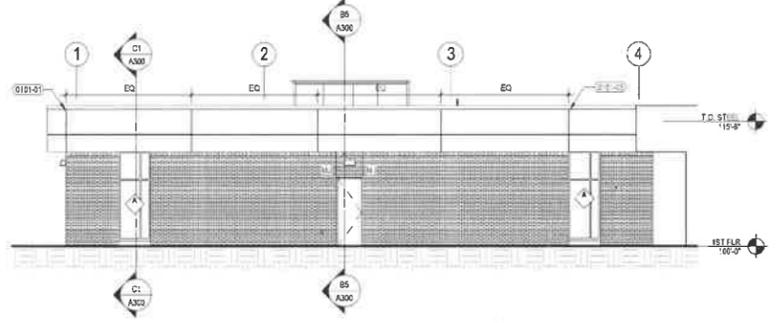
D

C

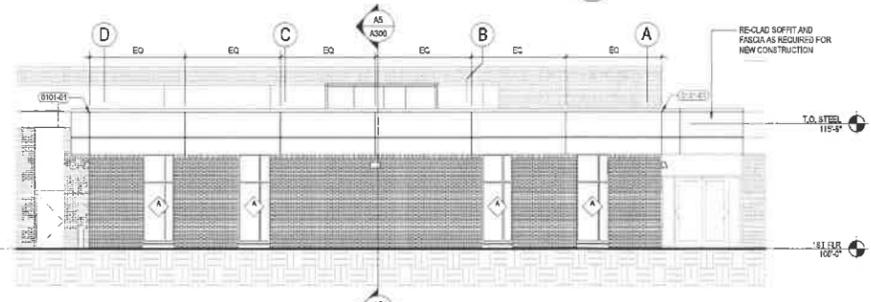
B

A

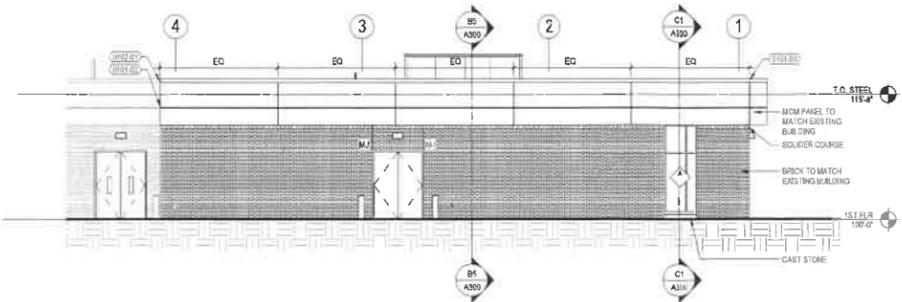
1 2 3 4 5 6 7



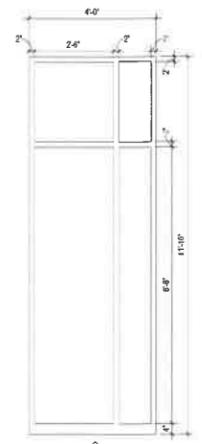
C5 EAST ELEVATION
 1/8" = 1'-0"



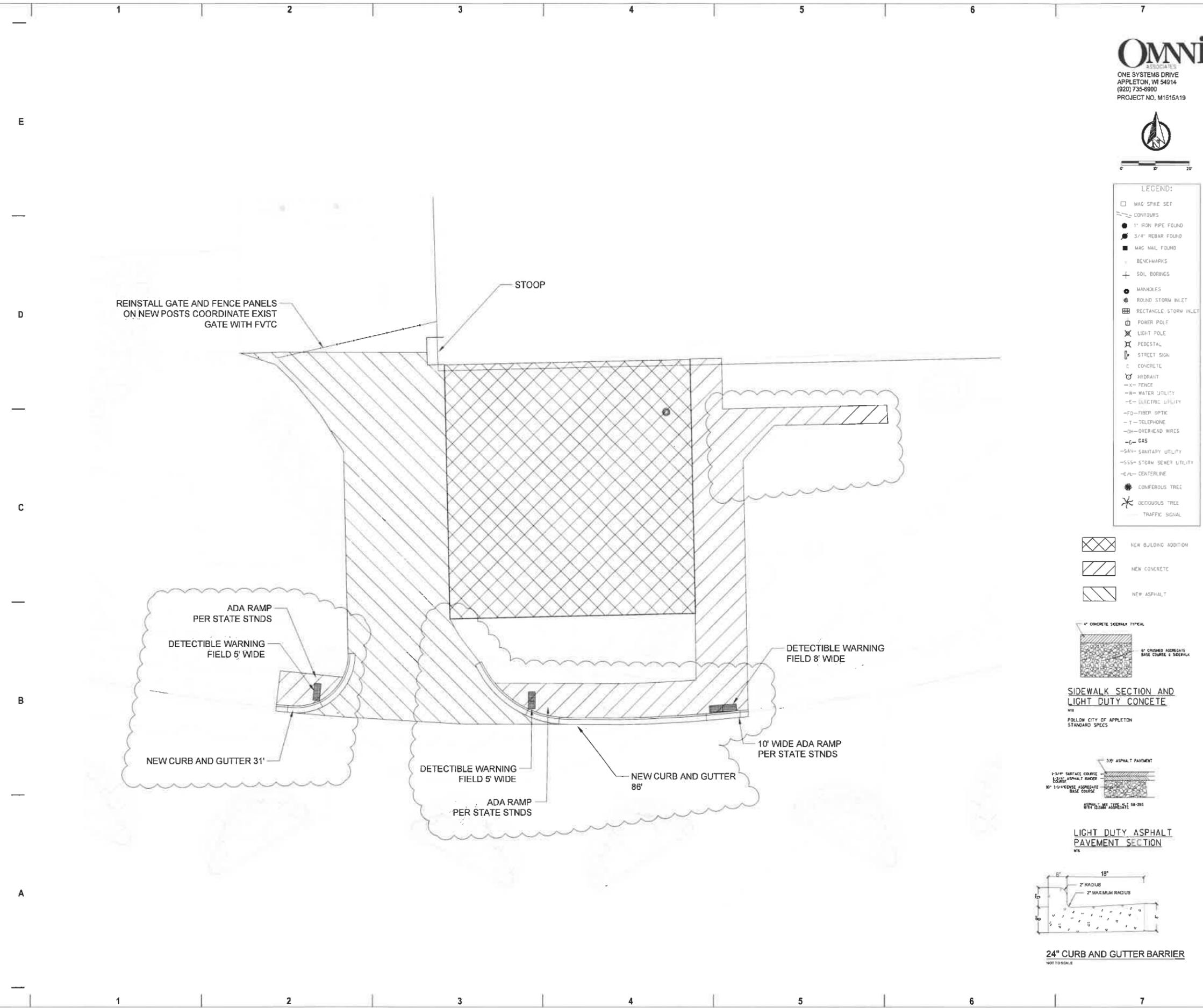
B5 SOUTH ELEVATION
 1/8" = 1'-0"



A5 WEST ELEVATION
 1/8" = 1'-0"



A
 FRAMES AND GLAZING TO MATCH EXISTING ADJACENT



Omni
ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
(920) 735-8900
PROJECT NO. M1515A19



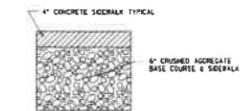
eppstein uhen : architects
MILWAUKEE 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.9250
MADISON 300 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.3300
DES MOINES 609 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5640
DENVER 1489 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.585.1500



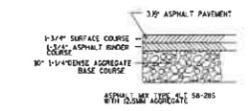
LEGEND:

- MAG SPIKE SET
- CONTOURS
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- BENCHMARKS
- ⊕ SOIL BORINGS
- MANHOLES
- ROUND STORM INLET
- ▣ RECTANGLE STORM INLET
- POWER POLE
- ⊗ LIGHT POLE
- ⊕ PEDESTAL
- ⊥ STREET SIGN
- CONCRETE
- HYDRANT
- X- FENCE
- W- WATER UTILITY
- E- ELECTRIC UTILITY
- FO- FIBER OPTIC
- T- TELEPHONE
- OH- OVERHEAD WRES
- G- GAS
- SA- SANITARY UTILITY
- SS- STORM SEWER UTILITY
- CL- CENTERLINE
- CONIFEROUS TREE
- ✱ DECIDUOUS TREE
- TRAFFIC SIGNAL

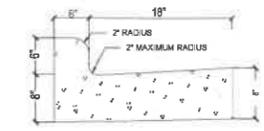
- NEW BUILDING ADDITION
- NEW CONCRETE
- NEW ASPHALT



