



**PLAN COMMISSION AGENDA**  
Tuesday, March 19, 2019 - 6:00 pm  
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – March 5, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-04-19) requested by Gregory A. Thompson, dba Storage Shop USA, 2145 W. Pershing Street, to allow grading and filling necessary for construction of nine (9) commercial storage/workshop buildings and associated site improvements. **Action:** Hear testimony/close meeting.
8. **Conditional Use Permit (CUP-04-19)** – Request by Gregory A. Thompson, dba Storage Shop USA, 2145 W. Pershing Street, to allow grading and filling necessary for construction of nine (9) commercial storage/workshop buildings and associated site improvements. **Action:** Recommend approval/denial of CUP-04-19. (TOWN BOARD ACTION 4/4/2019)
9. **Site Plan Amendment (SPA1-00-04)** – Request by SAMP Realty LLC, dba AmericInn by Wyndham, 132 N. Mall Drive, to remove an existing sign cabinet and install a new cabinet on a modified sign structure. **Action:** Approve/deny SPA1-00-04.
10. **Site Plan Amendment (SPA1-01-09)** – Request by Valley Hospitality LLC, dba DoubleTree by Hilton, 150 S. Nicolet Road, to remove an existing monument sign and install a new monument sign. **Action:** Approve/deny SPA1-01-09.
11. **Certified Survey Map (CSM-04-19)** – Request by Mary M. Ballerstein and Ruth L. Maves, 1130 and 1206 W. Capitol Drive, for approval of a two-lot certified survey map with roadway dedication. **Action:** Recommend approval/denial of CSM-04-19.
12. Adjournment.

---

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

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

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

---

## GRAND CHUTE PLAN COMMISSION MINUTES

March 5, 2019

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

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; interested parties (audience attendance = 9)

1. **ROLL CALL**

Vice Chairman Sherman opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – FEBRUARY 19, 2019 MEETING.

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

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

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

7. **CONDITIONAL USE PERMIT (CUP-01-19)** (DEFERRED FROM FEBRUARY 19, 2019 PLAN COMMISSION MEETING) – REQUEST BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING AND STREAM ALTERATION ASSOCIATED WITH THE REPLACEMENT OF A CULVERT UNDER N. FRENCH ROAD.

Director Buckingham stated that the pipe sizing had to be increased above what the plans originally called for. The new culvert will be corrugated metal. It will be designed to accommodate the 100-year storm event with no rise in surface water elevations upstream of the project. No flooding easements will be required from upstream property owners.

**Motion (Hidde/Ulrich) to recommend approval of the Conditional Use Permit (CUP-01-19) requested by the Town of Grand Chute to allow grading and stream alteration associated with the replacement of a culvert under N. French Road.** Motion carried, all voting aye.

8. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-05-19) REQUESTED BY ADVANCED USED CAR SALES LLC, 2142 W. SPENCER STREET, FOR OPERATION OF AN AUTOMOBILE SALES BUSINESS.

Vice Chairman Sherman opened Public Hearing #1 at 6:03 p.m. There was no public input.

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

9. **SPECIAL EXCEPTION (SE-05-19)** – REQUEST BY ADVANCED USED CAR SALES LLC, 2142 W. SPENCER STREET, FOR OPERATION OF AN AUTOMOBILE SALES BUSINESS.

**Motion (Weber/Boeckers) to recommend approval of the Special Exception (SE-05-19) requested by Advanced Used Car Sales LLC, 2142 W. Spencer Street, to allow operation of an automobile sales business.** Motion carried, all voting aye.

10. **SITE PLAN (SP-03-19)** – REQUEST BY ADVANCED USED CAR SALES LLC, 2142 W. SPENCER STREET, FOR PARKING LOT IMPROVEMENTS.

Planner Patza noted that site lighting will be updated and landscaping will be installed along W. Spencer Street.

**Motion (Hidde/Crosby) to approve the Site Plan (SP-03-19) requested by Advanced Used Car Sales LLC, 2142 W. Spencer Street, to allow parking lot improvements, subject to: (1) Staff approval of the Site Lighting and Landscaping Plans; and, (2) Town Board approval of Special Exception SE-05-19.** Motion carried, all voting aye.

11. **SPECIAL EXCEPTION AMENDMENT (SEA1-24-17)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3810 W. WISCONSIN AVENUE, FOR APPROVAL OF AMENDMENT NO. 1 TO THE GREENE DEVELOPMENT PUD, UPDATING SITE DEVELOPMENT PLANS AND SITE SIGNAGE PLANS.

Planner Patza provided information related to the PUD amendment, including realignment of internal traffic circulation, a revised signage plan and designation of building sites for At Home and Kwik Trip.

**Motion (Ulrich/Crosby) to recommend approval of the Special Exception Amendment (SEA1-24-17) requested by Greene Development Appleton, LLC, 3810 W. Wisconsin Avenue, for Amendment No. 1 to the Greene Development PUD, updating site development plans and site signage plans.** Motion carried, all voting aye.

12. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-06-19) REQUESTED BY GREENE DEVELOPMENT APPLETON, LLC, 3820 W. WISCONSIN AVENUE, TO ALLOW A MULTITENANT SIGN WITH A SIZE AND HEIGHT BONUS AS PERMITTED IN CH. 535-108(D) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE.

Vice Chairman Sherman opened Public Hearing #2 at 6:09 p.m. There was no public input.

