



PLAN COMMISSION AGENDA
Tuesday, March 5, 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 – February 19, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Conditional Use Permit (CUP-01-19)** (*Deferred from the 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. **Action:** Motion to recommend approval/denial of CUP-01-19. (TOWN BOARD ACTION 3/5/2019)
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. **Action:** Hear testimony/close hearing.
9. **Special Exception (SE-05-19)** – Request by Advanced Used Car Sales LLC, 2142 W. Spencer Street, for operation of an automobile sales business. **Action:** Recommend approval/denial of SE-05-19. (TOWN BOARD ACTION 3/19/2019)
10. **Site Plan (SP-03-19)** – Request by Advanced Used Car Sales LLC, 2142 W. Spencer Street, for construction of parking lot improvements. **Action:** Approve/deny SP-03-19.
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. **Action:** Recommend approval/denial of SEA1-24-17. (TOWN BOARD ACTION 3/19/2019)
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. **Action:** Hear testimony/close hearing.
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. **Action:** Recommend approval/denial of SE-06-19. (TOWN BOARD ACTION 3/19/2019)

14. **Site Plan Amendment (SPA2-22-18)** – Request by Greene Development Appleton, LLC, 3820 W. Wisconsin Avenue, for installation of a multitenant pylon sign. **Action:** Approve/deny SPA2-22-18.
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. **Action:** Approve/deny SPA1-19-09.
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. **Action:** Approve/deny SPA1-40-05.
17. Adjournment.

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

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

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

GRAND CHUTE PLAN COMMISSION MINUTES

February 19, 2019

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Julie Hidde, John Weber, Cheryl Ulrich. Members Absent: Commissioners Robert Stadel, Duane Boeckers, 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; interested parties (audience attendance = 3)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – JANUARY 15, 2019 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** – AVAILABLE UPON REQUEST.

Director Buckingham highlighted construction activity in the Town for 2018.

7. **NEIGHBORHOOD INFORMATION MEETING #1** – 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.

Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:03 p.m. There was no public input.

Motion (Hidde/Weber) to close Neighborhood Information Meeting #1 at 6:04 p.m. Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-01-19)** – REQUEST BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING AND STREAM ALTERATION ASSOCIATED WITH THE REPLACEMENT OF A CULVERT UNDER N. FRENCH ROAD.

Motion (Sherman/Hidde) to defer action on Conditional Use Permit CUP-01-19 until the March 5, 2019 meeting. Motion carried, all voting aye.

9. **NEIGHBORHOOD INFORMATION MEETING #2** – CONDITIONAL USE PERMIT (CUP-02-19) REQUESTED BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING AND STREAM ALTERATION ASSOCIATED WITH THE REPLACEMENT OF A CULVERT UNDER E. APPLE CREEK ROAD.

Chairman Schowalter opened Neighborhood Information Meeting #2 at 6:05 p.m. There was no public input.

Motion (Sherman/Ulrich) to close Neighborhood Information Meeting #2 at 6:05 p.m. Motion carried, all voting aye.

10. **CONDITIONAL USE PERMIT (CUP-02-19)** – REQUEST BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING AND STREAM ALTERATION ASSOCIATED WITH THE REPLACEMENT OF A CULVERT UNDER E. APPLE CREEK ROAD.

Director Buckingham stated that the existing wooden box culvert will be replaced with a new reinforced concrete box culvert designed to accommodate the 100-year storm event. There will be no rise in surface water elevations upstream of the project.

Motion (Ulrich/Weber) to recommend approval of the Conditional Use Permit (CUP-02-19) requested by the Town of Grand Chute to allow grading and stream alteration associated with the replacement of a culvert under E. Apple Creek Road. Motion carried, all voting aye.

11. **NEIGHBORHOOD INFORMATION MEETING #3** – CONDITIONAL USE PERMIT (CUP-03-19) REQUESTED BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING AND A CULVERT CROSSING ASSOCIATED WITH THE EXTENSION OF W. EVERGREEN DRIVE, BETWEEN N. GILLETT STREET AND N. ORION LANE.

Chairman Schowalter opened Neighborhood Information Meeting #3 at 6:08 p.m. There was no public input.

Motion (Sherman/Ulrich) to close Neighborhood Information Meeting #3 at 6:08 p.m. Motion carried, all voting aye.

12. **CONDITIONAL USE PERMIT (CUP-03-19)** – REQUEST BY THE TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING AND A CULVERT CROSSING ASSOCIATED WITH THE EXTENSION OF W. EVERGREEN DRIVE, BETWEEN N. GILLETT STREET AND N. ORION LANE.

Director Buckingham stated that this project requires filling of some designated flood storage areas, which the Town will mitigate by providing additional land nearby for flood storage restoration. To address potential flooding impacts in the most environmentally and fiscally responsible manner, the culvert design allows for flooding not to exceed 8 inches over the roadway in the event of a 100-year storm. Grand Chute Fire Department has confirmed its ability to provide service in those conditions. The proposed culvert structure, roadway improvements and flood storage modifications are designed to accommodate the 100-year storm event with no rise in surface water elevations upstream of the project.

Motion (Sherman/Hidde) to recommend approval of the Conditional Use Permit (CUP-03-19) requested by the Town of Grand Chute to allow grading, filling and a culvert crossing associated with the extension of W. Evergreen Drive, between N. Gillett Street and N. Orion Lane. Motion carried, all voting aye.

13. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-04-19) REQUESTED BY CROSSPOINT CHURCH TO ALLOW TEMPORARY CHURCH USE OF THE PROPERTY AT 1866 N. CASALOMA DRIVE.

Chairman Schowalter opened Public Hearing #1 at 6:12 p.m. There was no public input.

Motion (Hidde/Ulrich) to close Public Hearing #1 at 6:12 p.m. Motion carried, all voting aye.

14. **SPECIAL EXCEPTION (SE-04-19)** - REQUEST BY CROSSPOINT CHURCH TO ALLOW TEMPORARY CHURCH USE OF THE PROPERTY AT 1866 N. CASALOMA DRIVE.

Motion (Hidde/Sherman) to recommend approval of the Special Exception Permit (SE-04-19) requested by CrossPoint Church, to allow temporary church use of the property at 1866 N. Casaloma Drive, for a term expiring December 31, 2019, subject to issuance of a Certificate of Occupancy. Motion carried, all voting aye.

15. **SITE PLAN AMENDMENT (SPA1-05-18)** – REQUEST BY APPPRO I LLC, DBA HOLIDAY INN, 1565 N. CASALOMA DRIVE, FOR INSTALLATION OF AN ILLUMINATED PYLON SIGN.

Motion (Weber/Ulrich) to approve the Site Plan Amendment (SPA1-05-18) requested by App Pro I LLC, 1565 N. Casaloma Drive, for installation of a new illuminated pylon sign. Motion carried, all voting aye.

16. ADJOURNMENT.

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

Respectfully Submitted,

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

DRAFT

**Town of Grand Chute
Conditional Use Permit Request
Town of Grand Chute – French Road Culvert Replacement**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: February 28, 2019

Address: N. French Road

App. #: CUP-01-19

REQUEST

This project consists of replacing an existing culvert on an unnamed stream under N. French Road. The project is located approximately 500 feet north of Northland Avenue. The existing concrete box culvert will be removed and a new corrugated metal culvert will be installed. A 30-foot section of N. French Road will be reconstructed as part of this work. A County Conditional Use Permit is required to allow grading and alteration of a stream for the culvert replacement project.

ANALYSIS

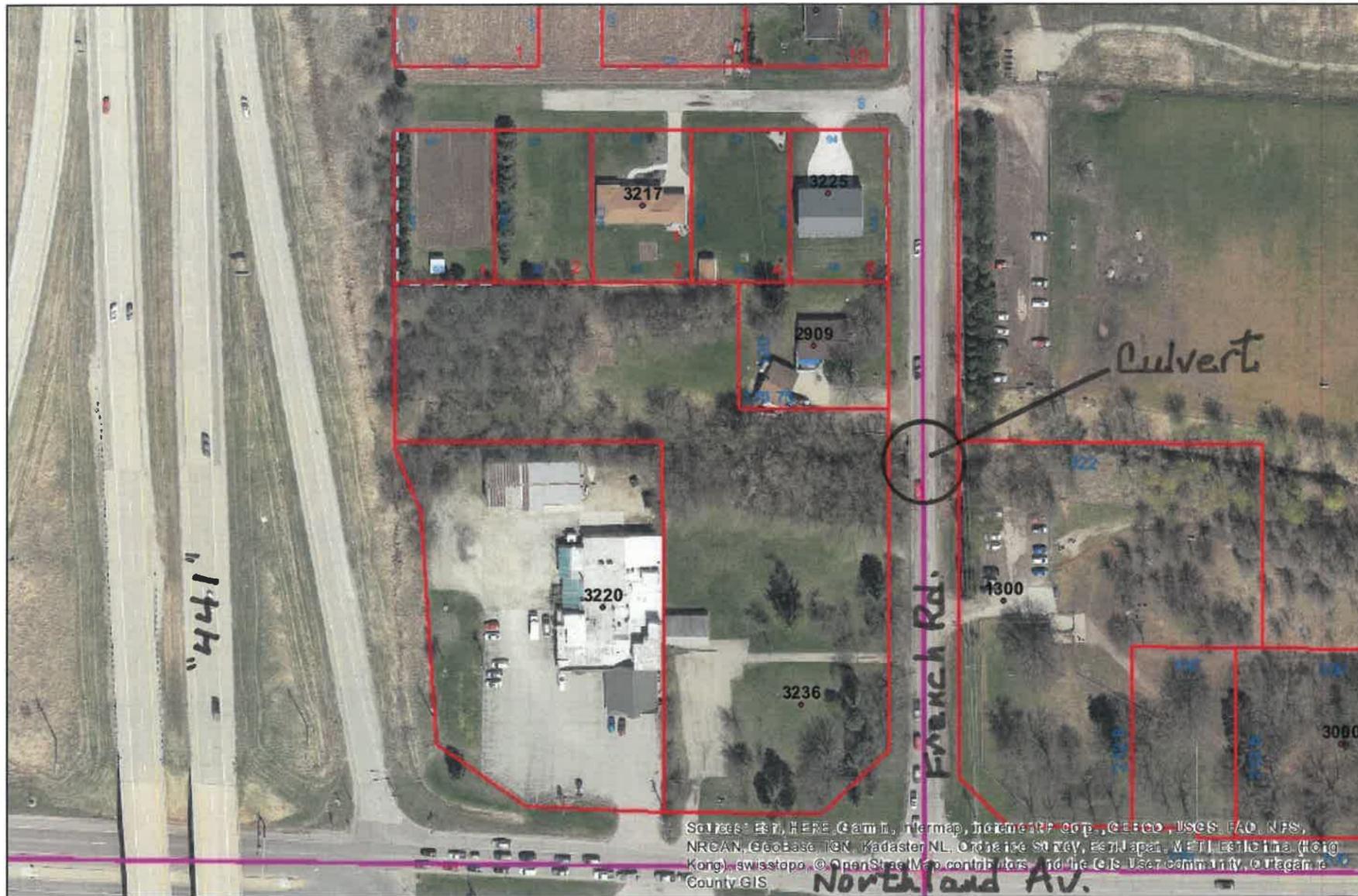
As was previously reported to the Commission, the Backwater Analysis for this project indicated that the new culvert pipe sizing had to be increased from what was initially being designed. Following completion of a cost comparison analysis for two different pipe options (concrete box culvert versus corrugated metal arch culvert), the chosen alternative is a 12'10" x 8'4" metal culvert. The new culvert is 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. There will be no wetlands impacted by this work.

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

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-01-19) requested by the Town of Grand Chute to allow grading and stream alteration associated with the replacement of a culvert under N. French Road.

Town of Grand Chute Web Map



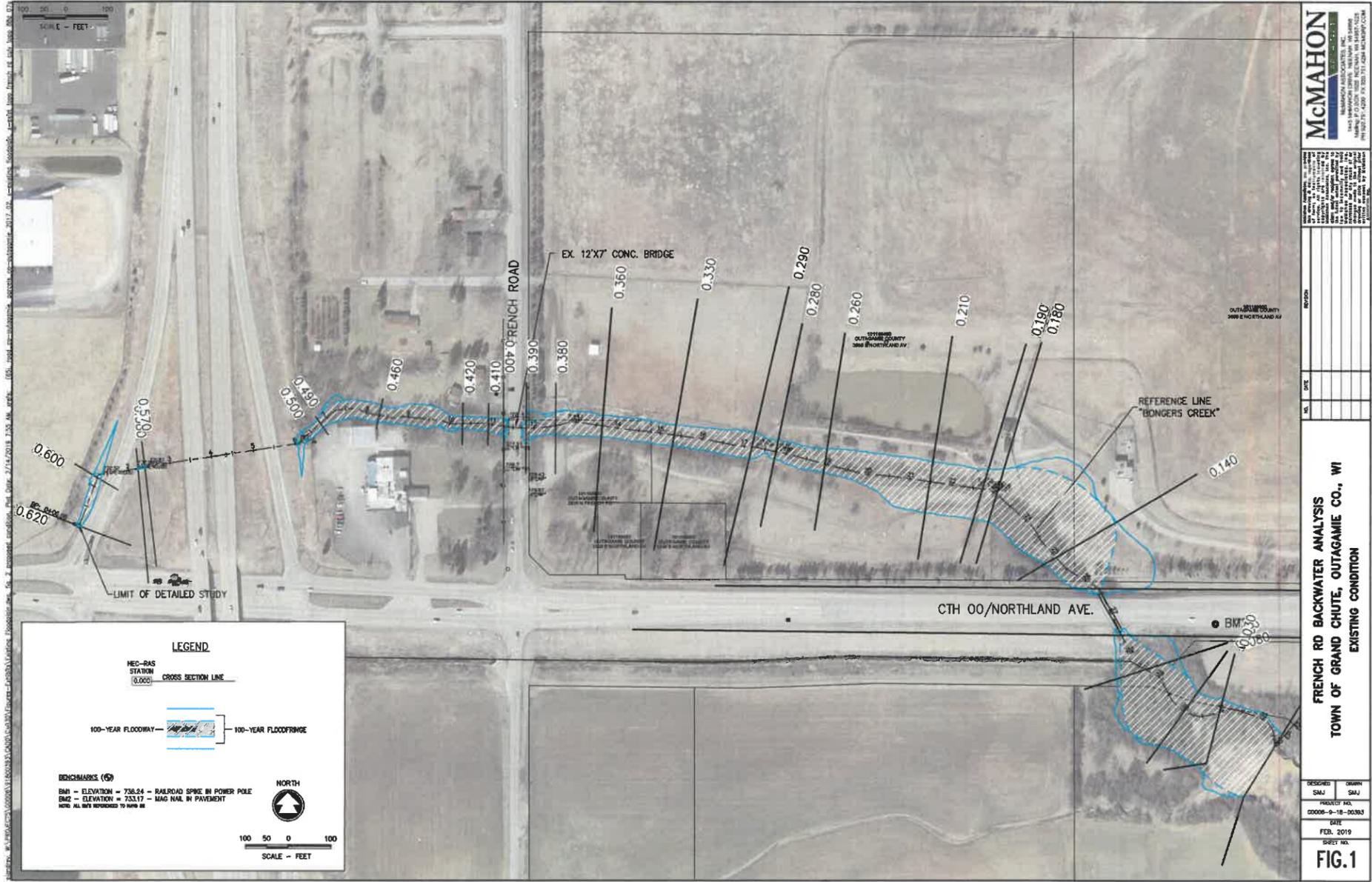
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User community, © Esri, © 2016 County GIS