SIDEWALK SECTION AND LIGHT DUTY CONCRETE
N15
FOLLOW CITY OF APPLETON STANDARD SPECS



LIGHT DUTY ASPHALT PAVEMENT SECTION
N15



24" CURB AND GUTTER BARRIER
NOT TO SCALE

PROJECT INFORMATION
FVTC - ELECTRICAL APPRENTICE ADDITION

D 1825 N. BLUEMOUND DR. APPLETON, WI 54912

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
5/22/19	90% PLANS
9/27/19	BID SET
10/28/19	ADDENDUM #3

KEY PLAN

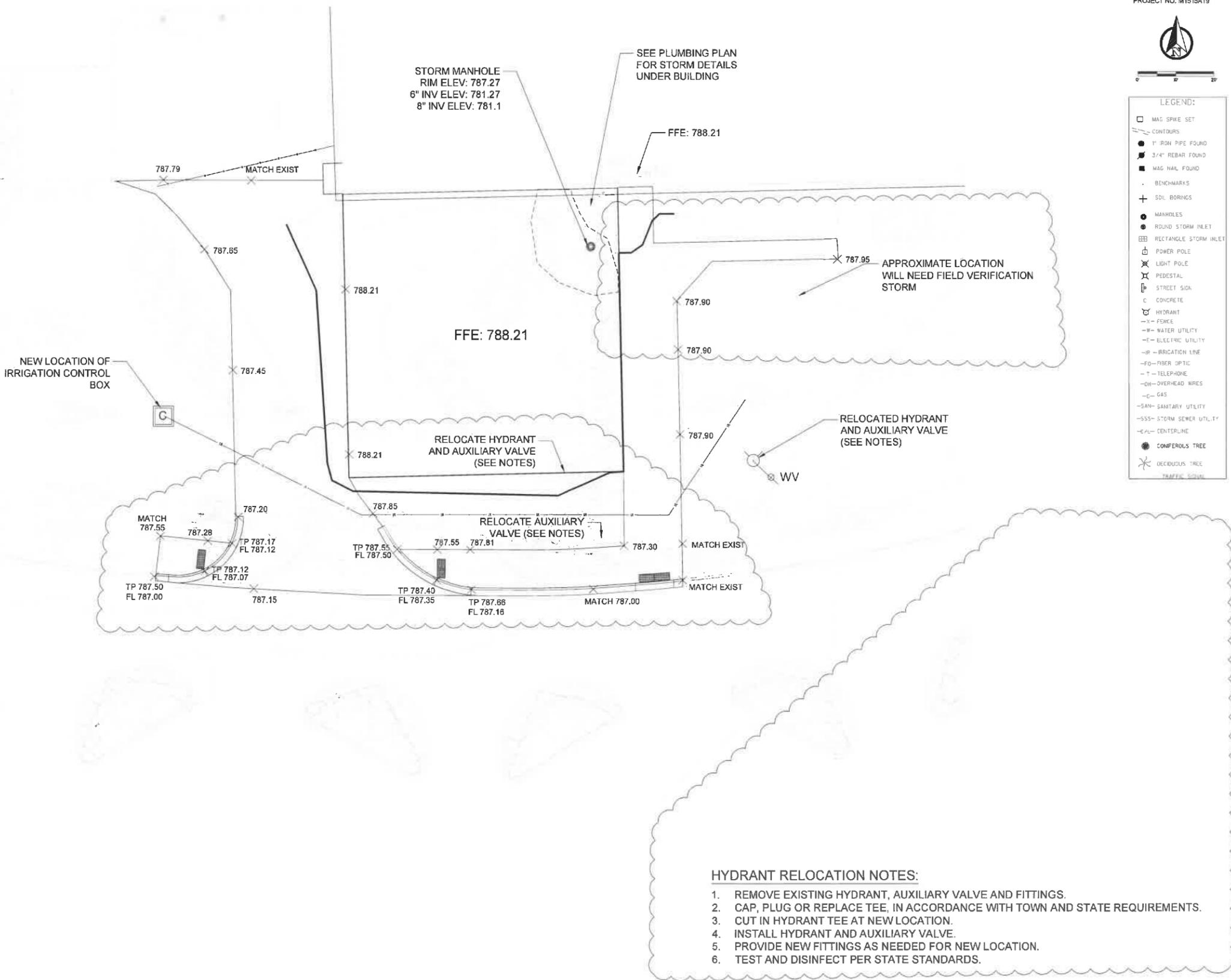
SHEET INFORMATION

PROJECT MANAGER AK
PROJECT NUMBER 318601-01

PAVEMENT PLAN

C102

E
D
C
B
A



STORM MANHOLE
RIM ELEV: 787.27
6" INV ELEV: 781.27
8" INV ELEV: 781.1

SEE PLUMBING PLAN
FOR STORM DETAILS
UNDER BUILDING

FFE: 788.21

APPROXIMATE LOCATION
WILL NEED FIELD VERIFICATION
STORM

FFE: 788.21

RELOCATE HYDRANT
AND AUXILIARY VALVE
(SEE NOTES)

RELOCATED HYDRANT
AND AUXILIARY VALVE
(SEE NOTES)

RELOCATE AUXILIARY
VALVE (SEE NOTES)

NEW LOCATION OF
IRRIGATION CONTROL
BOX

HYDRANT RELOCATION NOTES:

1. REMOVE EXISTING HYDRANT, AUXILIARY VALVE AND FITTINGS.
2. CAP, PLUG OR REPLACE TEE, IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
3. CUT IN HYDRANT TEE AT NEW LOCATION.
4. INSTALL HYDRANT AND AUXILIARY VALVE.
5. PROVIDE NEW FITTINGS AS NEEDED FOR NEW LOCATION.
6. TEST AND DISINFECT PER STATE STANDARDS.

OMNI
ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
(920) 735-6800
PROJECT NO. M1515A19



LEGEND:

- MAG SPIKE SET
- CONTOURS
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- BENCHMARKS
- + SDI BORINGS
- MANHOLES
- ROUND STORM INLET
- ▭ RECTANGLE STORM INLET
- ⊠ POWER POLE
- ⊗ LIGHT POLE
- ⊗ PEDESTAL
- ⊠ STREET SIGN
- C CONCRETE
- ⊕ HYDRANT
- X- FENCE
- W- WATER UTILITY
- E- ELECTRIC UTILITY
- IR- IRRIGATION LINE
- FO- FIBER OPTIC
- T- TELEPHONE
- OH- OVERHEAD WIRES
- G- GAS
- SAN- SANITARY UTILITY
- SSS- STORM SEWER UTILITY
- CL- CENTERLINE
- CONIFEROUS TREE
- * DECIDUOUS TREE
- TRAFFIC SIGN

eua
eppstein uhen : architects
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Milwaukee, Wisconsin 53202
414.271.5200
madison 336 West Johnson Street, Suite 302
Madison, Wisconsin 53703
608.442.5200
des moines 198 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840
denver 1888 Winoch Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION
**FVTC - ELECTRICAL
APPRENTICE
ADDITION**

D 1825 N. BLUEMOUND
DR. APPLETON, WI
54912

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
5/22/19	90% PLANS
9/27/19	BID SET
10/28/19	ADDENDUM #3