**Motion (Hidde/Ulrich) to close Public Hearing #2 at 6:09 p.m.** Motion carried, all voting aye.

13. **SPECIAL EXCEPTION (SE-06-19)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3820 W. WISCONSIN AVENUE, TO ALLOW A MULTITENANT SIGN WITH A SIZE AND HEIGHT BONUS AS PERMITTED IN CH. 535-108(D) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE.

**Motion (Crosby/Boeckers) to recommend approval of the Special Exception (SE-06-19) requested by Greene Development Appleton, LLC, 3820 W. Wisconsin Avenue, to allow a multitenant sign with a size and height bonus as permitted in Chapter 535-108(D) of the Town of Grand Chute Municipal Code, subject to Town Board approval of Special Exception Amendment SEA1-24-17.**

In response to a question from Vice Chairman Sherman, Planner Patza noted that the maximum sign height is adjusted upward because the centerline elevation of the abutting I-41 is greater than the ground elevation at the base of the sign.

**Motion to recommend approval of SE-06-19 carried, all voting aye.**

14. **SITE PLAN AMENDMENT (SPA2-22-17)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3820 W. WISCONSIN AVENUE, FOR INSTALLATION OF A MULTITENANT PYLON SIGN.

**Motion (Hidde/Ulrich) to approve the Site Plan Amendment (SPA2-22-17) requested by Greene Development Appleton, LLC, 3820 W. Wisconsin Avenue, for installation of a multitenant pylon sign, subject to Town Board approval of Special Exception Permit SE-06-19.** Motion carried, all voting aye.

15. **SITE PLAN AMENDMENT (SPA1-19-09)** - REQUEST BY HEART & VASCULAR OF WI PROPERTIES, LLC, DBA HEART AND VASCULAR INSTITUTE OF WISCONSIN, 5045 W. GRANDE MARKET DRIVE, FOR INSTALLATION OF A NEW ILLUMINATED SIGN CABINET ON AN EXISTING SIGN STRUCTURE.

**Motion (Hidde/Crosby) to approve the Site Plan Amendment (SPA1-19-09) requested by Heart & Vascular of WI Properties LLC, dba Heart and Vascular Institute of Wisconsin, 5045 W. Grande Market Drive, to install a new illuminated sign cabinet on an existing sign structure.** Motion carried, all voting aye.

16. **SITE PLAN AMENDMENT (SPA1-40-05)** – REQUEST BY APPLE VALLEY CAMPING & RENTALS LLC, DBA APPLE VALLEY CAMPING, 5200 W. GREENVILLE DRIVE, TO REMOVE AN EXISTING PYLON SIGN AND INSTALL A NEW NON-ILLUMINATED PYLON SIGN.

**Motion (Hidde/Weber) to approve the Site Plan Amendment (SPA1-40-05) requested by Apple Valley Camping & Rentals LLC, dba Apple Valley Camping, 5200 W. Greenville Drive, to remove an existing pylon sign and install a new non-illuminated pylon sign. Motion carried, all voting aye.**

17. ADJOURNMENT.

**Motion (Boeckers/Ulrich) to adjourn the meeting at 6:15 p.m. Motion carried, all voting aye.**

Respectfully Submitted,

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

**Town of Grand Chute  
Conditional Use Permit Review  
Gregory A. Thompson, dba Storage Shop USA**

---

**To: Plan Commission**  
**From: Michael Patza, Town Planner**  
**Date: March 14, 2019**  
**Address: 2145 W. Pershing Street**

**App. #: CUP-04-19**

---

**REQUEST**

Work under this Conditional Use Permit (CUP) will allow grading and filling associated with the construction of nine (9) commercial storage/workshop buildings and associated site improvements. The project will impact areas of the property classified as floodplain, which requires an Outagamie County Conditional Use Permit.