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CUP-01-19

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STANDARD ABBREVIATIONS	
AG	ACRE
AGG	AGGREGATE
AH	AHEAD
ASPH	ASPHALT PAVEMENT
AVG	AVERAGE
B-B	BACK TO BACK
BS	BEGIN
BT	BITUMINOUS
BACK	BACK
B/L	BUILDING
BM	BENCH MARK
BOC	BACK OF CURB
BRG	BEARING
C-C	CENTER TO CENTER
CY	CUBIC YARD
C&G	CURB AND GUTTER
CE	CATCH BASIN
CD	COMMERCIAL ENTRANCE
CE	CENTER LINE
CHP	CHORUS (FOR CONG PIPE)
CO	CONCRETE
CONC	CONCRETE
CP	CONTROL POINT
CS	CURB STOP
CSW	CONCRETE SIDEWALK
CTH	COUNTY TRUNK HIGHWAY
CULV	CULVERT
D	DEPTH OR DELTA
DA	DIAMETER
DIS	DISCHARGE
EA	EASTBOUND
EB	EXCAVATION BELOW SUBGRADE
ED	EDGE OF GRAVEL
ELEV	ELEVATION
EMB	EMBANKMENT
EMT	EROSION MAT
ENT	ENTRANCE
EP	END OF RADIUS
EX	EXISTING
EXW	EXISTING
F-F	FACE TO FACE
FD	FOUNDATION
FE	FIELD ENTRANCE
FERT	FERTILIZER
FS	FRESH GRADE
F/L	FLOW LINE
FT	FOOT
GRAV	GRAVEL
GN	GRID NORTH
GV	GRID VALVE
HEPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
HT	HEAD
HYD	HYDRANT
IB	INSIDE DIAMETER
IBH	INSIDE
IBL	INLET
IBV	INLET
JCT	JUNCTION
LF	LINEAR FOOT
LP	LIGHT POLE
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MANT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MANH	MANHOLE
MP	MILE POST
NO	NORTHBOUND
NO	NUMBER
NOR	NORMAL
OD	OUTSIDE DIAMETER
OBUT	OBSCURE
PC	POINT OF CURVATURE
PC	POINT OF CURVATURE
PC	POINT OF COMPASS CURVATURE
PE	PRIVATE ENTRANCE
PEB	PEDESTAL
PEL	PERMANENT LIMITED EASEMENT
PI	POINT OF INTERSECTION
PL	PROPOSED
PP	PROPOSED
PRP	PROPOSED
PSD	PASSING SIGHT DISTANCE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	POLYMER CONCRETE
PV	POINT OF VERTICAL CURVATURE
PV	POINT OF VERTICAL INTERSECTION
PV	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	REINFORCED CONCRETE PIPE
RD	REINFORCEMENT ROD
REB	RECONSTRUCT
REQD	REQUIRED
R/L	REFERENCE LINE
R/S	RADIUS POINT
RR	RAILROAD
R/W	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SB	SOUTHBOUND
SE	SEWER LAYOUT
SF	SQUARE FEET
SI	SLOPE INTERCEPT
SI	STATE TRUNK HIGHWAY
SI	SQUARE YARD
SI	SALVAGE
SI	SANITARY
SEC	SECTION
SHLDR	SHOULDER
S/L	SURVEY LINE
SU	SQUARE
STA	STATION
STD	STANDARD
STN	STORM
SW	SIDEWALK
TC	TIP OF CURB
TEL	TELEPHONE
TEL	TEMPORARY
TL	TEMPORARY LIMITED EASEMENT
TV	TELEVISION
TY	TYPICAL
UG	UNDERGROUND
US	U.S. HIGHWAY
VAR	VARIABLE
VAR	VARIABLE
VERT	VERTICAL CURVE
VERT	VERTICAL
WB	WESTBOUND
WM	WATER MAIN
WV	WATER VALVE

STANDARD SYMBOLS (PLAN VIEW ONLY)	
2" IRON PIPE FOUND	TELEPHONE CABLE - BURIED
1 1/4" REBAR FOUND	ELECTRIC CABLE - BURIED
1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET	UTILITIES - OVERHEAD
1" (0.315 OD) IRON PIPE FOUND	FIBER OPTIC CABLE - BURIED
1" IRON PIPE SET	GAS MAIN
3/4" IRON REBAR FOUND	CABLE TELEVISION - BURIED
3/4" IRON PIPE FOUND	DITCH LINE
3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET	STREET C/L OR R/L
MAG NAIL FOUND	PROPERTY LINE
MAG NAIL SET	RIGHT-OF-WAY LINE
MAG SPIKE FOUND	SECTION LINE
MAG SPIKE SET	EXISTING CONTOURS
CHESEL CROSS FOUND	PROPOSED CONTOURS
CHESEL CROSS SET	EXISTING FORCEMAIN SEWER
COUNTY MONUMENT	EXISTING SANITARY SEWER
CONCRETE MONUMENT FOUND	PROPOSED SANITARY SEWER
CONTROL POINT HORIZONTAL	EXISTING WATER MAIN
VERTICAL BENCHMARK	PROPOSED WATER MAIN
SOIL BORING OR MONITORING WELL	EXISTING STORM SEWER
POWER POLE	PROPOSED STORM SEWER
POWER POLE W/DUTY WIRE	EXISTING CURB & GUTTER
TELEPHONE OR TELEVISION PEDESTAL	PROPOSED CURB & GUTTER
MALBOX	PROPOSED REACT CURB & CUTTER
SIGN	EXISTING CULVERT WITH END SECTIONS
RAILROAD CROSS BUCK	PROPOSED CULVERT WITH END SECTIONS
RAILROAD GATE ARM	BUILDING OUTLINE
RAILROAD TRACKS	FENCE LINE
LIGHT POLE	SAW CUT ROAD
WOOD POLE	SILT FENCE
TRAFFIC SIGNAL	GUARD RAIL
TRAFFIC SIGNAL MAST ARM	DITCH CHECK
CONFEROUS TREE	INLET PROTECTION
DECIDUOUS TREE	TRACKING PAD
TREE OR BRUSH LINE	TURBIDITY BARRIER OR SHEET PILING
RED ROCK (IN PROFILE VIEW)	SANDBAG COFFERDAM
MANICAPPED PARKING STALL	SLOPE INTERCEPT
EXISTING SPOT ELEVATION	LIMITS OF DISTURBANCE
PROPOSED SPOT ELEVATION	EXISTING ASPHALT
DRAINAGE HIGH POINT	CONCRETE SIDEWALK/DRIVEWAY
DRAINAGE DIRECTION	GRAVEL
EXISTING MANHOLE	RP-RAP (SIZE AS SPECIFIED)
PROPOSED MANHOLE	BRICK/PAVERS
EXISTING INLET	PROPOSED EROSION MAT
PROPOSED INLET	EXISTING WATER VALVE
EXISTING YARD DRAIN	EXISTING TURF REINFORCEMENT MAT (TRM)
PROPOSED YARD DRAIN	EXISTING DELINEATED WETLANDS
EXISTING CLEAN OUT	PROPOSED FIRE HYDRANT
PROPOSED CLEAN OUT	PROPOSED WATER FITTING
EXISTING DOWNSPOUT	PROPOSED WATER RAUCER
PROPOSED DOWNSPOUT	PROPOSED DITCHCAP
EXISTING WATER VALVE	GAS VALVE

GENERAL NOTES

- THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RECORDS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRABES BY FIELD CHECKING TWO (2) EXCAVATIONS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MONITOR OF ANY VERTICAL DISCREPANCY.
- THE PROPERTY LINES, RIGHT-OF-WAY LINES AND OTHER PROPERTY INFORMATION ON THIS DRAWING WERE DEVELOPED OR OBTAINED AS PART OF THE COUNTY GEORAPHIC INFORMATION SYSTEM OR THROUGH THE COUNTY PROPERTY TAX MAPPING FUNCTION. MONITOR GUARANTEES THIS INFORMATION TO BE CORRECT, CURRENT OR COMPLETE. THE PROPERTY AND RIGHT-OF-WAY INFORMATION ARE INTENDED FOR USE AS A GENERAL REFERENCE AND ARE NOT INTENDED OR SUITABLE FOR SITE-SPECIFIC USES. ANY USE TO THE CONTRARY OF THE ABOVE STATED USES IS THE RESPONSIBILITY OF THE USER AND SUCH USE IS AT THE USER'S OWN RISK.
- NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
- A SAVED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALT CONCRETE SURFACE.

EROSION & SEDIMENT CONTROL PLAN	
BEST MANAGEMENT PRACTICES:	
THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT http://www.dnr.wisconsin.gov/fsm/TechnicalStandards.htm . RP-RAP SHALL BE IN ACCORDANCE WITH SECTION 806.100-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1005 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:	
[] LAND APPLICATION OF POLYACRYLAMIDE (1050)	[X] DE-WATERING (1061)
[] WATER APPLICATION OF POLYMERS (1051)	[] DITCH CHECK (1062)
[X] NON-CHEMICAL EROSION MAT (1052)	[] SEDIMENT TRAP (1063)
[] CHANNEL EROSION MAT (1053)	[] SEDIMENT BASIN (1064)
[] VEGETATIVE BUFFER (1054)	[X] RP-RAP (1065)
[] SEDIMENT BALE BARRIER (1055)	[] CONSTRUCTION DIMENSION (1066)
[X] SILT FENCE (1056)	[X] GRADING PRACTICES (1067)
[X] TRACKING PAD & TIRE WASHING (1057)	[] DUST CONTROL (1068)
[X] MULCHING (1058)	[] TURBIDITY BARRIER (1069)
[X] SEEDING (1059)	[] SILT CURTAIN (1070)
[] STORM DRAIN INLET PROTECTION (1060)	[] MANUFACTURED PERIMETER PRODUCTS (1071)

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:

- DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
- DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
- DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
- DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
- DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
- DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
- DISCHARGE OF SEDIMENT FROM EROSION OUTLET FLOWS.
- TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.
- TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

- PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
- MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
- MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
- TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAPPELLING TO STABILIZE.
- PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
- CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEMS. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT SET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERMANENT VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERMANENT VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

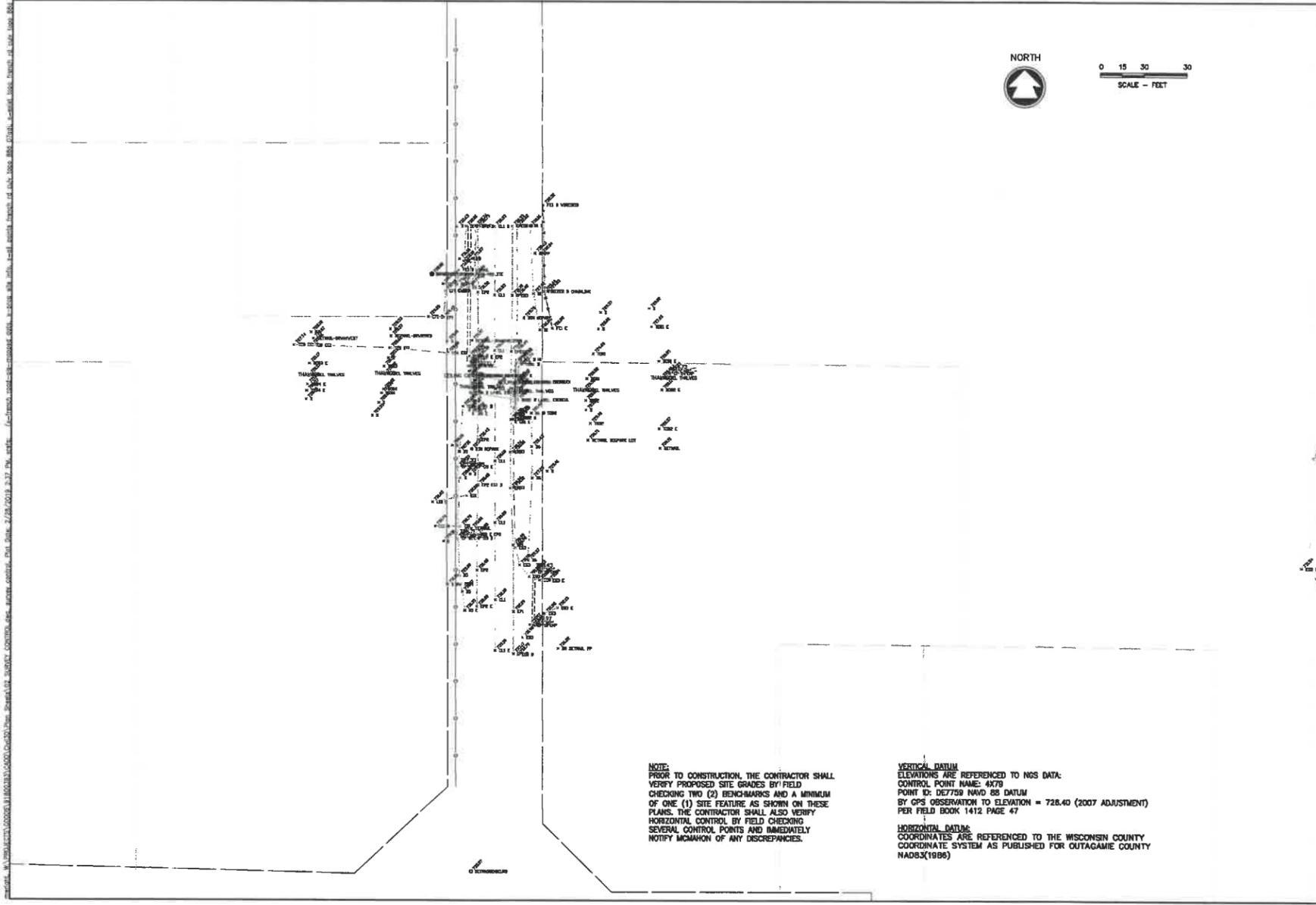
THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATOR OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