KEY PLAN

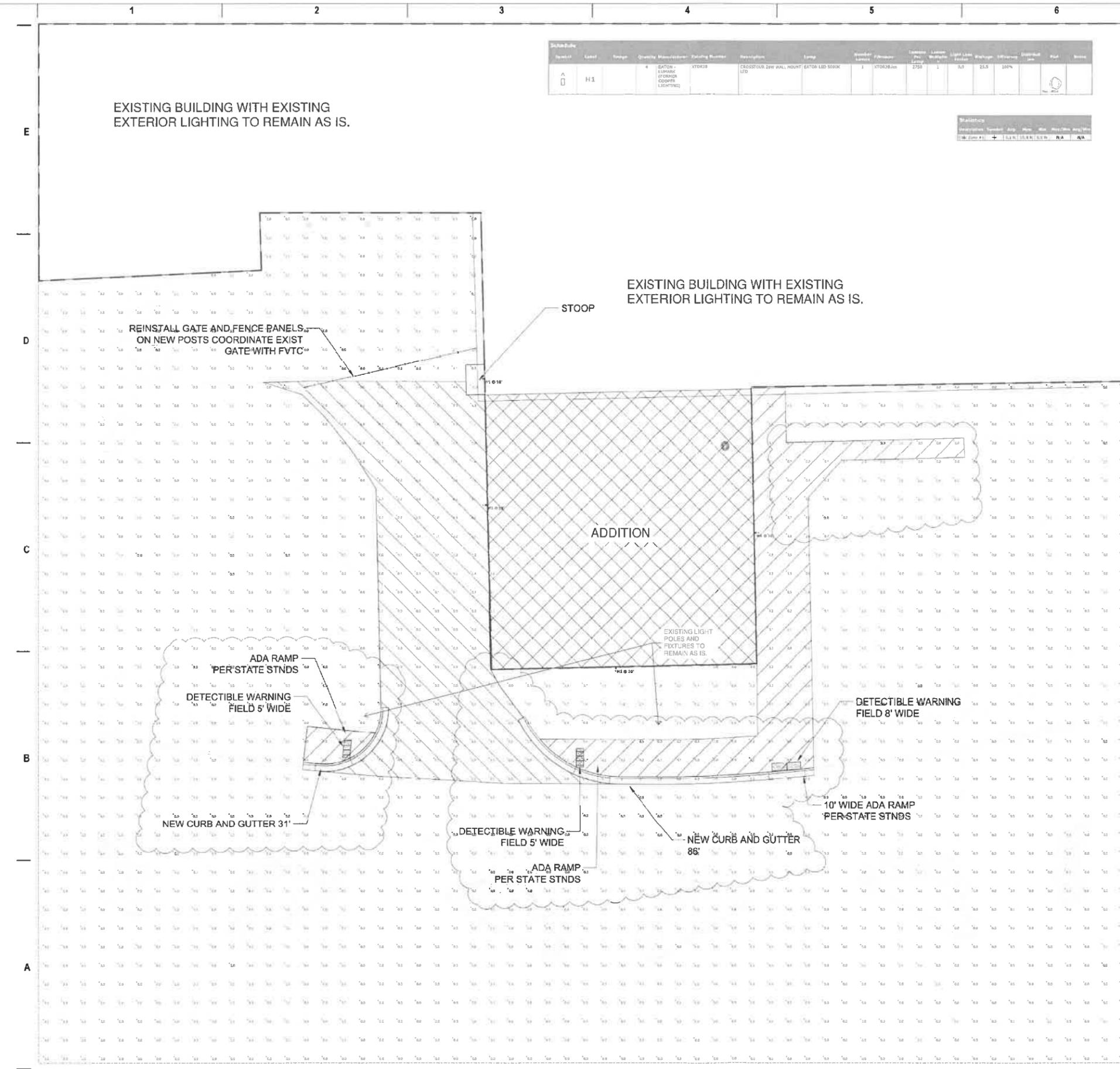
SHEET INFORMATION

PROJECT MANAGER AK
PROJECT NUMBER 318601-01

GRADING, UTILITY
AND EROSION
PLAN

C103

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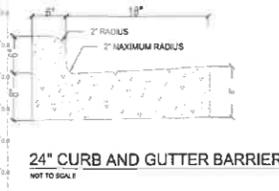
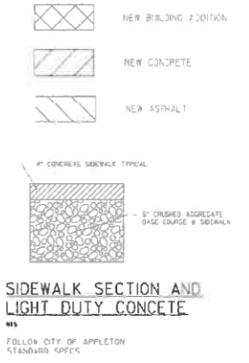
Quantity	Description	Unit	Material	Notes
4	EATON - LUMINE (FORMER COOPER LIGHTING)		KTOR33	CROSSOUR 8W WALL MOUNT EATON LED 5000K LFO

Material	Quantity	Unit	Material	Quantity	Unit
CONCRETE	1.00	CU YD	ASPHALT	1.00	SQ YD

OMNI
 ONE SYSTEMS DRIVE
 APPLETON, WI 54914
 (920) 735-6900
 PROJECT NO. M1516A19



- LEGEND:**
- NEW BUILDING ADDITION
 - ▨ NEW CONCRETE
 - ▧ NEW ASPHALT
 - 1" REBAR FOUND
 - 3/4" REBAR FOUND
 - VAD HALL FOUND
 - MANDRILLS
 - + H.W. BIRNDS
 - MANHOLES
 - ROUND STORM ALE
 - ▨ VOLTAGE STUDY MAT
 - ▨ FIBER OPTIC
 - ✕ LIGHTING
 - ✕ FIBER OPTIC
 - ✕ SYNO. SIGN
 - CONCRETE
 - ASPHALT
 - X- FENCE
 - X- WIRE (10' FT)
 - X- ELECTRIC (10' FT)
 - X- FIBER OPTIC
 - X- TELEPHONE
 - X- OVERHEAD WIRE
 - X- GAS
 - X- SANITARY UTILITY
 - X- SECONDARY UTILITY
 - X- CENTER P.C.
 - CONIFEROUS TREE
 - ✕ DECIDUOUS TREE
 - IMPROVED SIGN



eua
 eppstein uhen : architects
 312 East Chicago Street
 Milwaukee, Wisconsin 53202
 414.271.5306

PROJECT INFORMATION

FVTC - ELECTRICAL APPRENTICE ADDITION

1825 N. BLUEMOUND DR. APPLETON, WI 54912

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
5/22/19	90% PLANS
8/27/19	BID SET
10/28/19	ADDENDUM #3
01/13/20	PHOTOMETRIC SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER AK
 PROJECT NUMBER 318501-01

PAVEMENT PLAN

C102

**Town of Grand Chute
Certified Survey Map Review
Gary and Terrese Neubert**

To: Plan Commission

From: Michael Patza, Town Planner

Date: January 28, 2020

Address: 5138 N. Mayflower Drive

App. #: CSM-01-20

REQUEST

The CSM will split the existing parcel into two lots of 2.81 acres and 1.32 acres respectively. The lot split is being done in anticipation of Lot 1 being developed as a single-family residential property. The CSM also provides dedication of 40' of road right-of-way along N. Mayflower Drive and W. Edgewood Drive. Because of the RW dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

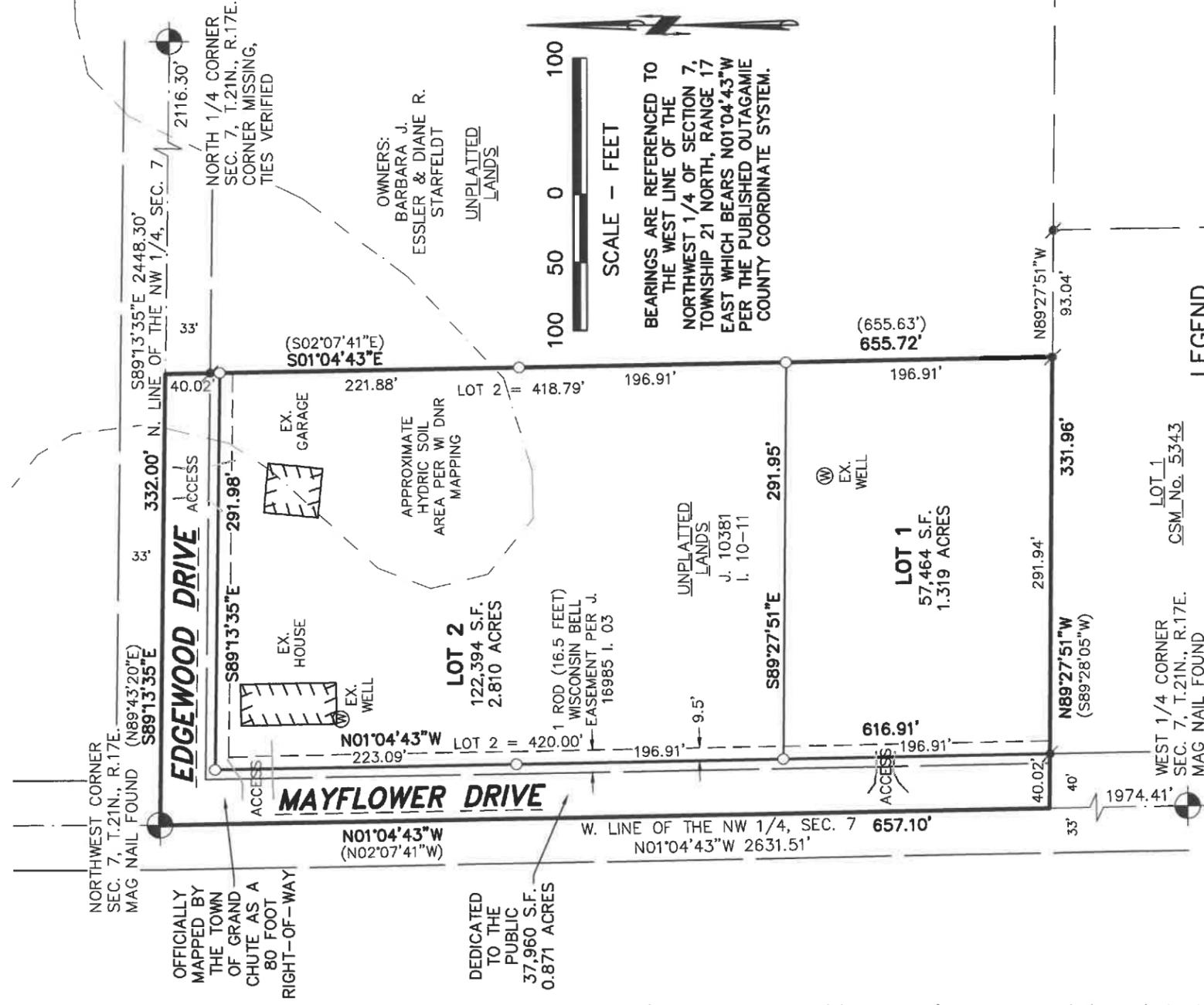
The property is zoned AGD General Agricultural District. Single-family detached dwellings are a permitted use in this zoning classification provided dimensional requirements outlined in the Zoning Code are met. The CSM meets all Town requirements for division of land.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-01-20) requested by Gary and Terrese Neubert, 5138 N. Mayflower Drive.