**ANALYSIS**

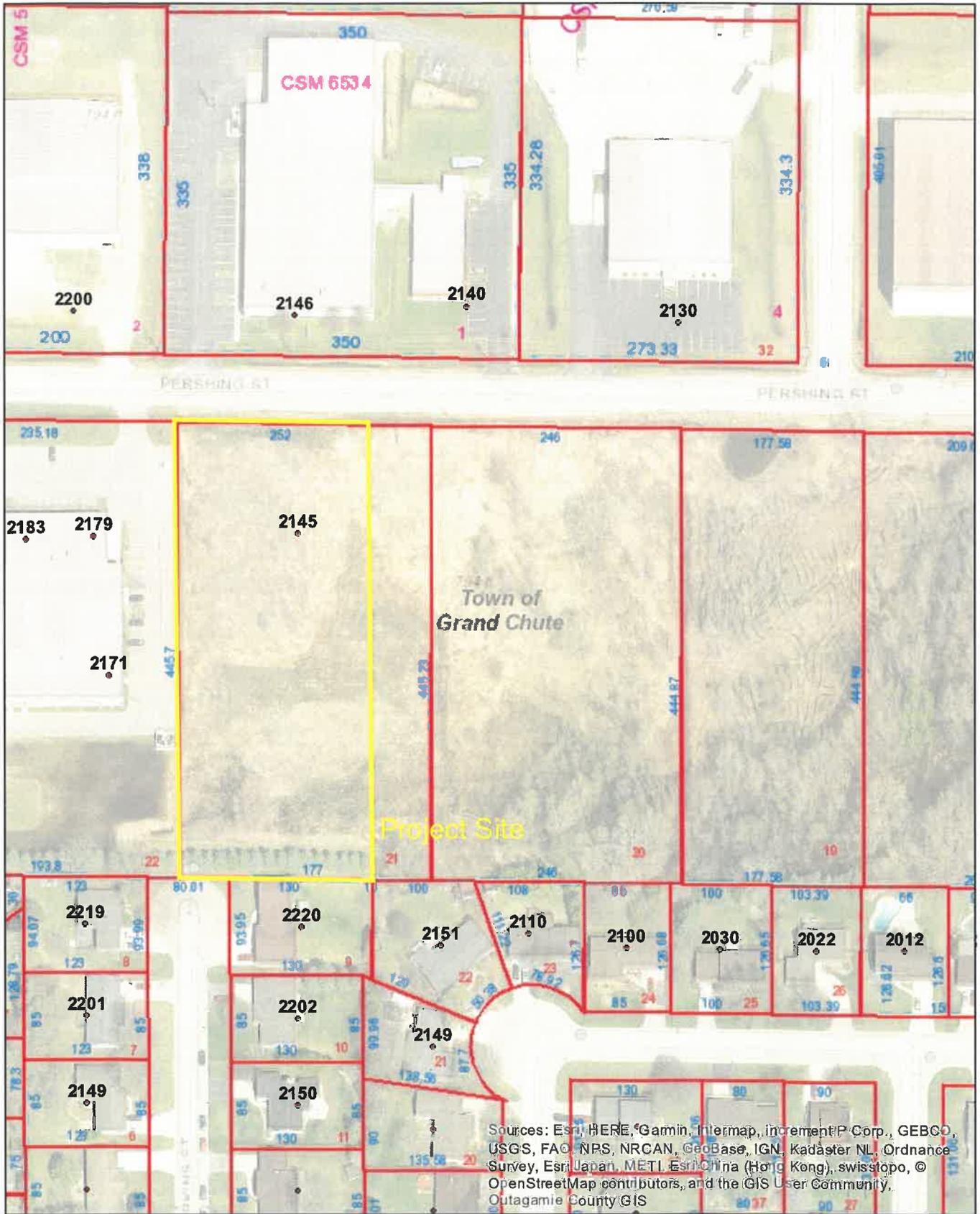
The Site Plan for this project was approved by Plan Commission at its meeting on January 3, 2019. After approval, it was discovered that officially mapped FEMA floodplain data was incorrectly recorded and relied upon for site design. After analyzing newly updated FEMA data, it was determined that a Conditional Use Permit would be required due to floodplain impacts.

To account for flood storage areas that will be filled for the development, the drainage swale designed to direct stormwater east to the Pershing Street retention pond will be over-excavated. The additional excavation will result in no impact to either the peak flood elevation or the flood storage area. The additional grading and excavation of the drainage swale has been incorporated into revised Stormwater Management and Erosion Control Plans, which have been approved by the Town Engineer.

**RECOMMENDATION**

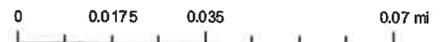
**Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-04-19) requested by Gregory A. Thompson, dba Storage Shop USA, 2145 W. Pershing Street, to allow grading and filling associated with the construction of nine (9) commercial storage/workshop buildings and associated site improvements.**

# CUP-04-19 -- 2145 W. Pershing Street



**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:





# Surface Water Data Viewer Flood Map



## Legend

- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries**
- Other Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Municipality**
- State Boundaries
- County Boundaries
- Major Roads**
- Interstate Highway
- State Highway
- US Highway
- County and Local Roads**
- County HWY
- = Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN\_Image\_Basemap\_Leaf\_Off