McMAHON

REGISTERED PROFESSIONAL ENGINEER
STATE OF WISCONSIN
NO. 10000-10-10-00000

DESIGNED BY: [] DRAWN BY: []
PROJECT NO.: 00005-10-10-00000
DATE: 11/2016
SHEET NO.: 01

FRENCH ROAD CULVERT REPLACEMENT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
ABBREVIATIONS, SYMBOLS & NOTES



NOTE:
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND IMMEDIATELY NOTIFY McMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM:
 ELEVATIONS ARE REFERENCED TO NGS DATA.
 CONTROL POINT NAME: 4879
 POINT ID: DE7759 NAVD 88 DATUM
 BY GPS OBSERVATION TO ELEVATION = 728.40 (2007 ADJUSTMENT)
 PER FIELD BOOK 1412 PAGE 47

HORIZONTAL DATUM:
 COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY NAD83(1986)



0 15 30
 SCALE - FEET

McMAHON
 SURVEYING & ENGINEERING, INC.
 1000 WISCONSIN STREET, SUITE 200
 MADISON, WISCONSIN 53703
 TEL: 608-771-4300 FAX: 608-771-4304
 www.mcmahoneng.com

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NO.	DATE	REVISION

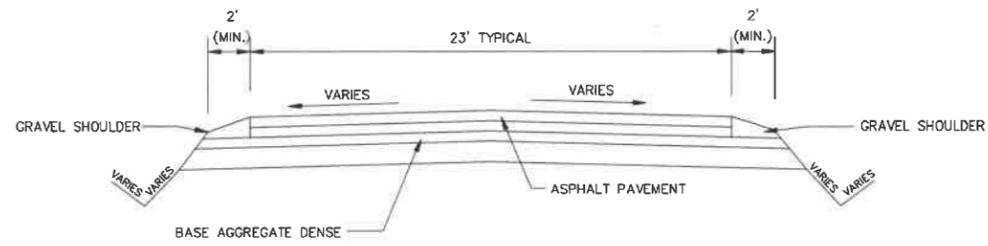
**FRENCH ROAD CULVERT REPLACEMENT
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
 SURVEY CONTROL**

DESIGNED	DRAWN

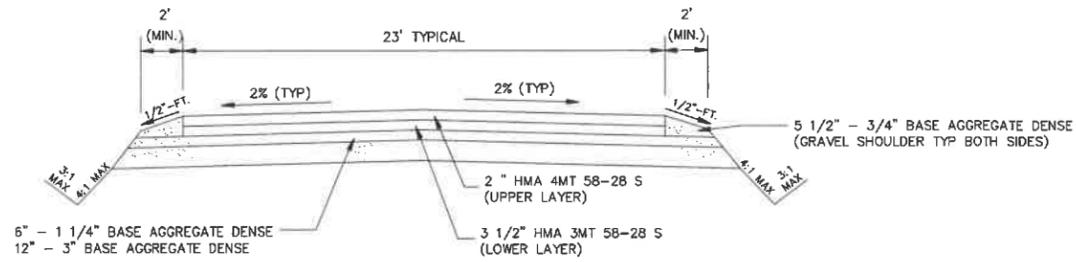
PROJECT NO.
 20008-19-15-02393
 DATE
 11/2019
 SHEET NO.
02

W:\PROJECTS\06181803\3930\ADD\CMID\Plan Sheets\French Rd Cover, Notes, Details.dwg, TYPICAL SECTIONS, 2/28/2019 2:37:47 PM, mwright, 1/2

PROJECT NO. 06181803, SHEET NO. 03, DATE 11/2018, PROJECT LOCATION: GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



EXISTING FRENCH ROAD TYPICAL SECTION



PROPOSED FRENCH ROAD TYPICAL SECTION

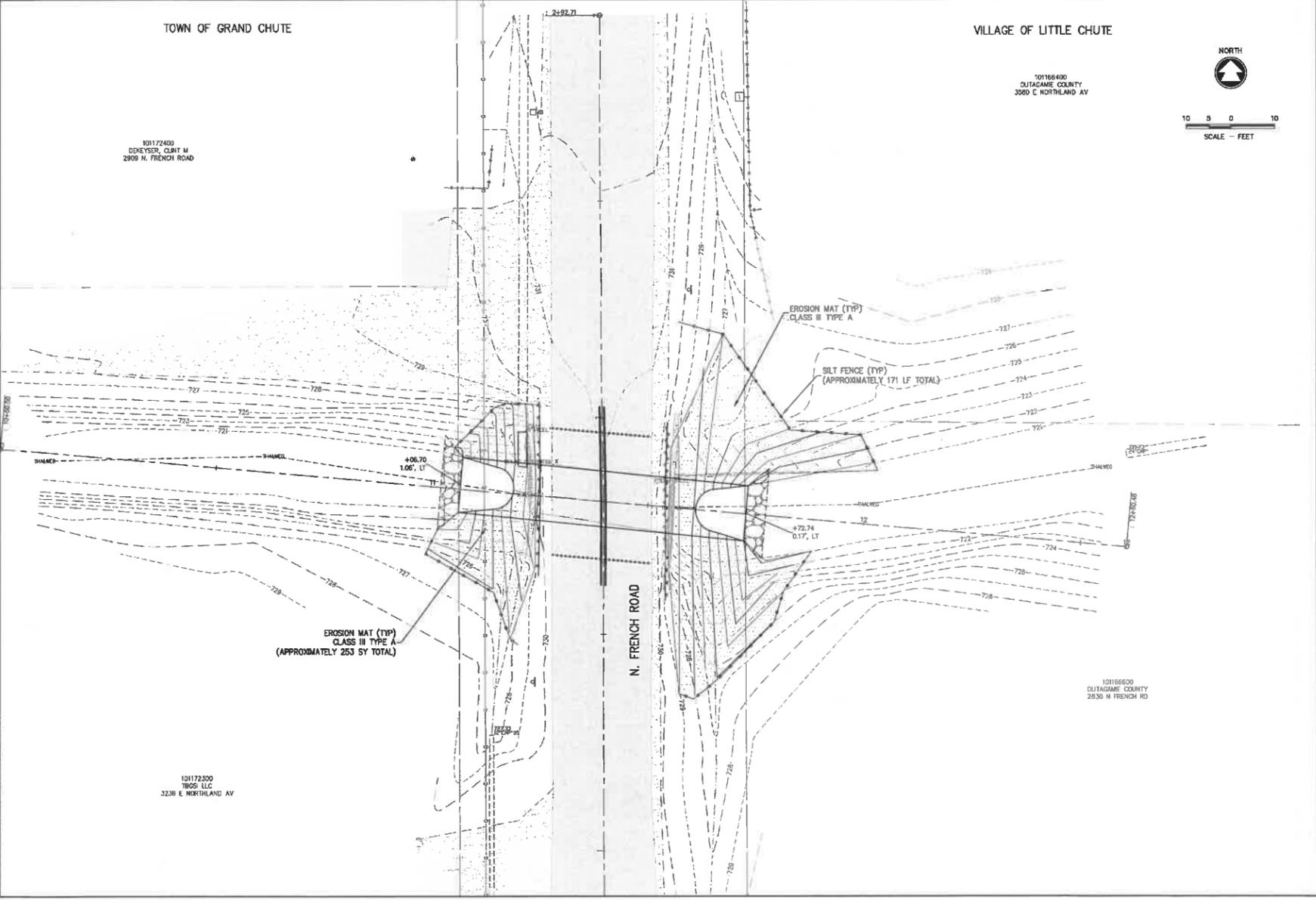
McMAHON
 ENGINEERING ASSOCIATES, INC.
 1445 HANCOCK DRIVE, WESTFIELD, WI 53591
 PHONE: 262.333.1400 FAX: 262.333.1401 WWW.MCMACON.COM

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
IN CHARGE	DATE

**FRENCH ROAD CULVERT REPLACEMENT
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
 TYPICAL SECTIONS**

DESIGNED BY	DATE
PROJECT NO.	06181803-5-18-0033
DATE	11/2018
SHEET NO.	03

W:\PROJECTS\60000\1800\393\CADD\04\04\Plan Sheets\French Rd Culvert PP.dwg, EROSION CONTROL, 2/28/2019 2:37:54 PM, mmmight, 12
 newghn, W:\PROJECTS\60000\1800\393\CADD\04\04\Plan Sheets\French Rd Culvert PP.dwg, erosion control, Plot Date: 2/28/2019 2:37 PM, user: (x-east logo french rd culv logo 884 D76d), x-east above french rd culv logo 884
 Title: x-french road - erosion control - plan sheets - 12

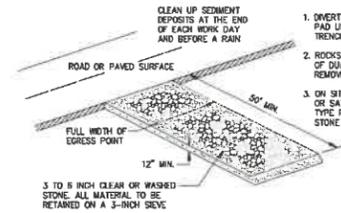


McMAHON
 CONSULTING ENGINEERS, INC.
 1445 WISCONSIN DRIVE, NEENAH, WI 54956
 PH: 920.725.4200, FX: 920.725.4204, WWW.MCMAPRO.COM

NO.	DATE	DESCRIPTION

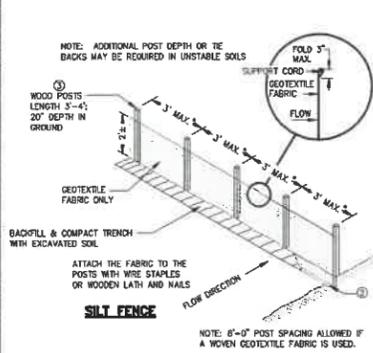
FRENCH ROAD CULVERT REPLACEMENT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
EROSION CONTROL

DESIGNED	DWNN
PROJECT NO.	00008-9-18-00393
DRAWN	DWNN
DATE	11/2018
SHEET NO.	06

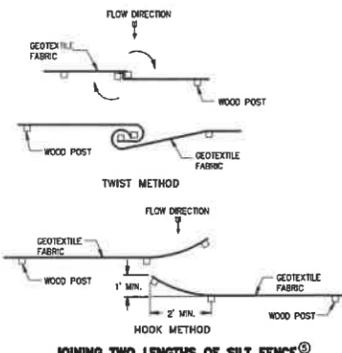


TRACKING PAD DETAIL

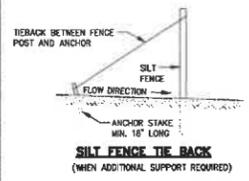
1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR EROSION DIAM.
2. ROCKS LOADED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE B GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.



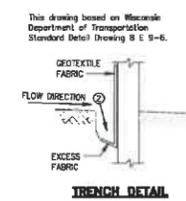
SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE



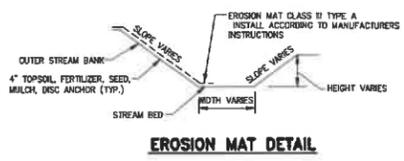
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

SILT FENCE DETAIL

- GENERAL NOTES
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCHES SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
 4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.



EROSION MAT DETAIL

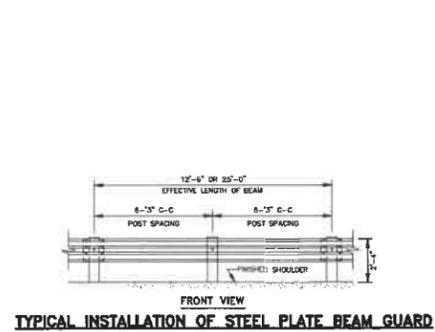
McMAHON
McMAHON ASSOCIATES, INC.
1000 W. WISCONSIN STREET, MILWAUKEE, WI 53233
TEL: 414.224.1100 FAX: 414.224.1101
WWW.McMAHONASSOCIATES.COM

NO.	DATE	REVISION

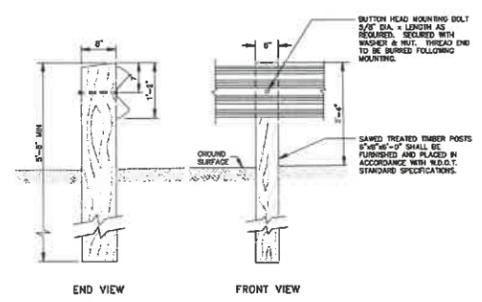
**FRENCH ROAD CULVERT REPLACEMENT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
MISCELLANEOUS DETAILS**

DESIGNED	DRAWN
PROJECT NO. 00008-5-15-00293	
DATE 11/2/19	
SHEET NO. 07	

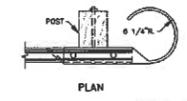
W:\PROJECTS\180033\CADD\Drawings\Plan Sheets\French Rd Cover\Notes\Details.dwg, PAVT MARKING C-ROLL, 2/28/2019 2:38:03 PM, rwright, 1,2



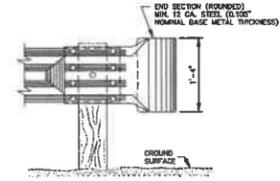
TYPICAL INSTALLATION OF STEEL PLATE BEAM GUARD



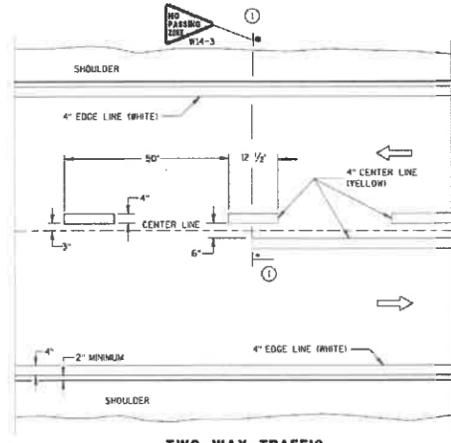
END VIEW FRONT VIEW



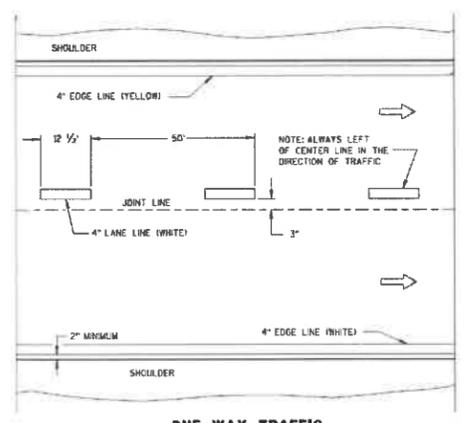
PLAN



END SECTION (ROUNDED) DETAILS



TWO WAY TRAFFIC



ONE WAY TRAFFIC

PERMANENT PAVEMENT MARKING

GENERAL NOTES
 DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.

- ① LOCATE THE NO PASSING ZONE W14-3 SIGN WITHIN 50 FEET OF THE "T" MARKING.