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 5
 A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN
 OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

FOR: -VANESSA CAGAL
 -5138 N. MAYFLOWER DR.
 -APPLETON, WI 54913



LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lined ft. SET
- ⊙ - 3/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

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

DRAFTED BY: COREY W. KALKOFEN, PLS

**Town of Grand Chute
Site Plan Amendment Review
Town of Grand Chute – Town Hall**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 29, 2020
Address: 1900 W. Grand Chute Boulevard

App. #: SPA2-43-00

REQUEST

- 1. Proposed Use(s):** Town Hall/Police Department
- 2. Project Description:** Construction of a reconfigured parking lot and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

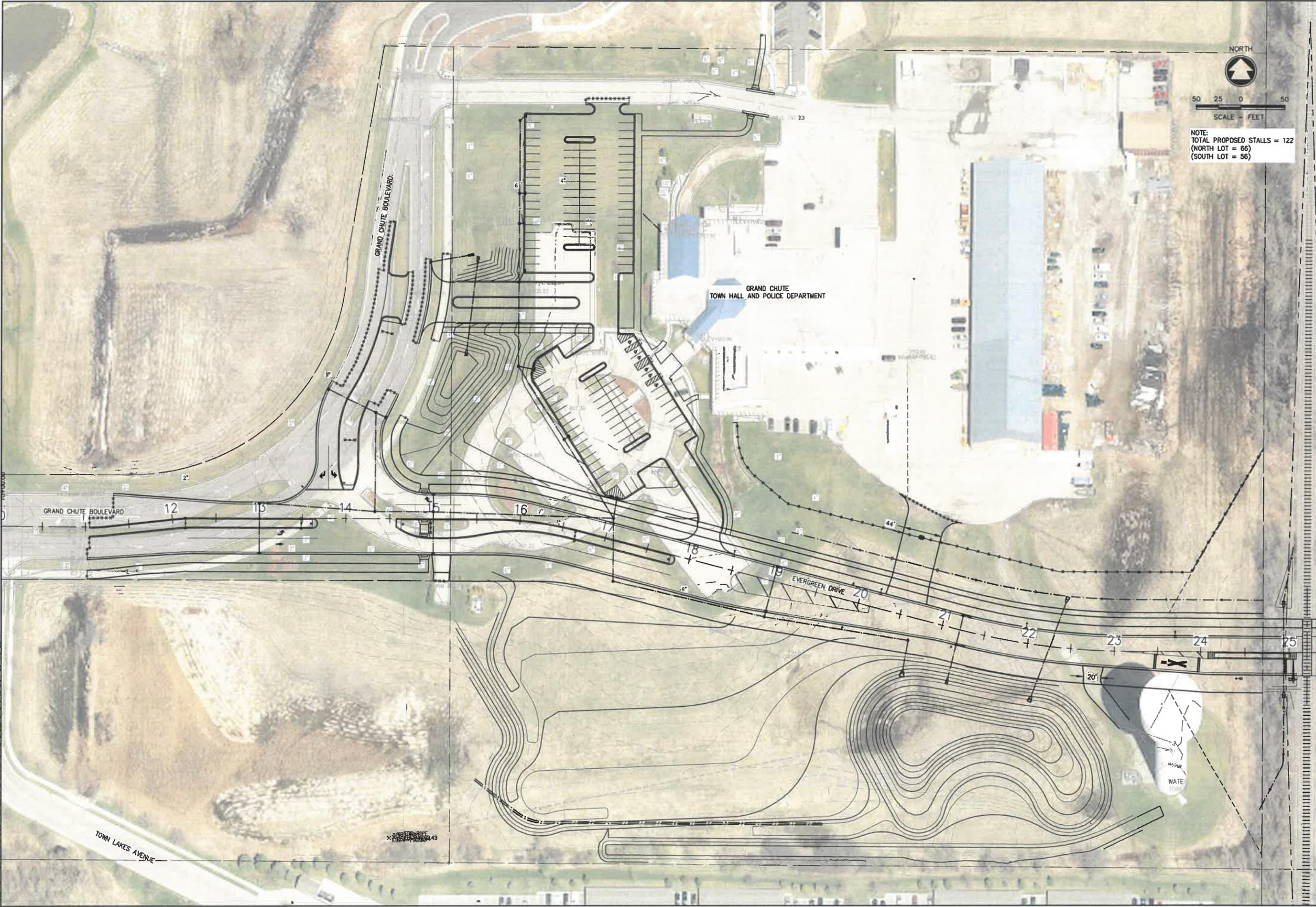
The parking lot reconfiguration project is required to accommodate the extension of W. Evergreen Drive. The main entrance and parking lots on the west side of Town Hall will be reconstructed as part of the project. Staff from all Town Departments reviewed plans and provided input to ensure safety and security were optimized with the reconfigured layout. The main public entrance to Town Hall will be shifted north on W. Grand Chute Boulevard. A new driveway will lead from the expanded parking lot on the northwest side of the site to the existing access drive on the north side of Town Hall. Two access points will be located on W. Evergreen Drive. The westernmost driveway will provide access to the reconfigured parking lot for visitors and staff. The driveway to the east will provide access to the Police Department garage, Public Works Department storage building, and fueling pumps. This entrance will be gated and used only by authorized staff. A security fence around this area will be included in the project to enhance site security.

The Stormwater Management Plan for the project consists of utilizing storm sewer and overland flow to direct runoff to existing stormwater facilities on-site. The dry detention basin on the west side of the property will be reshaped to accommodate the realigned main entrance and parking lot for Town Hall. The dry detention basin on the south side of the property, directly west of the water tower, will be converted to a wet pond. This pond will treat runoff from the Town Hall site and a portion of the W. Evergreen Drive street extension. The Stormwater Management and Erosion Control Plans are being finalized and their approval by the Town Engineer is a condition of Site Plan approval.

A wetland delineation was conducted on the property in advance of the project. Areas identified as wetlands within the project area met the necessary criteria for artificial wetlands and were classified as exempt. Staff has approved the Landscaping and Site Lighting Plans. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the 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.