## Notes

0.1 0 0.03 0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

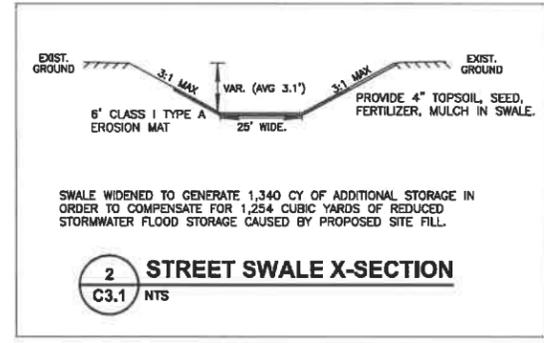
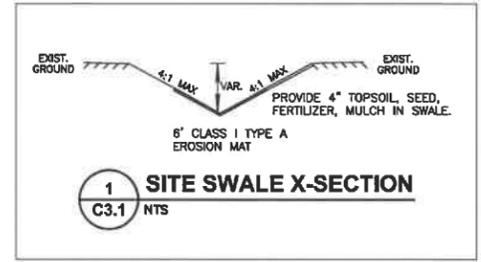
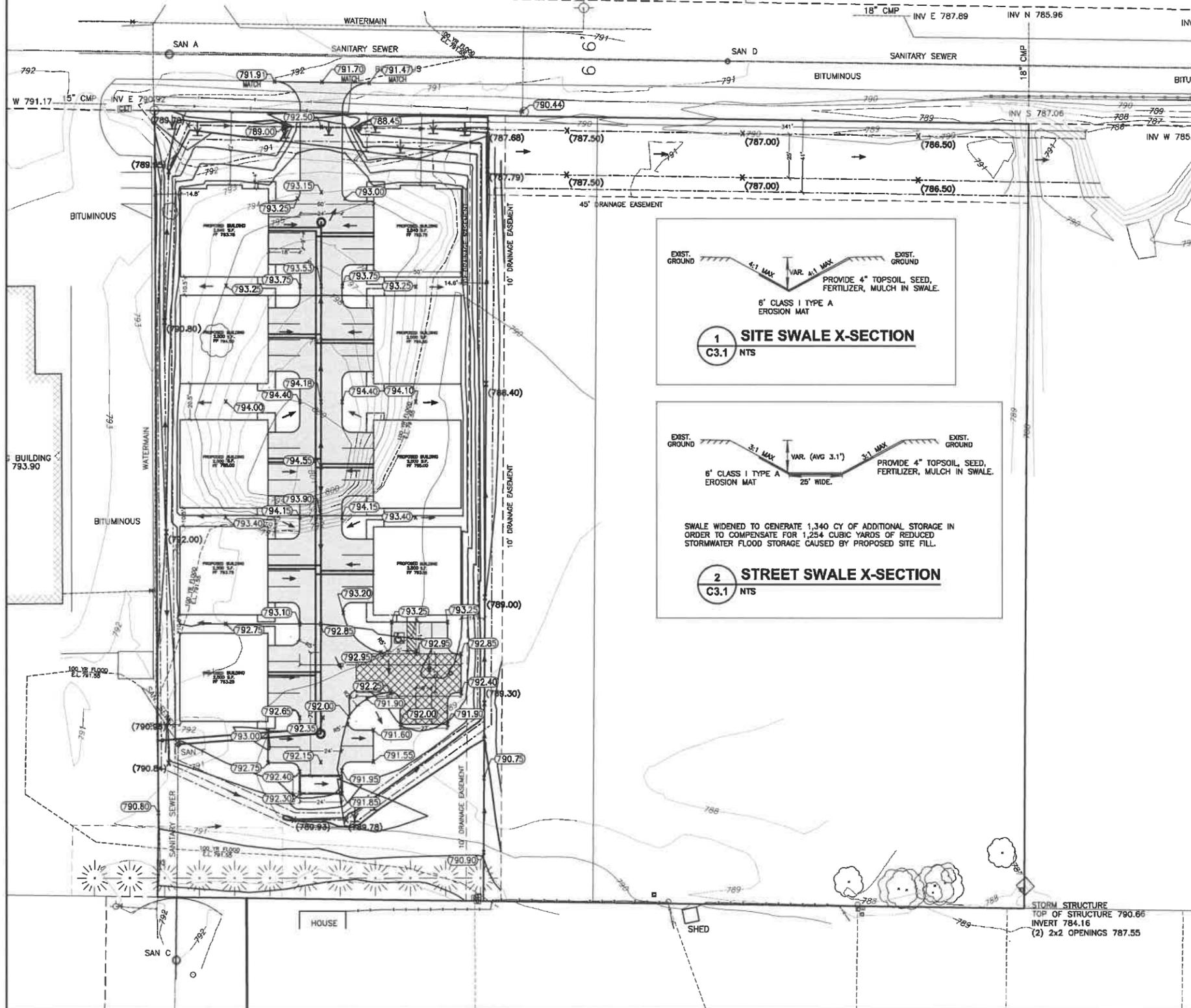
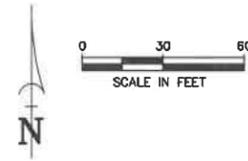
**Conditional Use Permitting Narrative  
Storage Shop USA – Pershing Street  
Town of Grand Chute, Outagamie County, WI**

Storage Shop USA is proposing to construct 9 new storage unit buildings on the vacant lot located at West Pershing Street in the Town of Grand Chute. The total site property is 1.92 acres in size. The industrial park has a regional storm water detention pond off of the east end of Pershing Street that will manage the site storm water runoff. This new development will cover the majority of the entire 1.92 acre site. The Conditional Use Permit application is being submitted because the proposed site development will require some filling within the modeled flood plain. However the total site grading also includes excavation within the flood storage area and the total storage within the flood storage area will not decrease.

The flood storage area calculations are attached. The calculations show the proposed reduction in flood storage below the 100-yr storm elevation of 791.55 will be 1,570 cubic yards. The proposed excavation increasing the available flood storage for is 316 cubic yards within the developed site, and an additional 1,340 cubic yards to excavate the drainage swale connection to the regional storm water pond. This swale was purposefully designed with a 25' width to create this required flood storage. It should be noted that the officially mapped FEMA flood plain extents and elevation were incorrectly recorded from the 2005 Flood Study that Outagamie County commissioned and that the original flood data from the study was used for the flood storage calculations. The official 100-yr flood map shows a peak flood elevation of 790.58' and lists the proposed site as flood fringe, not as regulated flood storage as it should be.

# FLOOD STORAGE EXHIBIT

## PERSHING STREET



SWALE WIDENED TO GENERATE 1,340 CY OF ADDITIONAL STORAGE IN ORDER TO COMPENSATE FOR 1,254 CUBIC YARDS OF REDUCED STORMWATER FLOOD STORAGE CAUSED BY PROPOSED SITE FILL.