NOTE
 ARROW SYMBOL (↔) SHOWS DIRECTION OF TRAVEL

LEGEND

- "T" MARKING
- POST MOUNTED SIGN

LONGITUDINAL MARKING (MAINLINE)	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 1/2/2018 DATE	STATE SIGNING AND MARKING ENGINEER P. ROUSH

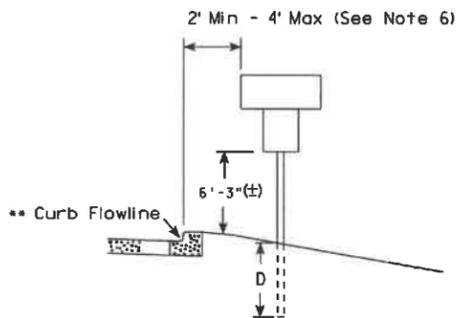
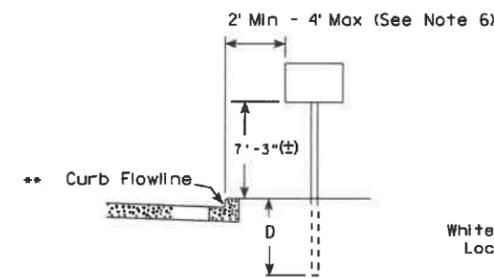
McMAHON
 McMAHON ASSOCIATES, INC.
 1400 WISCONSIN DRIVE, DEERFIELD, WISCONSIN 53015
 PHONE: 763.251.1400 FAX: 763.251.1401 WWW.MCMASHP.COM

NO.	DATE	REVISION

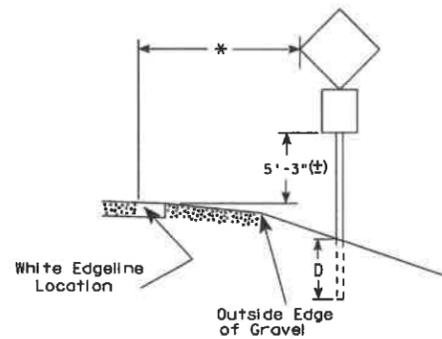
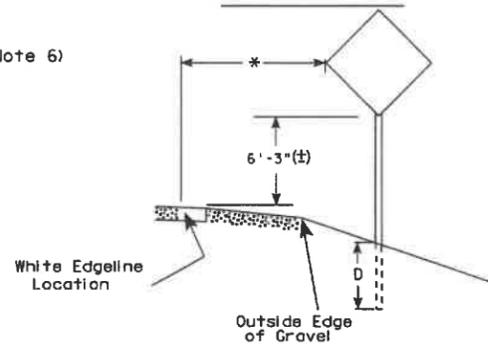
**FRENCH ROAD CULVERT REPLACEMENT
 TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
 MISCELLANEOUS DETAILS**

DESIGNED	DRAWN
PROJECT NO. 60006-18-00293	SHEET NO. 08
DATE 11/2018	

URBAN AREA



RURAL AREA (See Note 2)



POST EMBEDMENT DEPTH	
Area of Sign Installation (Sq. Ft.)	D (Min)
20 or Less	4'
Greater than 20	5'

** The existence of curb and gutter does not in itself mandate the vertical clearance illustrated. That height is typically measured where there is sidewalk adjacent to the roadway or parking is permitted. In the absence of sidewalk vertical clearance is measured from the top of the curb. Offset of signs is measured from the flow line.

* 6 feet from edge of a paved shoulder or 12 feet from the edge of pavement (edge line location) or 2 feet from outside edge of gravel, whichever is greater unless directed by project engineer.

GENERAL NOTES

1. Signs wider than 4 feet or 20 sq.ft or larger, shall be mounted on multiple posts. Refer to plate A4-4.
2. If signs are mounted on barrier wall, see A4-10 sign plate.
3. For expressways and freeways, mounting height is 7'- 3" (±) or 6'-3" (±) depending upon existence of a sub-sign.
4. J-Assemblies are considered to be one sign for mounting height.
5. Minimum mounting height for signs mounted on traffic signal poles is 5'- 3" (±).
6. Offset distance shall be consistent with existing signs or consistent throughout length of project.
7. The (±) tolerance for mounting height is 3 inches.
8. Folding signs shall be mounted at a height of 5'-3" (±) or as directed by the Engineer.
9. The Double Arrow sign (W12-1) shall be mounted at a height of 2'-3" (±). The Chevron sign (W1-8), Roundabout Chevron panel (R6-4B), Enhanced Reference Markers, Clearance Markers (W5-52), Mile Markers (D10 series), In Road Object Markers (W5-54) & End of Road Markers (W5-56) shall be mounted at a height of 4'-3" (±).

TYPICAL INSTALLATION OF PERMANENT TYPE II SIGNS ON SINGLE POSTS

WISCONSIN DEPT OF TRANSPORTATION

APPROVED *Matthew R. Rauch*
For State Traffic Engineer

DATE 8/21/17 PLATE NO. A4-3.2I

McMAHON
SIGNAGE & TRAFFIC CONTROL SYSTEMS, INC.
1400 HARRISON AVENUE, IRONDALE, NY 10821
PH: 914.231.1200 FAX: 914.231.1201 WWW.McMAHON.COM

FRENCH ROAD CULVERT REPLACEMENT
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY WISCONSIN
MISCELLANEOUS DETAILS

RECORDED DRAWN
PROJECT NO.
00006-18-18-00393
DATE 11/20/18
SHEET NO.
09

**Town of Grand Chute
Special Exception Request
Advanced Used Car Sales LLC**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 28, 2019
Address: 2142 W. Spencer Street

App. #: SE-05-19

REQUEST

- 1. **Proposed Use:** Automobile sales business
- 2. **Project Description:** Operation of an automobile sales business
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

The applicant will be leasing this property to operate an automobile sales business. The business will serve customers by appointment only Monday-Wednesday, have limited hours Thursday-Saturday, and will be closed on Sundays. All vehicles displayed on the site must be parked on an asphalt or concrete surface.

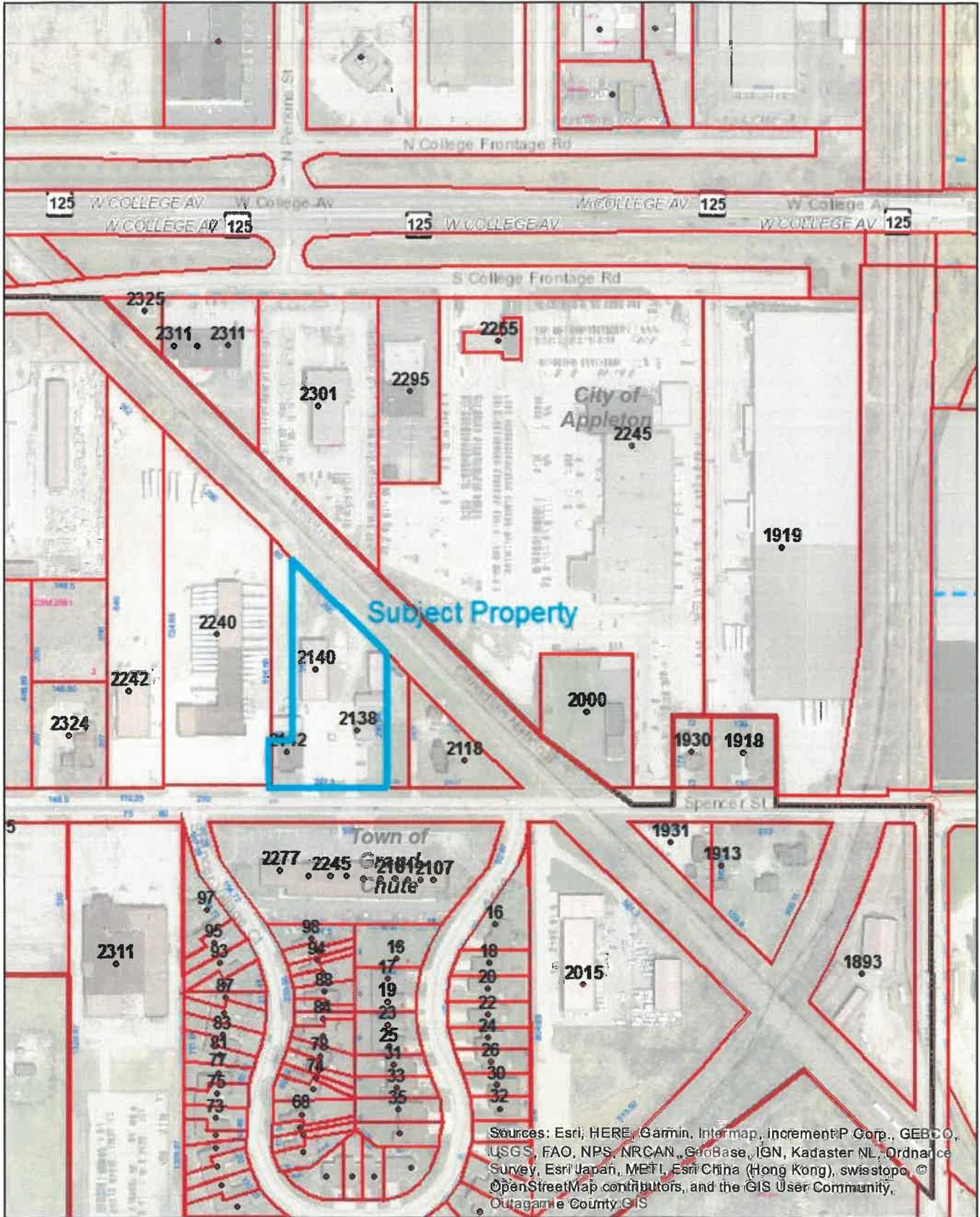
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception (SE-05-19) requested by Advanced Used Car Sales LLC, 2142 W. Spencer Street, to allow operation of an automobile sales business.

SE-05-19 -- 2142 W. Spencer Street



Sources: Esri, HERE, Garmin, Intermap, incrementP Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © 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:

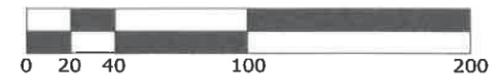




1 : 1000

 = LIGHT SYMBOL

SITE PLAN
SCALE: 1" = 40'-0"



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SITE PLAN FOR:
HOOYMAN PROPERTY MANAGEMENT
2142 W. SPENCER STREET
APPLETON, WI 54914

REVISIONS

DRAWN BY
TPH
CHECKED BY
TFM

DATE
1/18/19

PROJECT NO.
195001

C1.1

**Town of Grand Chute
Site Plan Review
Advanced Used Car Sales LLC**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 28, 2019
Address: 2142 W. Spencer Street

App. #: SP-03-19

REQUEST

1. **Proposed Use(s):** Automobile sales.
2. **Project Description:** Parking lot improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

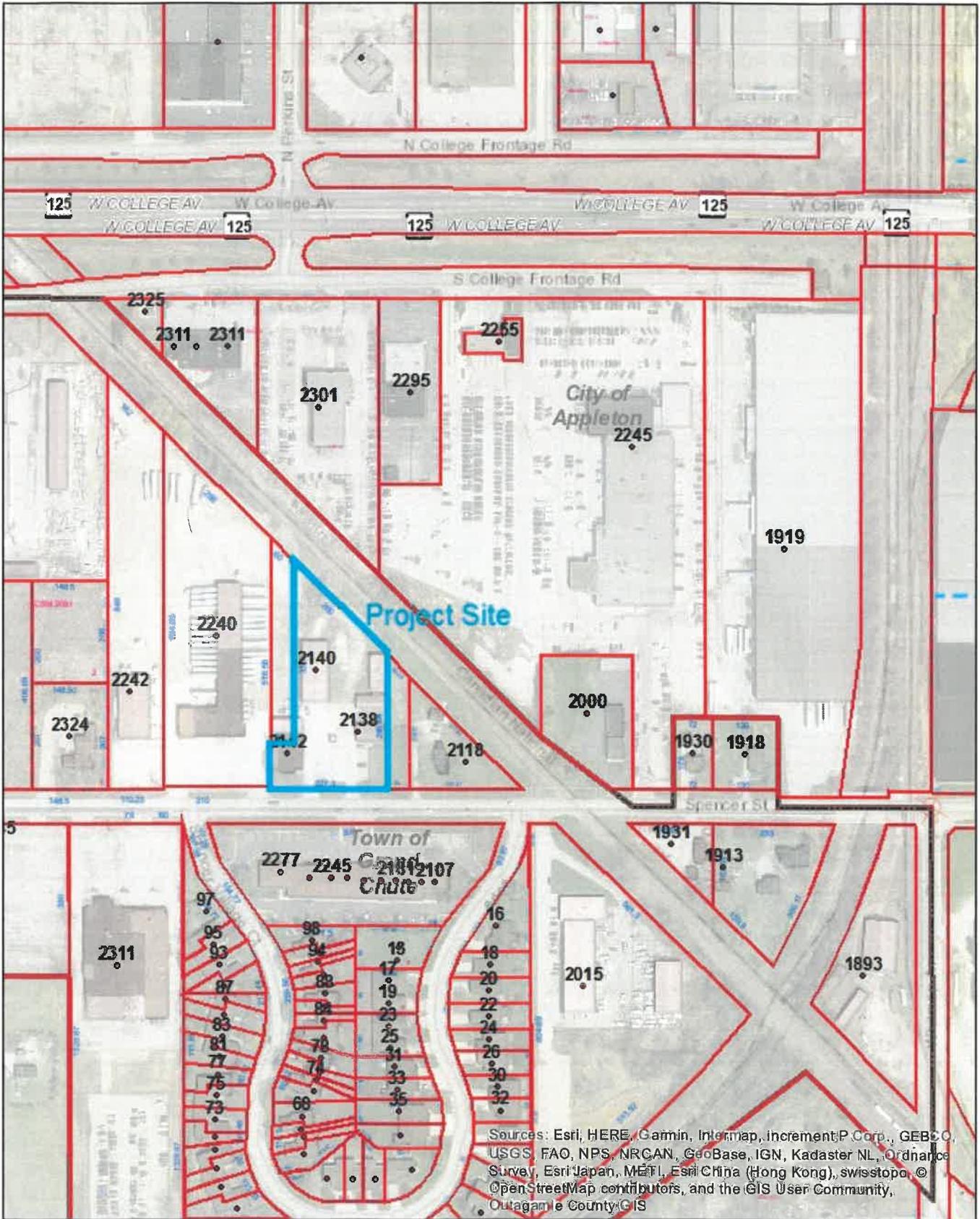
ANALYSIS

Applicant proposes parking lot improvements to accommodate the new automobile sales business. A portion of the parking lot will be striped to identify an area for vehicles to be displayed while maintaining sufficient room for internal traffic circulation. Site lighting will be updated and frontage landscaping installed along W. Spencer Street. The Site Lighting and Landscape Plans are being finalized and staff approval of both plans are conditions of Site Plan approval. Changes to the existing building will be limited to interior renovations to provide office space and a showroom for the new business. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of 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 Landscape Plans; and, (2) Town Board approval of Special Exception SE-05-19.