NORTH
 50 25 0 50
 SCALE - FEET
 NOTE:
 TOTAL PROPOSED STALLS = 122
 (NORTH LOT = 66)
 (SOUTH LOT = 56)

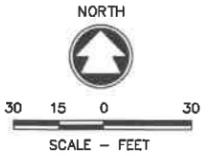
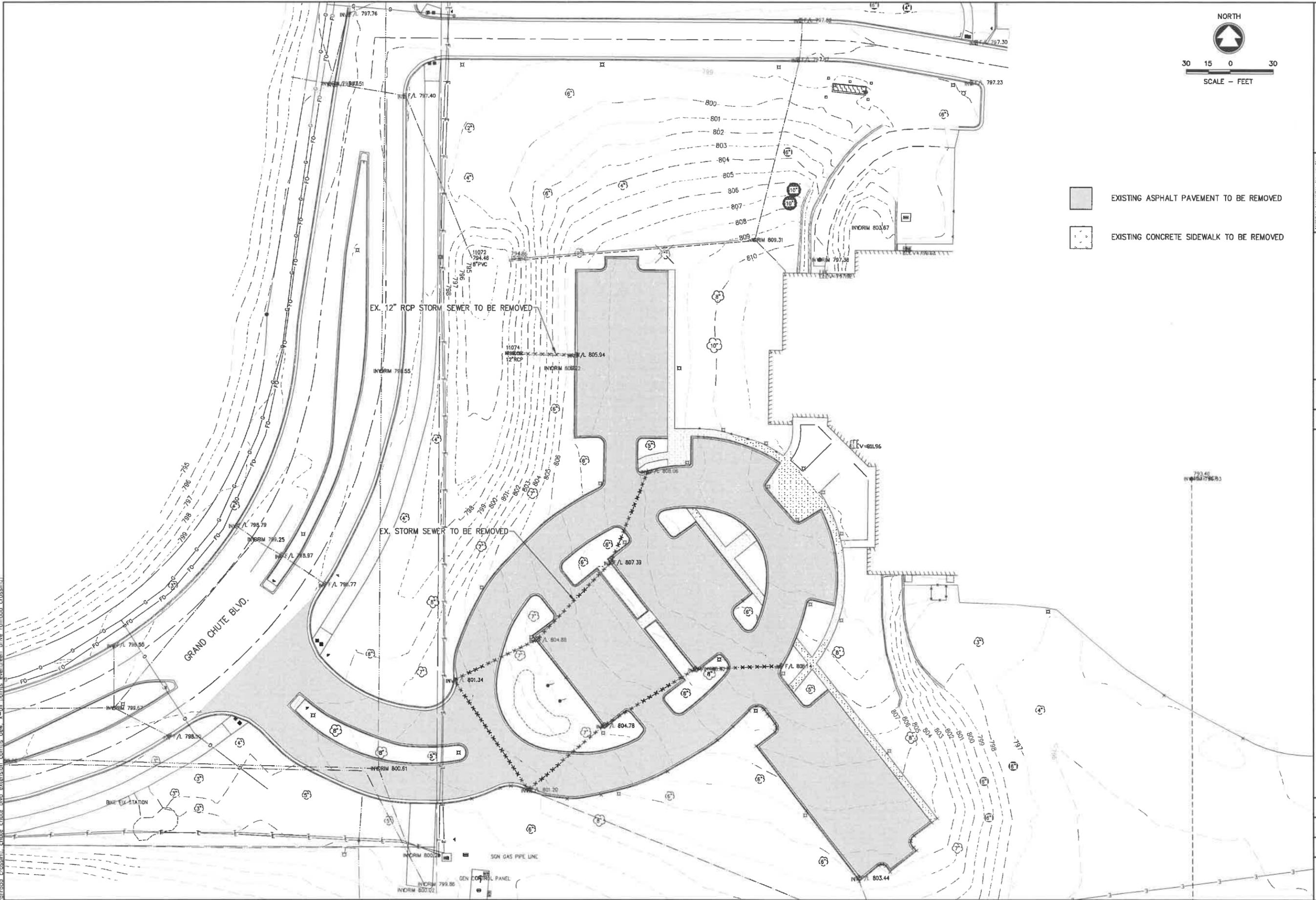
EVERGREEN DRIVE INTERNAL SITE IMPROVEMENTS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
TOWN HALL OVERALL SITE PLAN

DESIGNED	DRAWN
KJB	KJB
PROJECT NO.	
C0006-19000212	
DATE	
JAN. 17, 20	
SHEET NO.	
02	

NO.	DATE	REVISION

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

besaw, W:\PROJECTS\G0006\81900212\CADD\Civil3D\Plan Sheets\Town Hall Existing Site Plan.dwg, 03 town hall existing site information, Plot Date: 1/24/2020 2:16 PM, xrefs: [x=evergreen drive proposed linework full corridor, x=exit into evergreen drive railroad crossing, chute Blvd extension comis dew, x=all points evergreen drive railroad crossing]



- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED

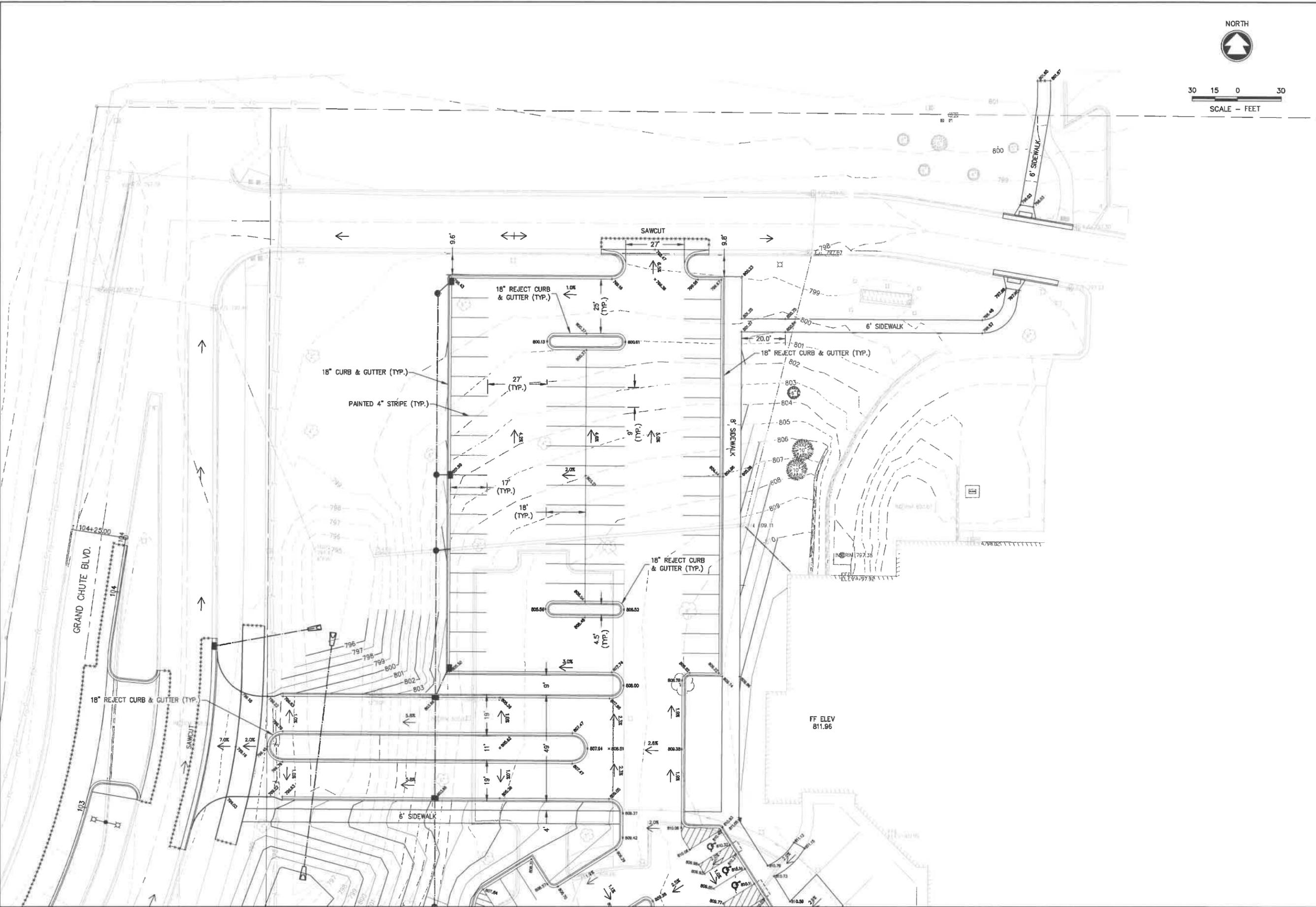
**EVERGREEN DRIVE INTERNAL SITE IMPROVEMENTS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
TOWN HALL EXISTING SITE PLAN**

DESIGNED KJB	DRAWN KJB
PROJECT NO. G0006-81900212	
DATE JAN. 17, 20	
SHEET NO. 03	

McMahon Associates, Inc. provides professional engineering services of all kinds, including but not limited to, civil, mechanical, electrical, and structural. The firm's services are provided under the supervision and seal of a professional engineer. The firm's services are provided under the supervision and seal of a professional engineer. The firm's services are provided under the supervision and seal of a professional engineer.