### SITE DATA

LOT AREA = 83,682 SF (1.921 AC)

### LOT PROJECT AREA

EXIST OPEN SPACE = 83,682 SF (1.921 AC)  
 EXIST IMPERVIOUS AREA = 0 SF (0.00 AC)  
 EXIST IMPERVIOUS PERCENTAGE = 0.00%

PROP IMPERVIOUS PVMT = 19,307 SF (0.443 AC)  
 PROP PERMEABLE PVMT = 1,695 SF (0.039 AC)  
 PROP ROOFTOP = 20,885 SF (0.479 AC)  
 PROP OPEN SPACE = 41,759 SF (0.959 AC)  
 PROP IMPERVIOUS PERCENTAGE = 48.03%

### 100YR FLOOD STORAGE DATA

100-YR FLOOD ELEVATION: 791.55 (FROM 2005 OMNI STUDY - M1023A00)  
 STORAGE LOSS FROM PROPOSED SITE FILL: 1,569.82 CUBIC YARDS  
 STORAGE GAIN FROM SITE EXCAVATION: 315.88 CUBIC YARDS  
 STORAGE GAIN FROM SWALE EXCAVATION: 1,340 CUBIC YARDS  
 NET FLOOD STORAGE CHANGE = 316 CY + 1,340 CY - 1,570 CY = 86 CY

SITE PLAN LEGEND		
	EXISTING CONTOUR	X (000.00) PROP F/L ELEVATION
	PROPOSED CONTOUR	X (000.00) PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN	EXISTING ELEVATION
	STORM MANHOLE	PROPOSED FIRST FLOOR ELEVATION
	2' x 3' PRECAST STORM INLET	DIRECTION OF DRAINAGE
	DRAINAGE SWALE	

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or  
 Toll Free 1-800-242-8511  
 (262)432-7910

Emergency Only (877) 500-9592  
 FAX 1-800-338-3860  
 FAX (414) 258-0947  
 Hearing Impaired TDD 1-800-542-2289

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

TOPOGRAPHIC LEGEND			
	1" x 18" IRON PIPE SET		OVERHEAD POWER LINES
	1-1/4" x 30" REBAR SET		UNDERGROUND ELECTRIC
	CHECKED "X" SET		UNDERGROUND TELEPHONE
	3/4" REBAR FOUND		UNDERGROUND FIBEROPTIC
	1" IRON PIPE FOUND		UNDERGROUND GAS
	1-1/4" REBAR FOUND		UNDERGROUND CABLE TV
	2" IRON PIPE FOUND		DIST. FENCE LINE
	CHECKED "X" FOUND		IRON
	GOVERNMENT CORNER		POWER POLE
	RECORDED AS		CURB
	CONIFEROUS TREE		LIGHT POLE
	DECIDUOUS TREE		TELEPHONE PEDISTAL
	EXIST. WOODS LINE		ELECTRIC PEDISTAL
	WETLANDS		CABLE PEDISTAL
	SOIL BORING		DIST. HYDRANT
			WATER VALVE
			WATER STOP BOX
	GAS VALVE		EXIST. STORM MANHOLE
	EXIST. STORM INLET		YARD DRAIN
	EXIST. SANITARY MANHOLE		EXIST. SANITARY MANHOLE
	EXIST. SAN. SEWER		EXIST. STORM SEWER
	EXIST. STORM SEWER		EXIST. WATER MAIN
	EXIST. WATER MAIN		EXIST. SPOT ELEVATION
	CONTOUR W/ ELEVATION		CONTOUR W/ ELEVATION
	EXIST. TOP OF CURB ELEV.		EXIST. FLOW LINE ELEV.
	EXIST. FLOW LINE ELEV.		EXIST. FIRST FLOOR = 000.00
	EXIST. FIRST FLOOR = 000.00		TOPSOIL DEPTH
	TOPSOIL DEPTH		INFILTRATION SOIL BORING

NO.	DATE	APPROVED	FIELDWORK
1	10-26-2018	JWS	
2	12-4-2018		
3	12-10-2018		
4	12-15-2018		
5	12-21-2018		
6	2-4-2019		

**FLOOD STORAGE EXHIBIT**  
**STORAGE SHOP USA - PERSHING**  
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-2-2018
COMPUTER FILE	
1-1174-001de.dwg	

DRAWING NO.  
FLOOD

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

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

**Town of Grand Chute  
Site Plan Amendment Review  
SAMP Realty LLC, dba AmericInn by Wyndham**

---

**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: March 14, 2019**

**Address: 132 Mall Drive**

**App. #: SPA1-00-04**

---

**REQUEST**

- 1. Proposed Use(s):** Continued hotel use.
- 2. Project Description:** Remove existing sign cabinet and install a new sign cabinet on a modified pylon structure.
- 3. Plat/CSM accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

Applicant proposes to install a new sign cabinet on the existing pylon structure. The new sign will be 200 sq. ft. in size and 30' in height. At its March 14, 2019 meeting, the Zoning Board of Appeals granted a variance to allow modification of an existing pylon sign that exceeds 25' in height and 144 sq. ft. in size. All other code requirements are met with this request.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-04) requested by SAMP Realty LLC, dba AmericInn by Wyndham, LLC, 132 Mall Drive, to remove an existing sign cabinet and install a new sign cabinet on a modified pylon structure.**



1

399' @ 40'

200'



EXISTING PYLON IS 15'-10" X 25'-2" AT APPROX 40' OAH



PROPOSED



GRAPHIC DETAIL  
SCALE: 3/16" = 1' -0"