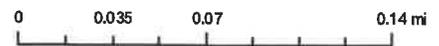
SP-03-19 -- 2142 W. Spencer Street



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), swisstopo, © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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Author:
Copyright:





1 : 1000

 = LIGHT SYMBOL

SITE PLAN
SCALE: 1" = 40'-0"



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SITE PLAN FOR:
HOOYMAN PROPERTY MANAGEMENT
2142 W. SPENCER STREET
APPLETON, WI 54914

REVISIONS

DRAWN BY
TPH
CHECKED BY
TFM

DATE
1/18/19

PROJECT NO.
195001

C1.1

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SITE PLAN FOR:
HOOYMAN PROPERTY MANAGEMENT
2142 W. SPENCER STREET
APPLETON, WI 54914

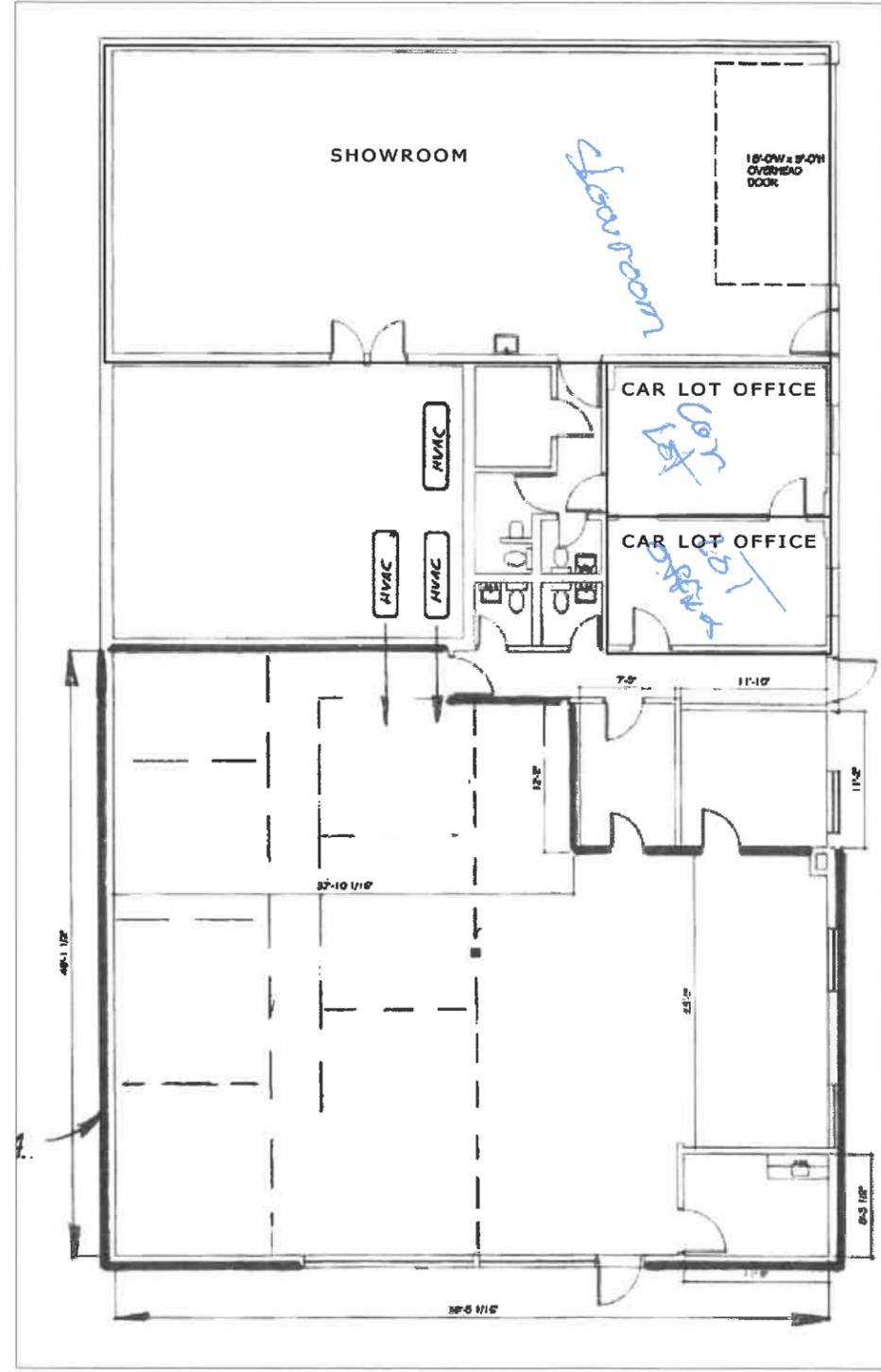
REVISIONS

DRAWN BY
TPH
CHECKED BY
TFM

DATE
1/18/19

PROJECT NO.
195001

A2.1



FLOOR PLAN
SCALE: 1/2" = 1'-0"
A2.1 NORTH

Town of Grand Chute Special Exception Amendment Request Greene Development Appleton, LLC

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 28, 2019
Address: 3810 W. Wisconsin Avenue

App. #: SEA1-24-17

REQUEST

- 1. **Proposed Use:** Planned Unit Development (PUD) commercial.
- 2. **Project Description:** Amendment No. 1 to the Greene Development PUD, updating development plans and site signage plans.
- 3. **Plat/CSM accurate parcel lines/lot recorded:** Yes, pending future land divisions.

ANALYSIS

The proposed amendment will update the Greene Development PUD Master Plan to reflect recent site development and changes to future development plans. Most notable of the changes is a realignment of the internal traffic circulation route for the development, a relocation of the main pylon sign along I-41, and the relocation of proposed future buildings. All of these changes were made to meet setback requirements enforced by the Wisconsin DOT. Additionally, the revised PUD plan sheets reflect location of At-Home on Lot 3, and Kwik Trip on Lot 1.

The revised PUD Signage Plan reflects the change in location, height, and size to the main pylon sign for the development. Approval of a Special Exception Permit and Site Plan Amendment are required for this proposed sign. The revised Signage Plan also identifies a new pylon sign along the W. Wisconsin Avenue frontage for the Kwik Trip property, which was approved by Plan Commission at its January 15, 2019 meeting.

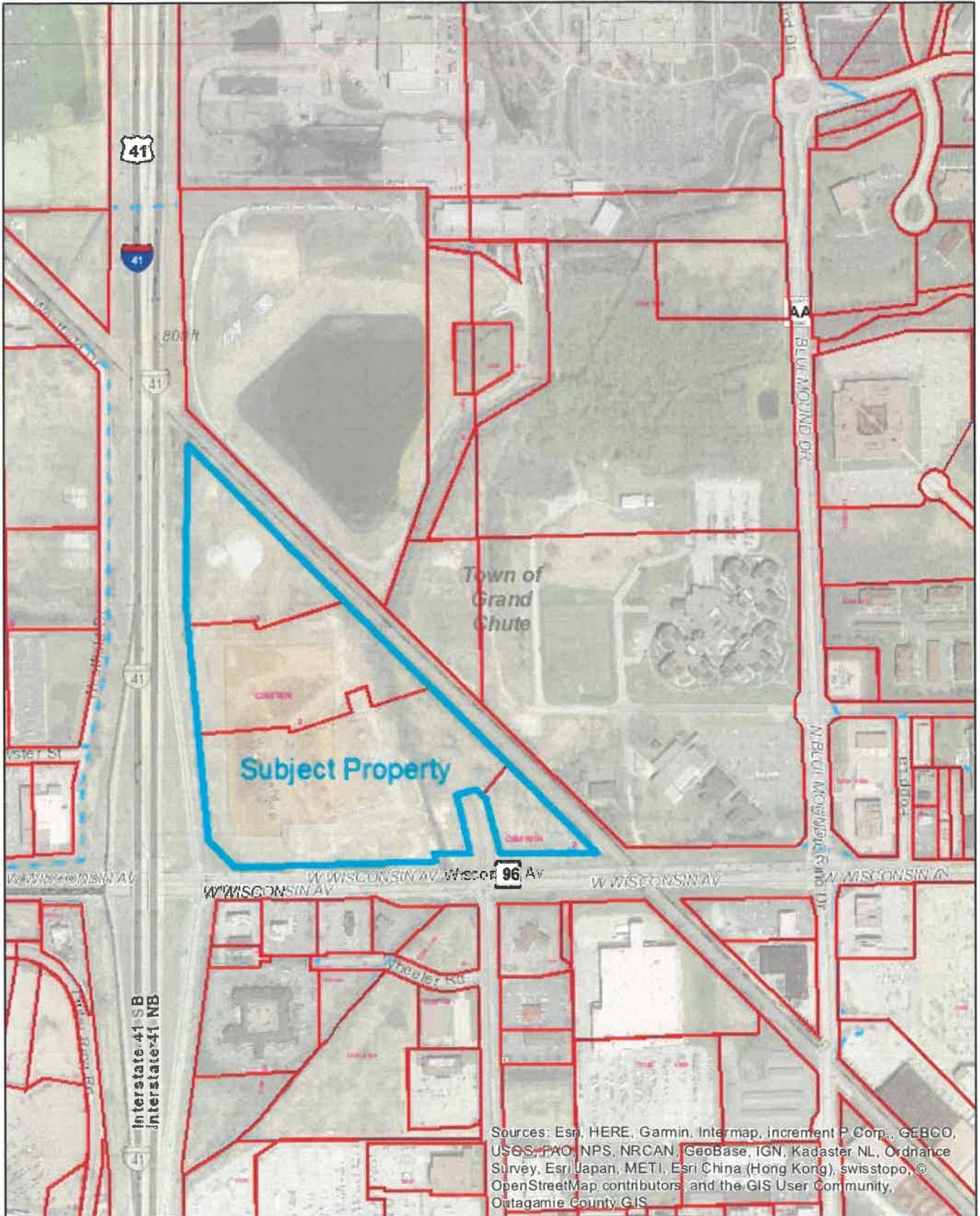
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. Found.**
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. Found.**
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. Found.**
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. Found.**

RECOMMENDATION

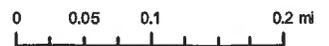
Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Amendment (SEA1-24-17) requested by Greene Development Appleton, LLC, 3810 W. Wisconsin Avenue, for Amendment No. 1 to the Greene Development PUD, updating site development plans and site signage plans.

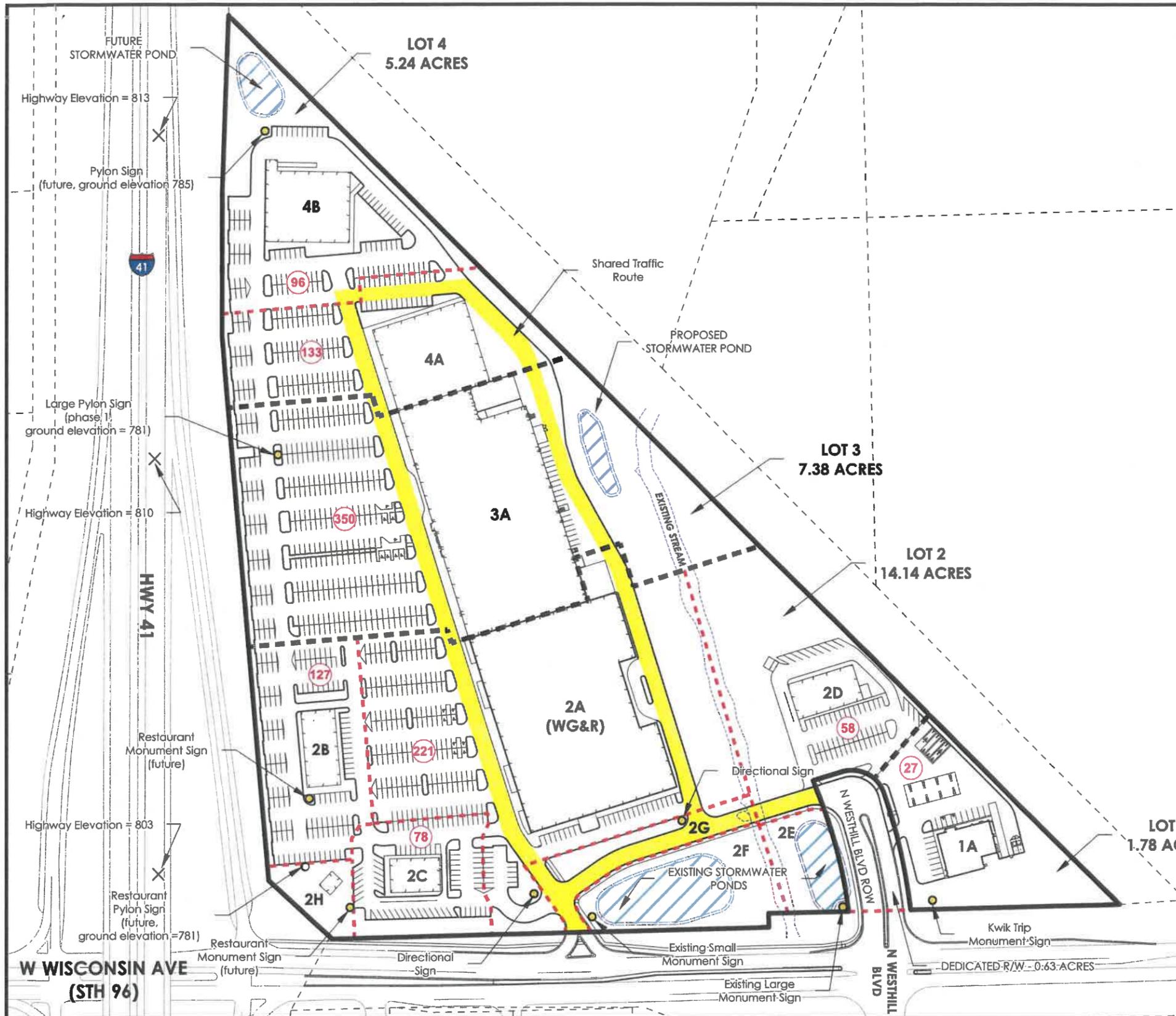
SEA-1-24-17 -- 3810 W. Wisconsin Avenue



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Author:
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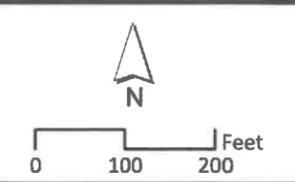
Lot	Use	Use - Land Allocation	Impervious Surface per Land Allocation	Building Size	Parking Needed per Code	Parking Provided	Total Lot Area
Lot 1	1A - Gas Station	1.78 Acres	1.00 Acres	7,200 SF	27	27	1.78 Acres
	TOTAL =				27	27	
Lot 2	2A - Furniture	6.17 Acres	5.02 Acres	94,600 SF	158 (1/600)	221	14.14 Acres
	2B - Restaurant	1.68 Acres	1.53 Acres	8,100 SF	81 (1/100)	127	
	2C - Restaurant	1.14 Acres	0.89 Acres	5,400 SF	54 (1/100)	78	
	2D - Retail	2.51 Acres	0.96 Acres	7,800 SF	39 (1/200)	58	
	2E - Pond - East	0.47 Acres	0.00 Acres				
	2F - Pond - West	1.13 Acres	0.06 Acres				
	2G - West Drive	0.71 Acres	0.52 Acres				
	2H - Entertainment Area	0.33 Acres	0.02 Acres	870 SF			
TOTAL =				332	484		
Lot 3	3A - Retail	7.38 Acres	5.68 Acres	88,000 SF	352 (1/250)	350	7.38 Acres
	TOTAL =				352	350	
Lot 4	4A - Retail	2.42 Acres	2.10 Acres	25,950 SF	130 (1/200)	133	5.24 Acres
	4B - Retail	2.82 Acres	1.86 Acres	19,150 SF	96 (1/200)	96	
TOTAL =				226	229		
New Westhill Blvd Leg	Right of Way	0.63 Acres	0.52 Acres				0.63 Acres
TOTAL SITE =					937 Stalls Required	1090 Stalls Provided	29.176 Acres