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-0025
PH 920.751.6200 FX 920.751.6284 MCMGRP.COM

Address: W:\PROJECTS\G000618\1900212\CADD\Civil3D\Plan Sheets\Town Hall Parking Lot\Town Hall Proposed Grading Plan.dwg, 04 town hall proposed grading plan, Plot Date: 1/24/2020 3:02 PM, xrefs: (x=evergreen drive proposed linework full corridor, x=exist into evergreen drive railroad crossing, chute chute and extension camps etc., x=all points averaged from railroad crossing)



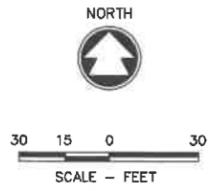
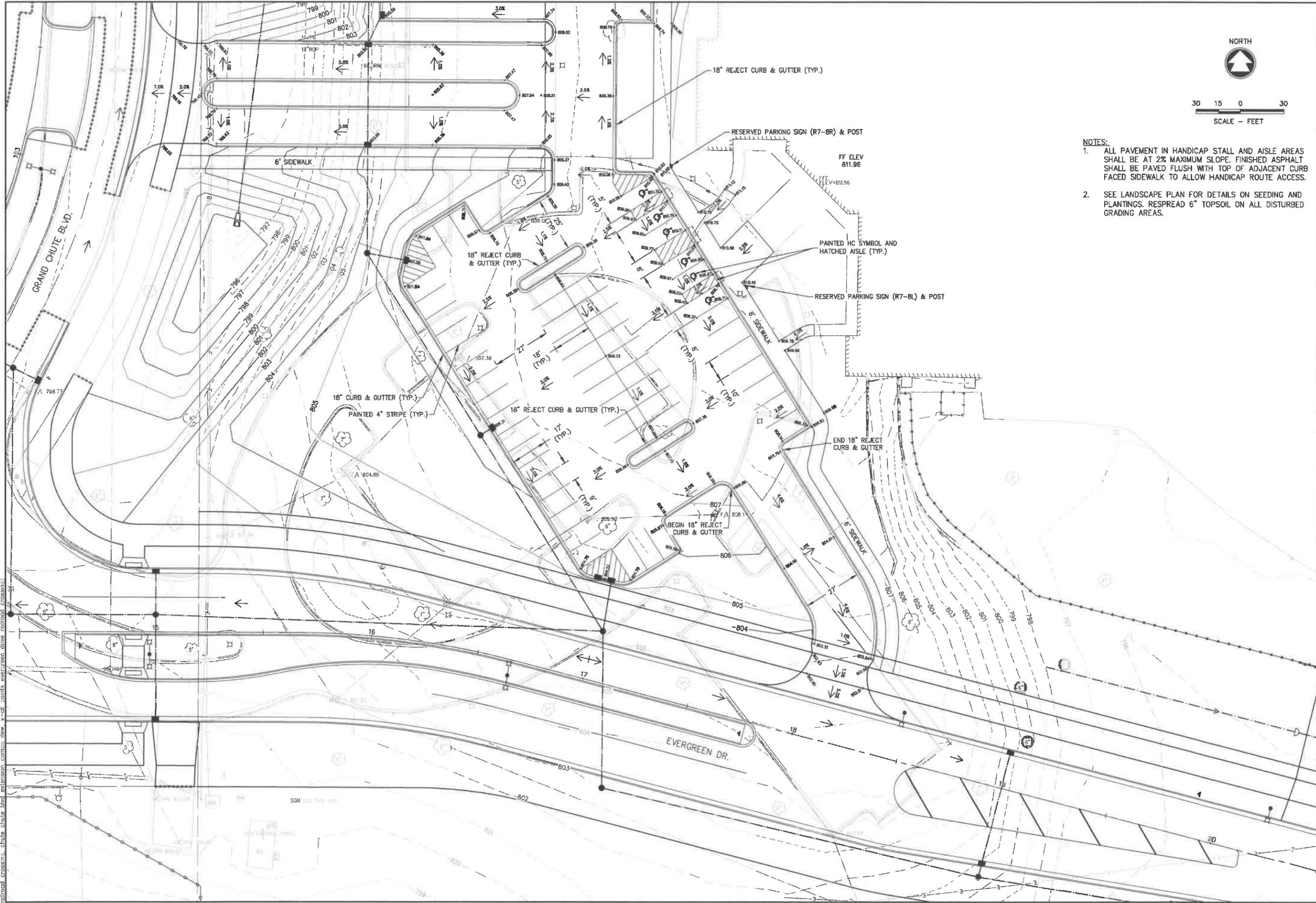
EVERGREEN DRIVE INTERNAL SITE IMPROVEMENTS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
TOWN HALL PROPOSED GRADING PLAN

NO.	DATE	REVISION

DESIGNED KJB	DRAWN KJB
PROJECT NO. G0006-81900212	
DATE JAN. 17, 20	
SHEET NO. 04	

McMAHON ENGINEERS ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 McMAHON ENGINEERS ARCHITECTS, INC.
 McMAHON ASSOCIATES, INC.
 McMAHON ENGINEERS ARCHITECTS, INC.
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 McMAHON ENGINEERS ARCHITECTS, INC.
 McMAHON ASSOCIATES, INC.

besaw, W:\PROJECTS\G000618\1900212\CADD\Civil3D\Plan Sheets\Town Hall Parking Lot\Town Hall Proposed Grading Plan.dwg, 05 town hall proposed grading plan, Plot Date: 1/24/2020 1:44 PM, xrefs: (x=evergreen drive proposed inwork full corridor, x=exist info evergreen drive railroad crossing, chute chute bld extension, x=coll, exists, evergreen drive railroad crossing)



- NOTES:**
1. ALL PAVEMENT IN HANDICAP STALL AND AISLE AREAS SHALL BE AT 2% MAXIMUM SLOPE. FINISHED ASPHALT SHALL BE PAVED FLUSH WITH TOP OF ADJACENT CURB FACED SIDEWALK TO ALLOW HANDICAP ROUTE ACCESS.
 2. SEE LANDSCAPE PLAN FOR DETAILS ON SEEDING AND PLANTINGS. RESPREAD 6" TOPSOIL ON ALL DISTURBED GRADING AREAS.

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NO.	DATE	REVISION

EVERGREEN DRIVE INTERNAL SITE IMPROVEMENTS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
TOWN HALL PROPOSED GRADING PLAN

DESIGNED	DRAWN
KJB	KJB

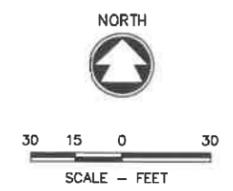
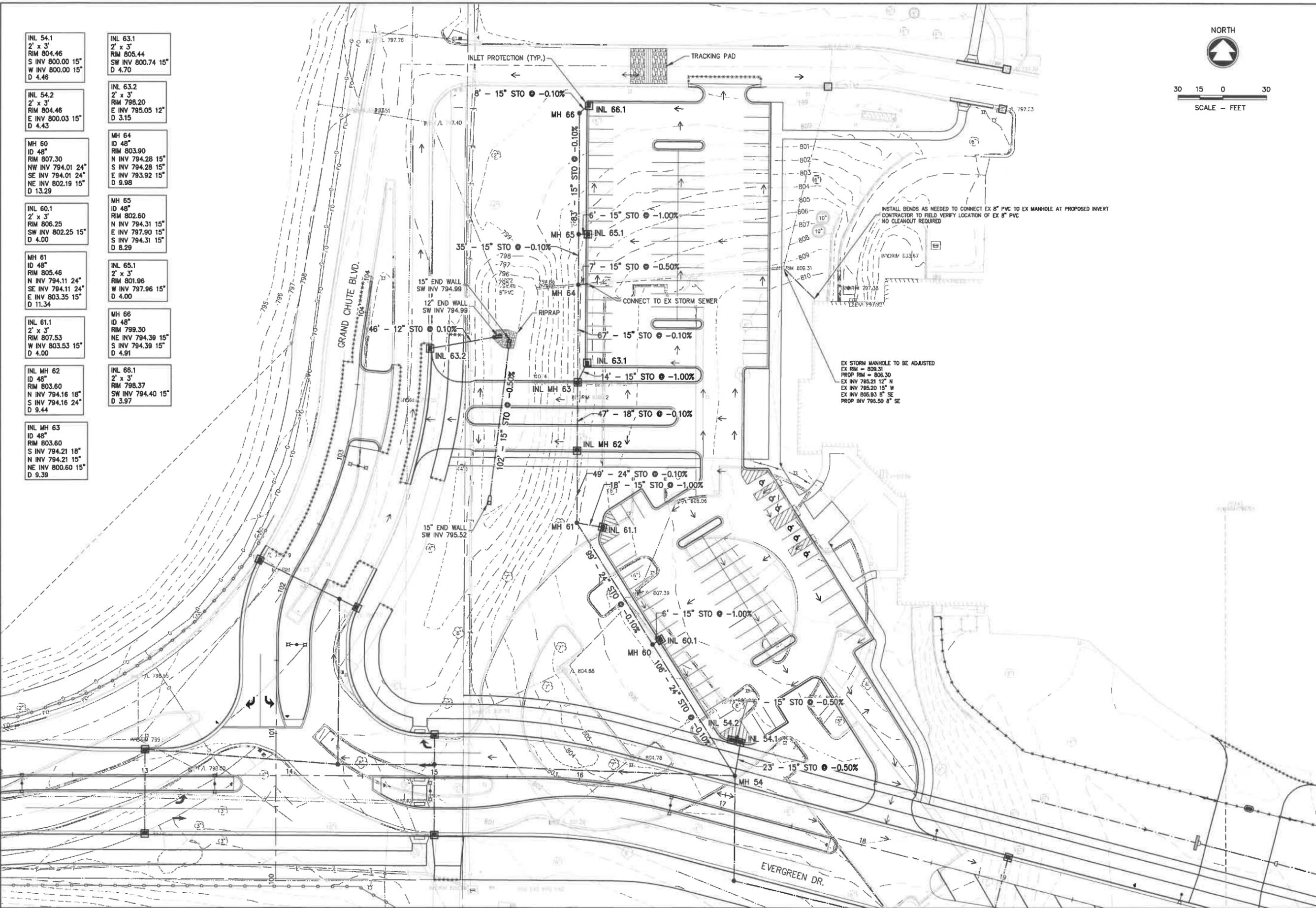
PROJECT NO.
G0006-81900212