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>AMERICINN</b>	Date: <b>121/18/18</b>	Prepared By: <b>PKE/CM</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <b>personna</b> SIGNS   LIGHTING   IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: <b>APPLETON, WI</b>	File Name: <b>167326 - R3 - APPLETON, WI</b>	Eng: -			

**Town of Grand Chute  
Site Plan Amendment Review  
Valley Hospitality LLC, dba DoubleTree by Hilton**

---

**To:** Plan Commission

**From:** Michael Patza, Town Planner

**Date:** March 14, 2019

**Address:** 150 S. Nicolet Road

**App. #: SPA1-01-09**

---

**REQUEST**

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

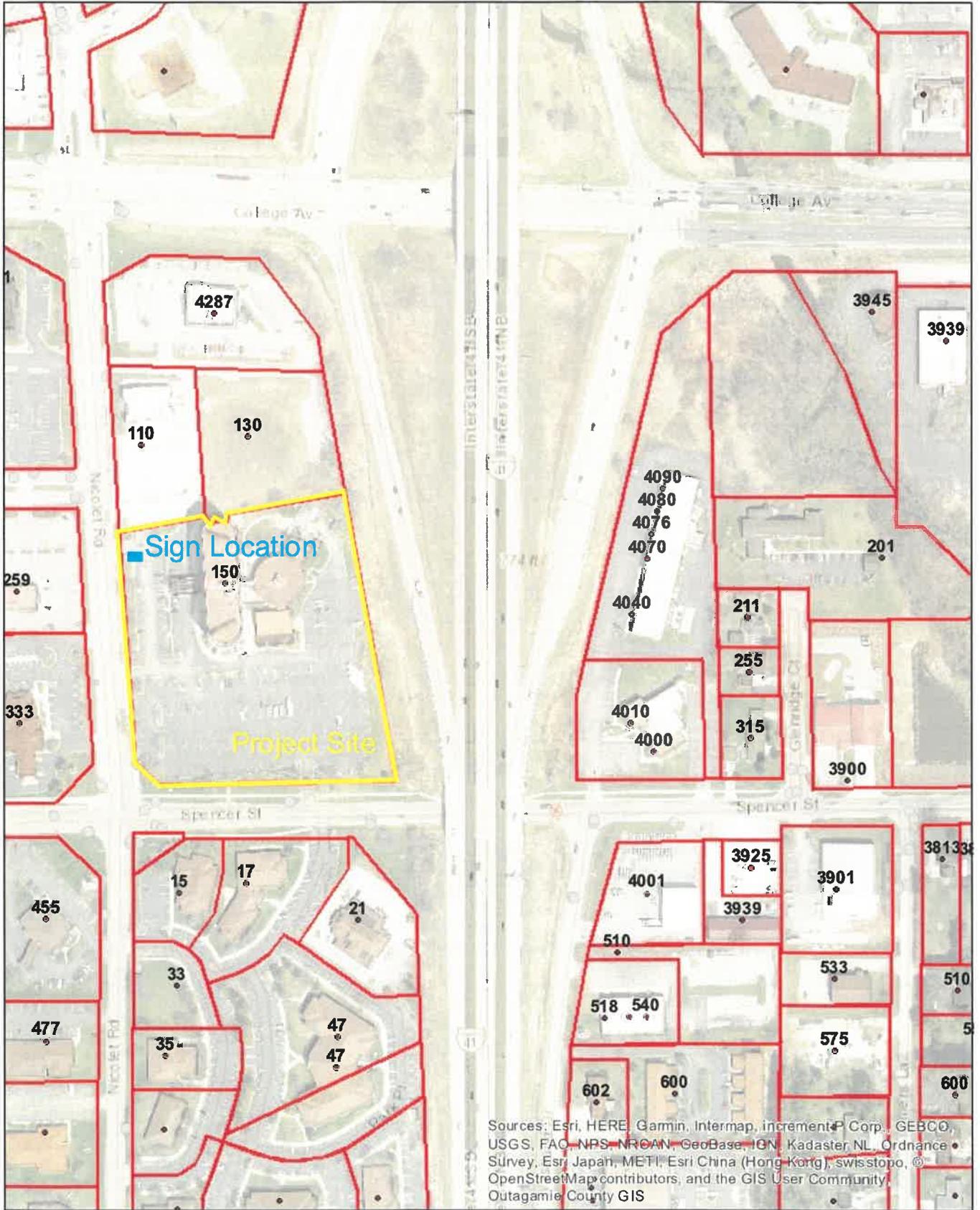
**ANALYSIS**

This is the former Holiday Inn property, which is being rebranded to a DoubleTree by Hilton. The applicant seeks approval to install a new monument sign. The sign cabinet will be 105 sq. ft. in size and 11'-4" in height. The sign will be placed in the same location as the existing sign, along the S. Nicolet Road frontage. All other code requirements are met with this request.