DATE
JAN. 17, 20

SHEET NO.
05

W:\PROJECTS\G0006819\00212\CADD\Civil3D\Plan Sheets\Town Hall Storm Sewer Plan.dwg, 06 town hall proposed storm sewer & erosion control plan, Plot Date: 1/24/2020 2:04 PM, vrs: (x=evergreen drive proposed line work full corridor, x=exist, info evergreen drive railroad crossing, chute chute blvd extension comis dew, x=town hall pond, irelim, desin2)

INL 54.1 2' x 3' RIM 804.46 S INV 800.00 15" W INV 800.00 15" D 4.46	INL 63.1 2' x 3' RIM 805.44 SW INV 800.74 15" D 4.70
INL 54.2 2' x 3' RIM 804.46 E INV 800.03 15" D 4.43	INL 63.2 2' x 3' RIM 798.20 E INV 785.05 12" D 3.15
MH 60 ID 48" RIM 807.30 NW INV 794.01 24" SE INV 794.01 24" NE INV 802.19 15" D 13.29	MH 64 ID 48" RIM 803.90 N INV 794.28 15" S INV 794.28 15" E INV 793.92 15" D 9.98
INL 60.1 2' x 3' RIM 806.25 SW INV 802.25 15" D 4.00	MH 65 ID 48" RIM 802.60 N INV 794.31 15" E INV 797.90 15" S INV 794.31 15" D 6.29
MH 61 ID 48" RIM 805.46 N INV 794.11 24" SE INV 794.11 24" E INV 803.35 15" D 11.34	INL 65.1 2' x 3' RIM 801.96 W INV 797.96 15" D 4.00
INL 61.1 2' x 3' RIM 807.53 W INV 803.53 15" D 4.00	MH 66 ID 48" RIM 799.30 NE INV 794.39 15" S INV 794.39 15" D 4.91
INL MH 62 ID 48" RIM 803.60 N INV 794.16 18" S INV 794.16 24" D 9.44	INL 66.1 2' x 3' RIM 798.37 SW INV 794.40 15" D 3.97
INL MH 63 ID 48" RIM 803.60 S INV 794.21 18" N INV 794.21 15" NE INV 800.60 15" D 9.39	



INSTALL BENDS AS NEEDED TO CONNECT EX 8" PVC TO EX MANHOLE AT PROPOSED INVERT
CONTRACTOR TO FIELD VERIFY LOCATION OF EX 8" PVC
NO CLEANOUT REQUIRED

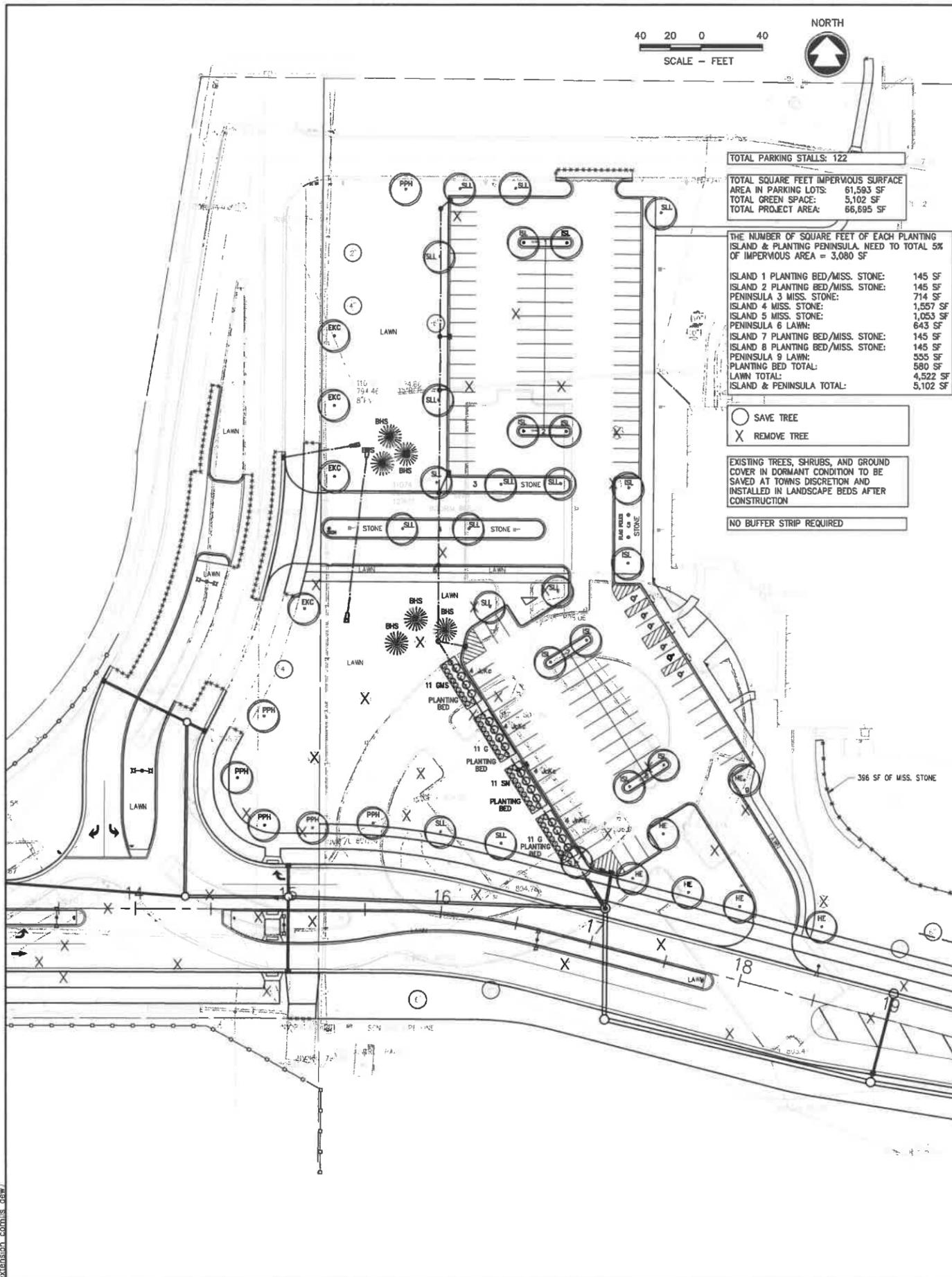
EX STORM MANHOLE TO BE ADJUSTED
EX RIM = 808.31
PROP RIM = 808.30
EX INV 795.21 12" N
EX INV 795.20 15" W
EX INV 805.93 8" SE
PROP INV 796.50 8" SE

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NO.	DATE	REVISION

EVERGREEN DRIVE INTERNAL SITE IMPROVEMENTS
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
TOWN HALL PROPOSED STORM SEWER & EROSION CONTROL PLAN

DESIGNED	DRAWN
#	#
PROJECT NO. G0006-81900212	
DATE JAN. 17, 20	
SHEET NO. 06	



TOTAL PARKING STALLS: 122
 TOTAL SQUARE FEET IMPERVIOUS SURFACE AREA IN PARKING LOTS: 61,593 SF
 TOTAL GREEN SPACE: 5,102 SF
 TOTAL PROJECT AREA: 66,695 SF

THE NUMBER OF SQUARE FEET OF EACH PLANTING ISLAND & PLANTING PENINSULA, NEED TO TOTAL 5% OF IMPERVIOUS AREA = 3,080 SF

ISLAND 1 PLANTING BED/MISS. STONE:	145 SF
ISLAND 2 PLANTING BED/MISS. STONE:	145 SF
PENINSULA 3 MISS. STONE:	714 SF
ISLAND 4 MISS. STONE:	1,557 SF
ISLAND 5 MISS. STONE:	1,053 SF
PENINSULA 6 LAWN:	643 SF
ISLAND 7 PLANTING BED/MISS. STONE:	145 SF
ISLAND 8 PLANTING BED/MISS. STONE:	145 SF
PENINSULA 9 LAWN:	555 SF
PLANTING BED TOTAL:	580 SF
LAWN TOTAL:	4,522 SF
ISLAND & PENINSULA TOTAL:	5,102 SF

○ SAVE TREE
 X REMOVE TREE

EXISTING TREES, SHRUBS, AND GROUND COVER IN DORMANT CONDITION TO BE SAVED AT TOWNS DISCRETION AND INSTALLED IN LANDSCAPE BEDS AFTER CONSTRUCTION

NO BUFFER STRIP REQUIRED

NOTES:

T=TREES; S=SHRUB; E=EVERGREEN; B=B=BALLED IN BURLAP; B.R.=BARE ROOT; P=POTTED; T.S.= TREE SPADE.
 THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ ARCHITECTS APPROVAL.

ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEN OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 3301 OR SUPAC 2P AND THEN WITH 4" OF HARDWOOD BARK MULCH, FREE OF WEEDS AND DISEASE, EXCEPT ISLANDS 1, 2, 4, 5, 7, 8, AND PENINSULA 3 WILL BE COVERED WITH 4" OF 1.5" WASHED MISSISSIPPI STONE. THE BARK AND MISSISSIPPI STONE SHALL BE RAKED TO PRODUCE A UNIFORM TEXTURE. SUBMIT SAMPLES OF HERBICIDE, BARK MULCH AND MISSISSIPPI STONE TO ENGINEER/ARCHITECT FOR APPROVAL ON DAY OF INSTALLATION WATER HERBICIDE TO ACTIVATE IF NECESSARY. MULCH AND STONE IN NEW PLANTING ISLANDS IN THE PARKING LOT TO MATCH MULCH AND STONE IN EXISTING PLANTING ISLANDS.

SEE THIS PAGE FOR PLANTING AND STAKING DETAILS.
 AREAS TO BE PAVED, SEEDED, AND BEDDED ARE INDICATED ON THE PLANS.
 PLANT QUANTITIES INDICATED ON THE PLAN RULE OVER QUANTITIES ON THE PLANTS LIST.
 CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING PITS FOR NEW TREES.

ALL PLANTS TO BE SIZED AND GRADED AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE USA STANDARD FOR NURSERY STOCK.

PLANT SUBSTITUTIONS PERMISSIBLE WITH ENGINEER/ARCHITECT AND TOWN APPROVAL AND WRITTEN NOTIFICATION PRIOR TO INSTALLATION.

PLASTIC OR METAL POTS TO BE REMOVED. SCORE ROOTBALL 1" DEEP WITH SHARP KNIFE. REMOVE TOP PORTION OF FIBER POT THAT EXTENDS ABOVE FINISH GRADE AND CUT SIDES OF POT TO AID IN DECOMPOSITION.

ALL LAWN AREAS TO BE SEEDED AND MULCHED WITH CHOPPED STRAW. MULCH IS TO BE CRIMPED AND SHOULD CONFORM TO DNR TECHNICAL STANDARDS 1058 AND 1059.

MATURE TREES SHOULD BE LINED UP TO PROVIDE A SEVEN FOOT UNDERCLEARANCE.

SEE EROSION CONTROL PLAN FOR EROSION MAT AND SPECIAL RESTORATION INFORMATION.

LOCATE TREES AWAY FROM THE PROPOSED SWALES.

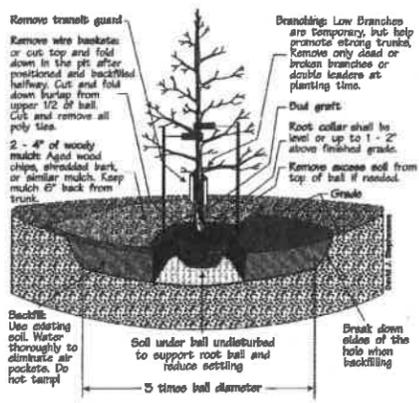
ALL BEDS EDGES TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.

RESTORE ALL DISTURBED AREAS AROUND PERIMETER OF SITE WITH LAWN.

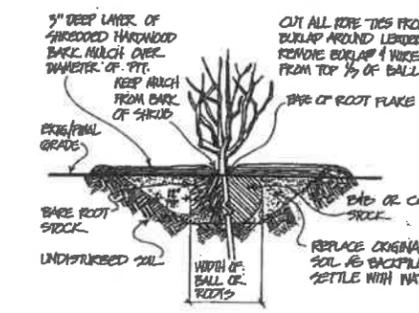
INTERIOR PARKING LOT LANDSCAPING
 5% OF PARKING LOT TO BE INTERIOR LANDSCAPE ISLANDS
 NEW PARKING LOT = 61,593 SQ. FT.
 REQ'D ISLANDS = 3,080 SQ. FT.
 PROVIDED ISLANDS = 5,102 SQ. FT. (7.6%)

1 SHADE TREE PER 160 SQ. FT. OF ISLAND SPACE 3,080/160 = (20 TREES REQUIRED) 21 TREES PROVIDED)

Proper Tree Planting Diagram



Stakes only if you have to. Use 2-5" wide webbing straps and secure to stakes with heavy gauge wire. The wire should be able to stick straight out from the stake and hold the webbing strap up, preventing it from sliding down the tree. Do not stake tightly - trees gain strength from movement. Remove all stakes after one year.
 Use of tree wrap is not recommended, as it causes a number of problems for the tree.
 Wisconsin Dept. Of Natural Resources - Oct. 2000



SHRUB PLANTING DETAIL TO SCALE

List						
Large Deciduous TREE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
EKC	4	Gymnodadus dioicus 'Expresso'	Expresso Kentucky Coffee Tree	Balled & Burlapped or Potted	2.5"	50 x 30
SLL	15	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honey Locust	Balled & Burlapped or Potted	2.5"	60 x 40
PPH	6	Celtis Occidentalis 'Prairie Pride'	Prairie Pride Hackberry	Balled & Burlapped or Potted	2.5"	60 x 40
HE	6	Ulmus 'Homestead'	Homestead Elm	Balled & Burlapped or Potted	2.5"	55 x 35
GSL	0	Tilia cordata 'Greenspire'	Greenspire Linden	Balled & Burlapped or Potted	2.5"	40 x 40
TOTAL	31					
Small Deciduous Tree						
ISL	10	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	Balled & Burlapped or Potted	2.5"	25 x 20
total	10					
EVERGREEN TREE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
BHS	6	Picea glauca den. 'Black Hills'	Black Hills Spruce	Balled & Burlapped or Potted	5	50 x 25
TOTAL	6					
SHRUB EVERGREEN						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
JcKc	16	Juniperus X phitzneriana 'Kallays Compacta'	Kallays Compact Juniper	Potted	2'	3'x3.5
TOTAL	16					
SHRUB DECIDUOUS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
SN	11	Spiraea japonica 'Norman'	Norman Spiraea	Potted	2'	3'x3.5
GMS	11	Spiraea japonica 'Goldmound'	Goldmound Spirea	Potted	2'	3'x3.5
G	22	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	Potted	2'	3'x3.5
TOTAL	44					
GROUND COVER AND GRASSES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	SIZE AT MATURITY HEIGHT/WIDTH
TOTAL	0					

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DESIGNED: DMS
 DRAWN: DWJ
 PROJECT NO.: G0006 8-18-00104
 DATE: JAN. 17, 20
 SHEET NO.: 07

EVERGREEN DRIVE INTERNAL SITE IMPROVEMENTS
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WI
 TOWN HALL LANDSCAPE PLAN