**RECOMMENDATION**

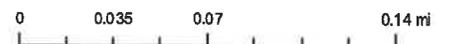
**Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-01-09) requested by Valley Hospitality LLC, dba DoubleTree by Hilton, 150 S. Nicolet Road, to remove an existing monument sign and install a new monument sign.**

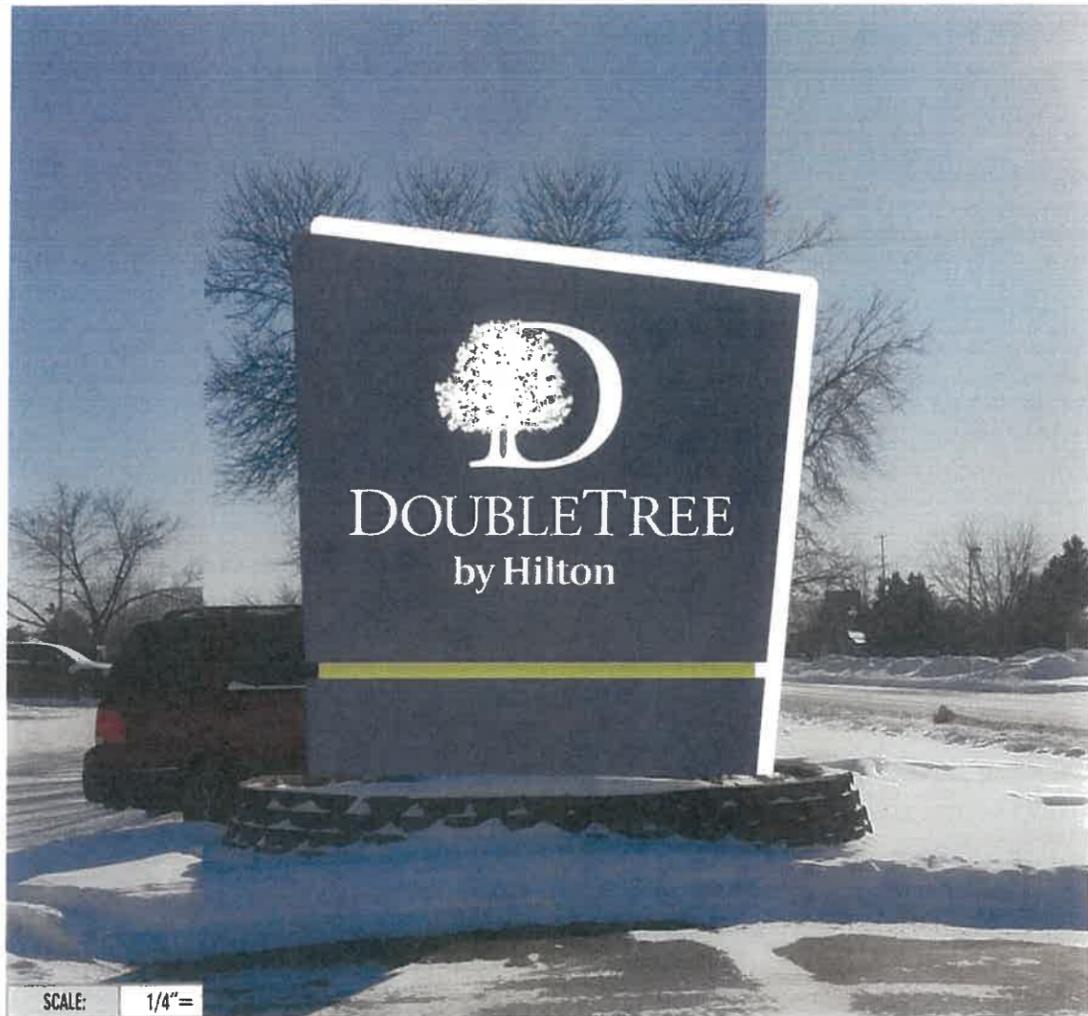
# SPA1-01-09 -- 150 S. Nicolet Road



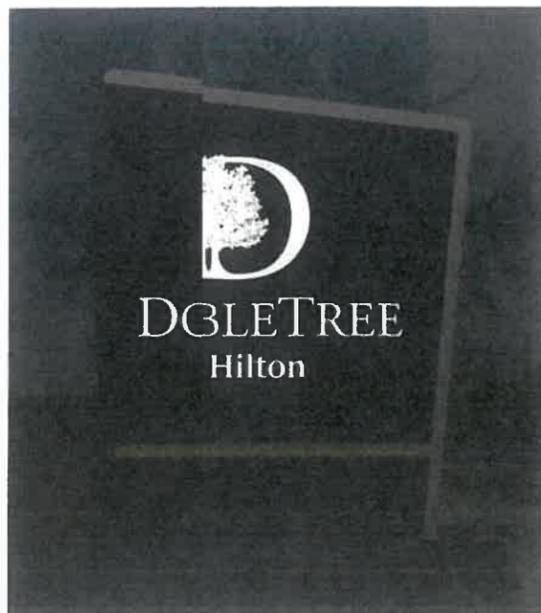
**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, 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:





LOCATION VIEW

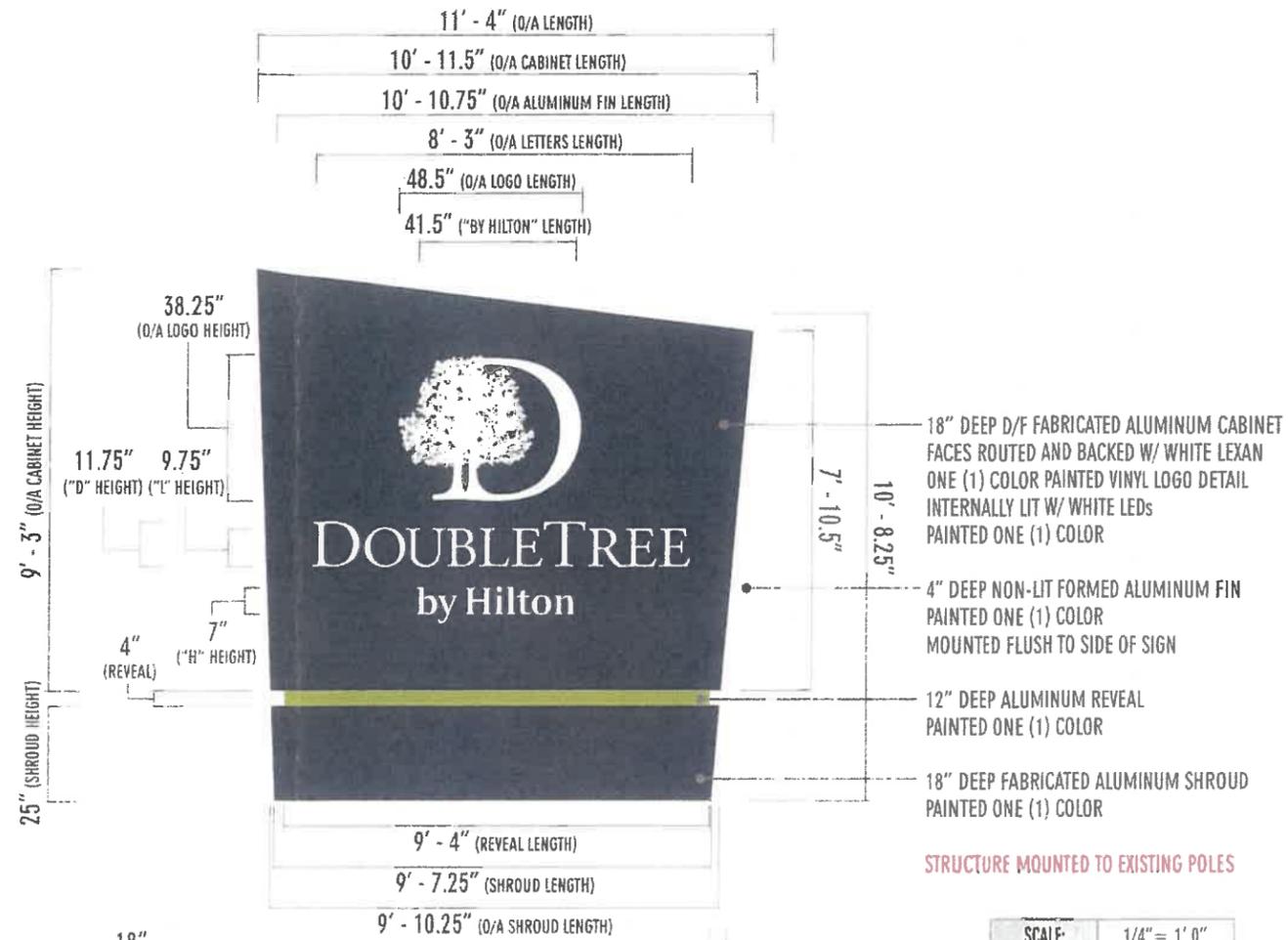


NIGHT VIEW



EXISTING VIEW

REMOVE & DISPOSE OF EXISTING SIGN  
RE-USE EXISTING POLES



18" (CABINET & SHROUD)

12" (REVEAL)



SIDE VIEW (RIGHT)

4" (FIN)



SIDE VIEW (LEFT)



OPPOSITE SIDE



TOP VIEW

105# @ 11'4"

**AppletonSIGN**  
 COMPANY

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

www.AppletonSIGN.com

CLIENT:	DOUBLE TREE BY HILTON
STREET ADDRESS:	150 S NICOLET DR
CITY / STATE:	APPLETON, WI
SCOPE:	12258 - REBRAND
DATE:	02/01/19
SALES:	ROD FREDRICKSON
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	89

COLOR SCHEDULE	
1	PAINT TO MATCH - PANTONE 2766 C
2	PAINT TO MATCH - PANTONE 2300 C
3	PAINT SATIN WHITE

REQUIRED ITEMS

CLEAN ART?	
<input checked="" type="checkbox"/> FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS
COLORS?	
MISC. ITEMS ?	

REVISION SCHEDULE


PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

SIGNATURE

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

FABRICATE AND INSTLY ONE(1) DOUBLE FACED MONUMENT SIGN. ROUTED BACKED COPY. REMOVE AND DISPOSE OF EXISTING SIGN AND REUSE EXISTING POLE. SURVEY REQUIRED TO CONFIRM.

OPT. #1 12258-A 1

CONCEPTUAL DESIGN ONLY!

**Town of Grand Chute  
Certified Survey Map Review  
Mary M. Ballerstein and Ruth L. Maves**

---

**To: Plan Commission**  
**From: Michael Patza, Town Planner**  
**Date: March 14, 2019**  
**Address: 1130 & 1206 W. Capitol Drive**

**App. #: CSM-04-19**

---

**REQUEST**

The CSM will add approximately 1900 sq. ft. of land to Lot 1. The CSM provides dedication of 33' of road right-of-way along W. Capitol Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

**ANALYSIS**

Both properties are zoned RSF Single-Family Residential District. The owner plans to raze the existing home on Lot 1 and build a new single-family home. The CSM meets all Town requirements for division of land.

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-04-19) requested by Mary M. Ballerstein and Ruth L. Maves, 1130 & 1206 W. Capitol Drive.**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1644 AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS ON PAGE 1644 AS DOCUMENT NO. 1083819 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