Legend

- Lot Division Line
- - - Land Use Division Line
- (27) Parking Stalls Provided By Building Area
- Shared Traffic Route

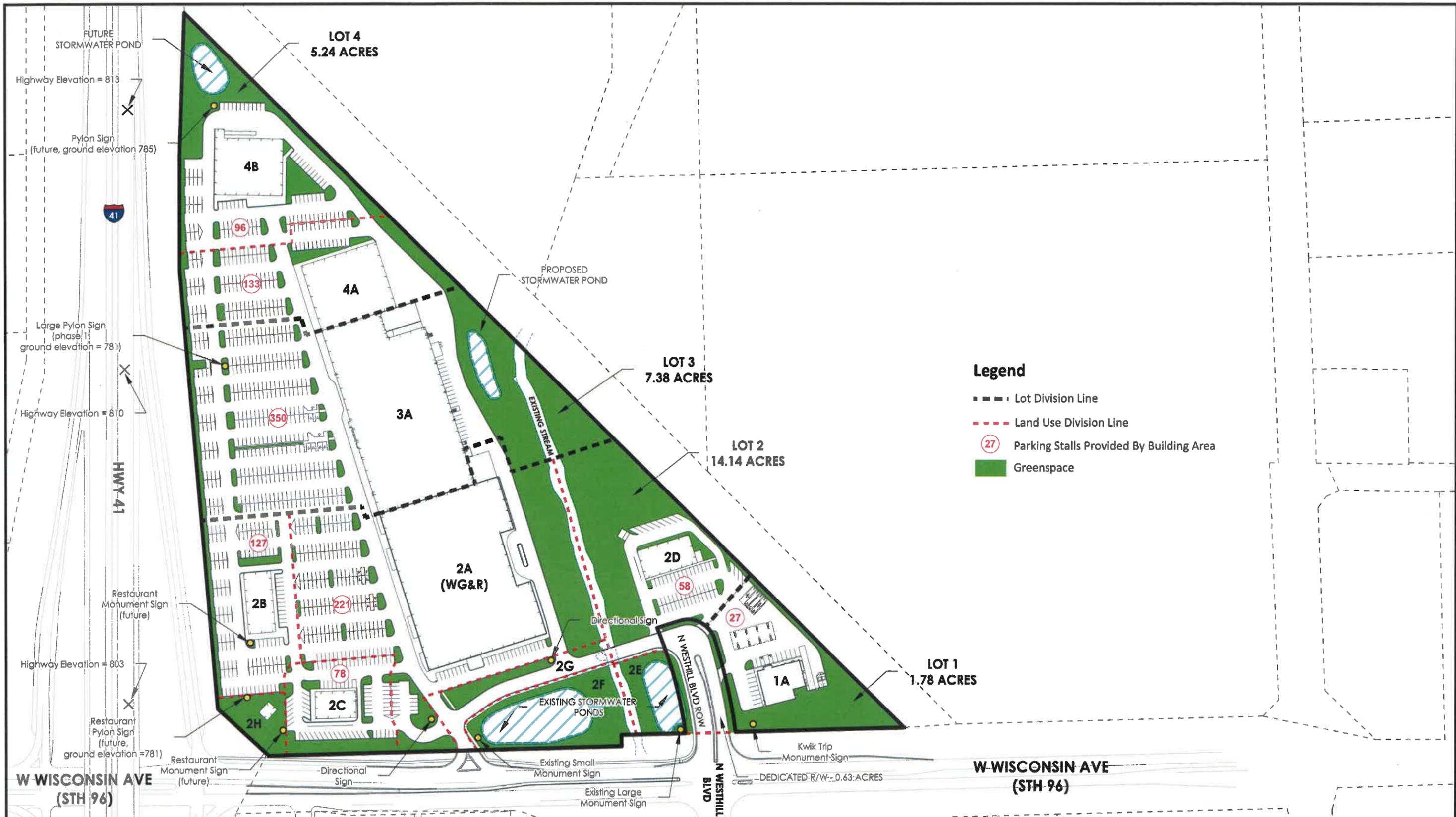
**PUD MASTER PLAN
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI
AMENDMENT NO. 1**

DATE: 2/8/2019
JOB: 1360011
DRAWN: PFO



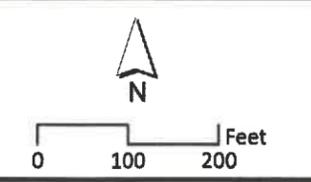
Source: Robert E. Lee & Associates, Inc.
ESRI, Outagamie County
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Robert E. Lee & Associates, Inc.
Engineering, Surveying and Environmental Services
1250 Centennial Centre Boulevard, Hobart, WI 54155
Phone: (920) 662-9641 FAX: (920) 662-9141
www.releeinc.com



PUD GREENSPACE PLAN
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI
AMENDMENT NO. 1

DATE: 2/8/2019
 JOB: 1360011
 DRAWN: PFO



Source: Robert E. Lee & Associates, Inc.
 ESRI, Outagamie County
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 Phone: (920) 662-9641 FAX: (920) 662-9141
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Plant List - Simple

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
ConSh 03	13	<i>Juniperus Virginiana 'Gray Owl'</i>	Gray Owl Juniper	#5 15-18"	
OT 05	9	<i>Tilia americana</i>	American Serryl Linden	2.5" ball	
Prx 12	8	<i>Rudbeckia hirta</i>	Black Eyed Susan	#1 pot	
ST 06	12	<i>Syringa reticulata</i>	Very Silk Lace Tree	2" ball	Flowering Tree
ST 05-1	20	<i>Gleditsia triacanthos Inermis</i>	Sambora Honey Locust	2.5" ball	Shade Tree
ST 07	13	<i>Acer Freemanii 'Jefferson'</i>	Autumn Blaze Maple	2.5" ball	Shade Tree
TS 06-2	4	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#2 pot	
Untitled ID-3	31	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 pot	
Untitled ID-4	36	<i>Calamagrostis acutiflora</i>	Kent Foxtail	#1 pot	
Untitled ID-1	48	<i>Salmicoria acutiflora</i>	Kent Foxtail	#1 pot	
Untitled ID-1	18	<i>Hamamelis x 'Sella de Oro'</i>	Sella D Oro Hamamelis	18"	
Untitled ID-1	3	<i>Picea Glauca 'Densata'</i>	Black Hills Spruce	5-6" ball	
Untitled ID-1	10	<i>Mahoe 'Serrata Snow'</i>	Serrata Snow Mahoe	2" ball	
Untitled ID-2	33	<i>Acer Freemanii 'Armstrong'</i>	Armstrong Maple	2.5" ball	
Untitled ID-2	13	<i>Schinus Molle</i>	Little Princeton Shina	#3 15-18"	Shade Tree
Untitled ID-2	10	<i>Weinmannia speciosa 'Dark Horse'</i>	Dark Horse Weigela	#3 15-18"	
Untitled ID-3	12	<i>Dioscorea oppositifolia</i>	Turkey Tail Grass	1/4"	

DATE: 11-11-2017
 REVISED: 10-23-2018
 REVISED: 10-24-2018
 REVISED:
 SCALE: 1:700
 DRAWN BY:

PROJECT: WG&R Project
 ADDRESS: Grand Chute, WI

P.U.D. MASTER PLAN AMENDMENT NO. 1

Never Ordinary, Always Innovative, Naturally Inspired
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 & NURSERY

LANDSCAPE ARCHITECTURE
 DEVELOPMENT AND
 CONSTRUCTION
 2034 BELLEVUE STREET
 GRAND CHUTE, WISCONSIN 54311
 OFFICE: 920-468-1813
 FAX: 920-468-1830
 WWW.LIZERLANDSCAPE.COM

SHEET NO.

W WISCONSIN AVE - STA 96



PROPOSED "AT HOME" BUILDING
88,120 S.F.

EXISTING WG & R BUILDING

EXISTING WET
DETENTION POND

CANADIAN NATIONAL RAILROAD

WGR Site (WG062617) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA	○	LSI INDUSTRIES, Twin Mirada M (2) "AM" MRM-LED-30L-SIL-3-40-70CRI	(2)	26073	30' SSS Conc Pour	1.00	18
OA3	○	LSI INDUSTRIES, III Mirada M (1) "AM" MRM-LED-30L-SIL-3-40-70CRI	(1)	26073	30' SSS Conc Pour	1.00	9
OAFL	○	LSI INDUSTRIES, FT-IL Mirada M (1) "FTL" MRM-LED-30L-SIL-FT-40-70CRI-IL	(1)	16795	30' SSS Conc Pour	1.00	5
OAFT	⊗	LSI INDUSTRIES, FT Mirada M (1) "AMFT" MRM-LED-30L-SIL-FT-40-70CRI	(1)	25981	30' SSS Conc Pour	1.00	9
OW	□	LSI INDUSTRIES, WLM Wall (1) "W" WLM-43-45	(1)	5218		1.00	11



0' 50' 100'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LUP	
CHECKED LUP	
DESIGNED ALB	

CENTER VALLEY PUD
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

MASTER LIGHTING PLAN
PUD MASTER PLAN AMENDMENT NO. 3

DATE
9/28/19
FILE
191911
JOB
136021

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO.
1

CLIENT: WG&R
LOCATION: Appleton, WI
SALES: Al Smith
DESIGNER: JM
SCALE: 1/8" = 1'-0"
FILE NAME: WG&R-Grand Chute 190187
1-19 Pylon
DATE: 2-11-19
PAGE: 3
REVISED:

COLOR SCHEDULE

- PAINTED MP 00000
- GERBER

ITEMS REQUIRED PRIOR TO PRODUCTION

- FIELD SURVEY/ MEASUREMENTS
- ELECTRONIC TENANT LOGO REQ.
- COLORS TO BE DETERMINED
- OTHER

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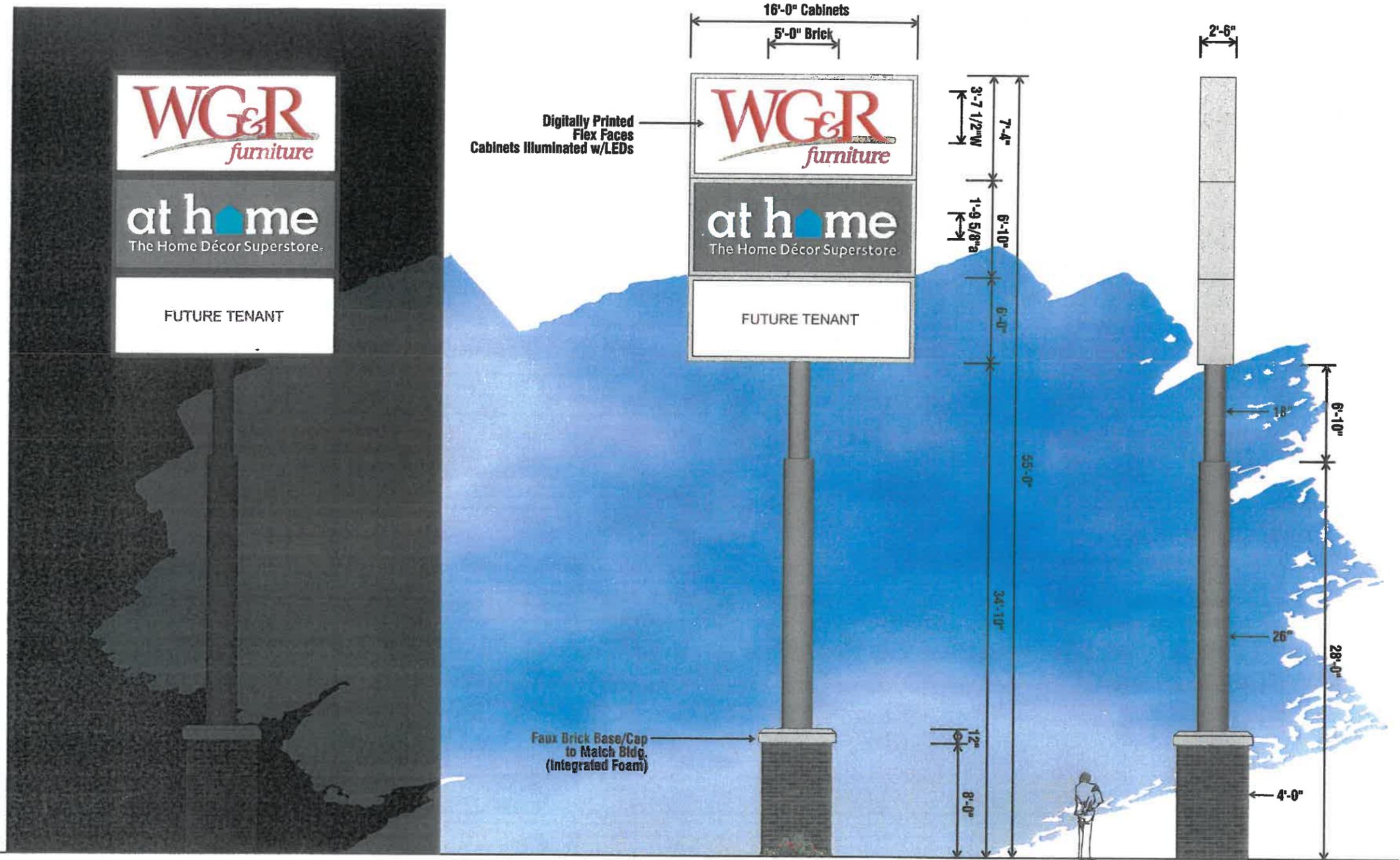
ACCEPTANCE OF PROOF:

Date: _____

Signature: _____

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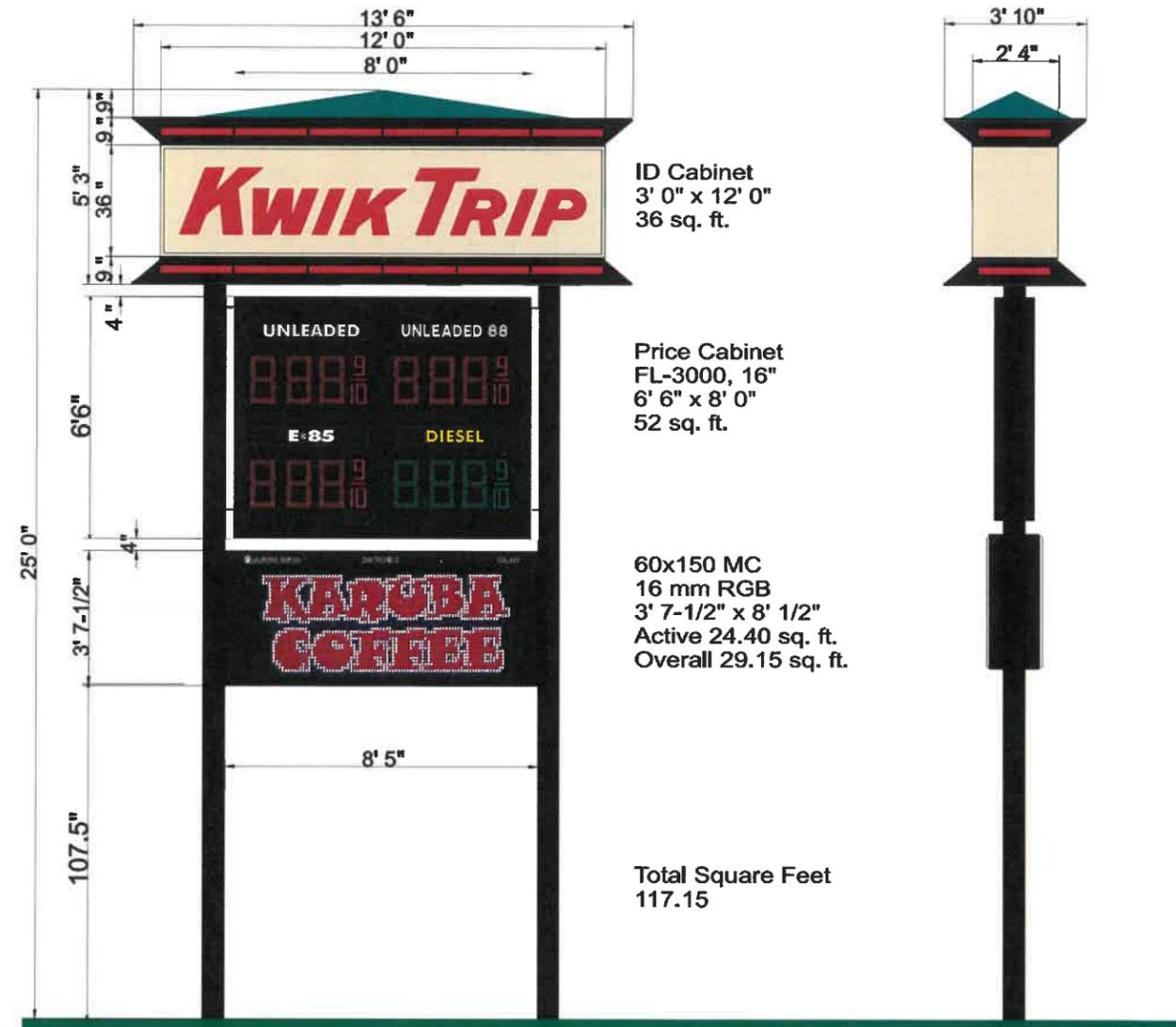
Night View

DOUBLE FACE INTERNALLY ILLUMINATED PYLON

Side View

DOUBLE FACE PYLON

412 Grand Chute, W



ID Cabinet
3' 0" x 12' 0"
36 sq. ft.

Price Cabinet
FL-3000, 16"
6' 6" x 8' 0"
52 sq. ft.

60x150 MC
16 mm RGB
3' 7-1/2" x 8' 1/2"
Active 24.40 sq. ft.
Overall 29.15 sq. ft.

Total Square Feet
117.15

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN	SALES	FILE	COLOR KEY
LA CROSSE SIGN CO. <i>MAKE A STATEMENT!</i> 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189	Drawing by: Bryan Cullen Sign Type: Pylon Date Created: 4-7-17 Last Modified: Scale: 3/16" = 1'	Job Name: Kwik Trip Job Address: Salesperson: Cindy Bluske Job Number:	Revision Number: Job File Location: S:\1 - Kwik Trip\ New Store\Design
			1 NA 208080 Beige 2 Black S/G paint 3 #2283 Red Acrylic 4 White of Acrylic 5 Red LED 6 NA 307880 Hemlock Green 7 Green LED 8 Black (230-22) 9 Yellow (230-015) 10 Blue (230-167)

Town of Grand Chute Special Exception Request Greene Development Appleton, LLC

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 28, 2019
Address: 3820 W. Wisconsin Avenue

App. #: SE-06-19

REQUEST

1. **Proposed Use:** Planned Unit Development (PUD) commercial.
2. **Project Description:** 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.
3. **Plat/CSM accurate parcel lines/lot recorded:** Yes, pending future land divisions.

ANALYSIS

The proposed sign, to be located along I-41, will serve as the main pylon sign for the Greene Development PUD. The sign will be 55'-0" in height and 323 sq. ft. in size. The Sign Code allows a height and size bonus with a Special Exception Permit if a development meets certain criteria. Listed below, the Green Development PUD satisfies the minimum requirement of meeting three of the five criteria to be eligible for the bonus:

1. Minimum lot size is two acres.
2. Individually, or in combination with other adjoining lots, the lot is characterized as a development area.
3. The lot or development area contains at least 330 linear feet of public road frontage on one or more sides.
4. The lot or development area has frontage on more than one public road.
5. The lot or development area contains more than one principal building.

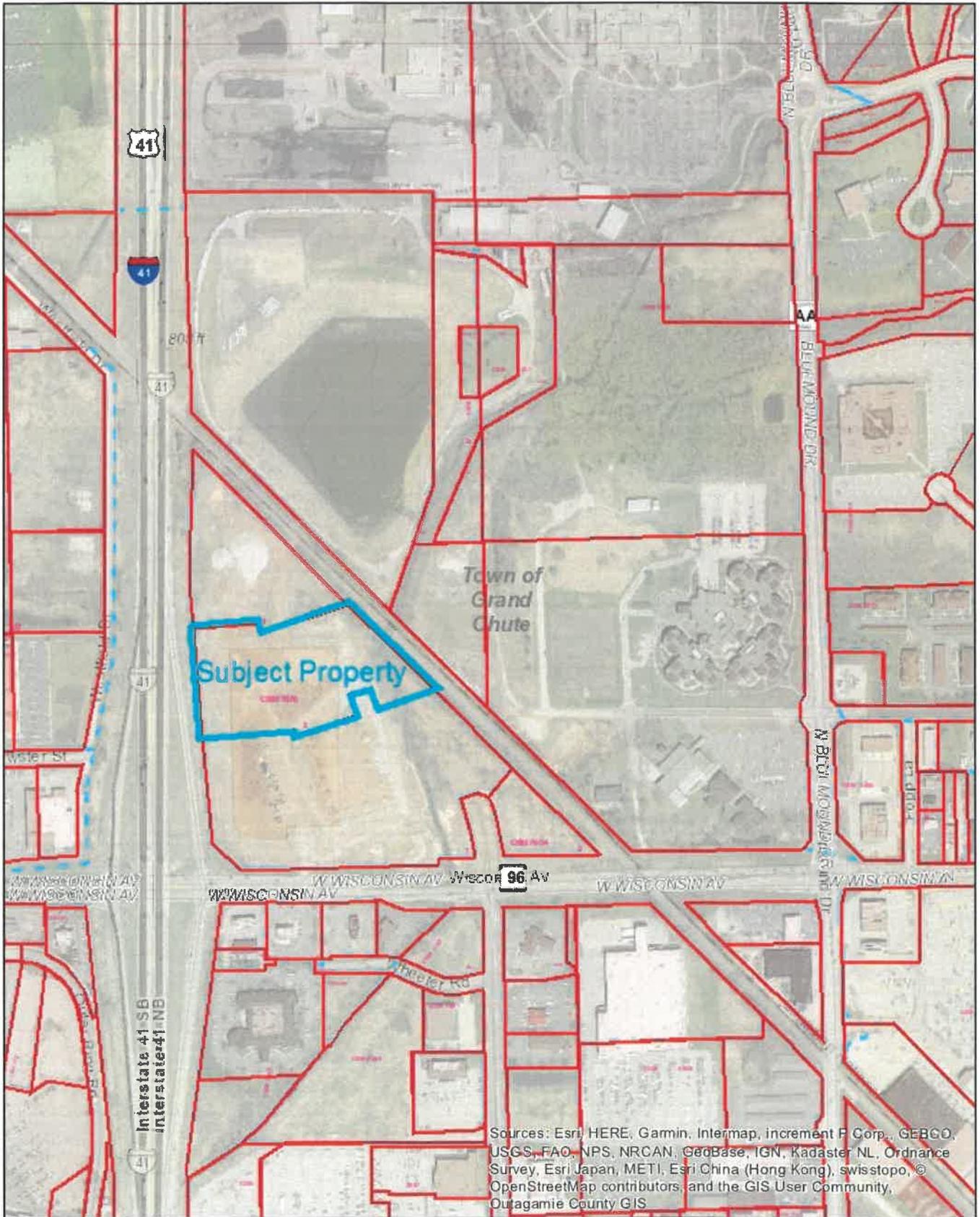
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. Found.**
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. Found.**
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. Found.**
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. Found.**

RECOMMENDATION

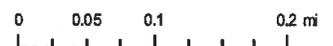
Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-06-19) requested by Greene Development Appleton, LLC, 3820 W. Wisconsin Avenue, to allow a multitenant sign with a size and height bonus as permitted in Chapter 535-108(D) of the Town of Grand Chute Municipal Code, subject to Town Board approval of Special Exception Amendment SEA1-24-17.

SE-06-19 -- 3820 W. Wisconsin Avenue



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Author:
Copyright:



CLIENT: **WG&R**
LOCATION: **Appleton, WI**
SALES: **Al Smith**
DESIGNER: **JM**
SCALE: **1/8" = 1'-0"**
FILE NAME: **WG&R-Grand Chute 190187
1-19 Pylon**
DATE: **2-11-19**
PAGE: **3**
REVISED:

COLOR SCHEDULE

- PAINTED MP 00000
- GERBER

ITEMS REQUIRED PRIOR TO PRODUCTION

- FIELD SURVEY/ MEASUREMENTS
- ELECTRONIC TENANT LOGO REQ.
- COLORS TO BE DETERMINED
- OTHER

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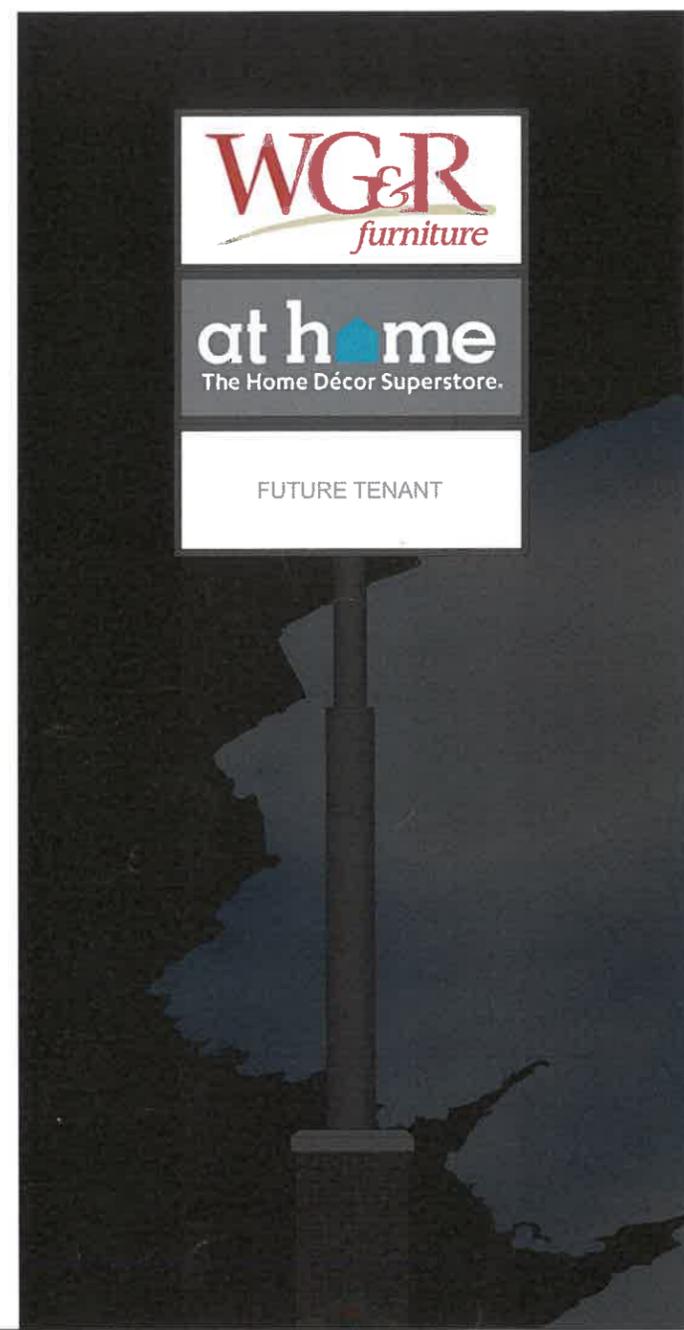
ACCEPTANCE OF PROOF:

Date: _____

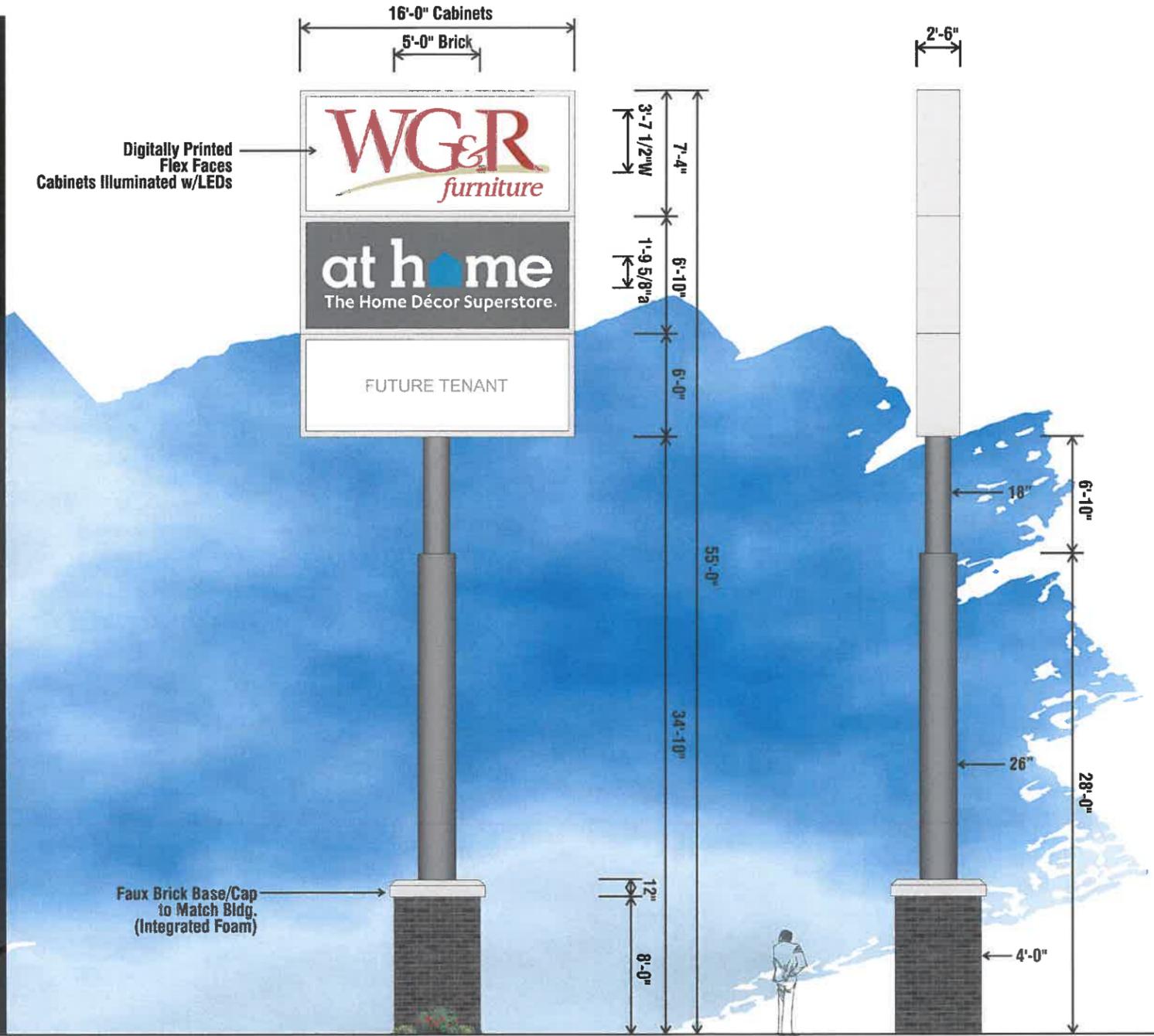
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323



Night View



DOUBLE FACE INTERNALLY ILLUMINATED PYLON

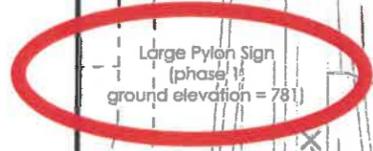
Side View

Digitally Printed Flex Faces
Cabinets Illuminated w/LEDs

Faux Brick Base/Cap
to Match Bldg.
(Integrated Foam)

Lot	Use	Use - Land Allocation	Impervious Surface per Land Allocation	Building Size	Parking Needed per Code	Parking Provided	Total Lot Area
Lot 1	1A - Gas Station	1.78 Acres	1.00 Acres	7,200 SF	27	27	1.78 Acres
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	2B - Restaurant	1.68 Acres	1.53 Acres	8,100 SF	81 (1/100)	127	
	2C - Restaurant	1.14 Acres	0.89 Acres	5,400 SF	54 (1/100)	78	
	2D - Retail	2.51 Acres	0.96 Acres	7,800 SF	39 (1/200)	58	
	2E - Pond - East	0.47 Acres	0.00 Acres				
	2F - Pond - West	1.13 Acres	0.06 Acres				
	2G - West Drive	0.71 Acres	0.52 Acres	870 SF			
					TOTAL =	332	484
Lot 3	3A - Retail	7.38 Acres	5.68 Acres	88,000 SF	352 (1/250)	350	7.38 Acres
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Lot 4	4A - Retail	2.42 Acres	2.10 Acres	25,950 SF	130 (1/200)	133	5.24 Acres
	4B - Retail	2.82 Acres	1.86 Acres	19,150 SF	96 (1/200)	96	
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New Westhill Blvd Leg	Right of Way	0.63 Acres	0.52 Acres				0.63 Acres
TOTAL SITE =					937 Stalls Required	1090 Stalls Provided	29.176 Acres

Sign Location



Large Pylon Sign (phase 1) ground elevation = 781

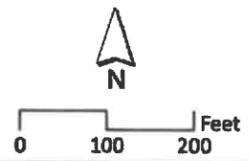
Highway Elevation = 810

Highway Elevation = 803

W WISCONSIN AVE (STH 96)

**PUD MASTER PLAN
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI
AMENDMENT NO. 1**

DATE: 2/8/2019
JOB: 1360011
DRAWN: PFO



Source: Robert E. Lee & Associates, Inc.
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Phone: (920) 682-9641 FAX: (920) 682-9141
www.releinc.com

**Town of Grand Chute
Site Plan Amendment Review
Greene Development Appleton, LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: February 28, 2019

Address: 3820 W. Wisconsin Avenue

App. #: SPA2-22-17

REQUEST

- 1. Proposed Use(s):** Planned Unit Development (PUD) commercial.
- 2. Project Description:** Installation of a new multitenant pylon sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending future land divisions.

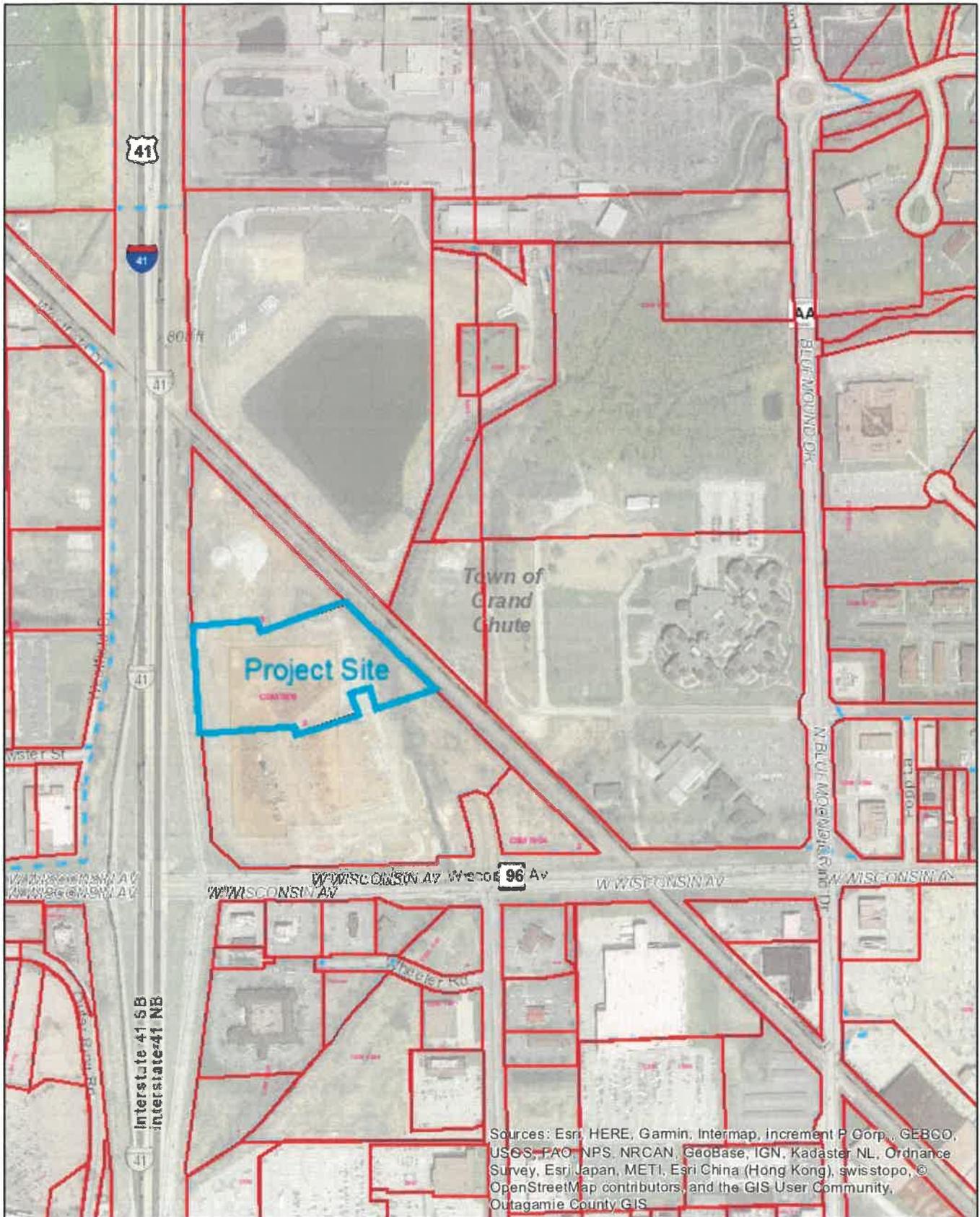
ANALYSIS

Applicant seeks approval to install a new pylon sign for this commercial PUD. The sign will be 55'-0" in height and 323 sq. ft. in size. The sign will be located along the I-41 frontage. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of 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.

SPA2-22-17 -- 3820 W. Wisconsin 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), swisstopo, © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS.

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Author:
Copyright:



CLIENT: **WG&R**
LOCATION: **Appleton, WI**

SALES: **Al Smith**
DESIGNER: **JM**
SCALE: **1/8" = 1'-0"**

FILE NAME: **WG&R-Grand Chute 190187
1-19 Pylon**

DATE: **2-11-19**
PAGE: **3**
REVISED:

COLOR SCHEDULE

- PAINTED MP 00000
- GERBER

ITEMS REQUIRED PRIOR TO PRODUCTION

- FIELD SURVEY/ MEASUREMENTS
- ELECTRONIC TENANT LOGO REQ.**
- COLORS TO BE DETERMINED**
- OTHER

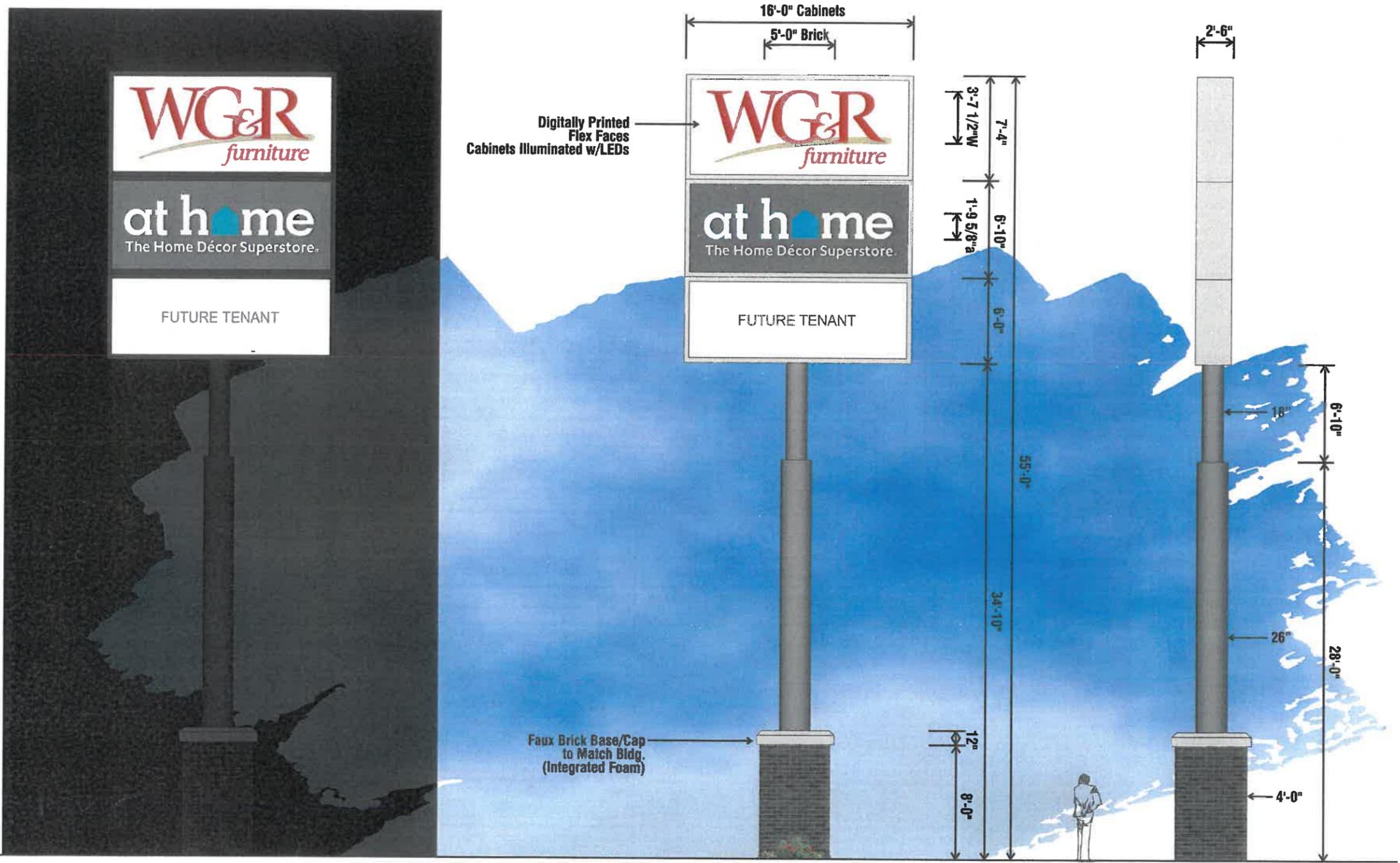
PROOF APPROVED. I have reviewed all aspects of this proof, including but not limited to: spelling, grammar, layout, design, color etc. I understand that my project will reflect the layout specifications and I assume all responsibility for any rework after signing this proof. Colortech makes every effort to ensure this proof is an accurate representation of the final project. Project may vary slightly due to environmental conditions and/or material limitations.

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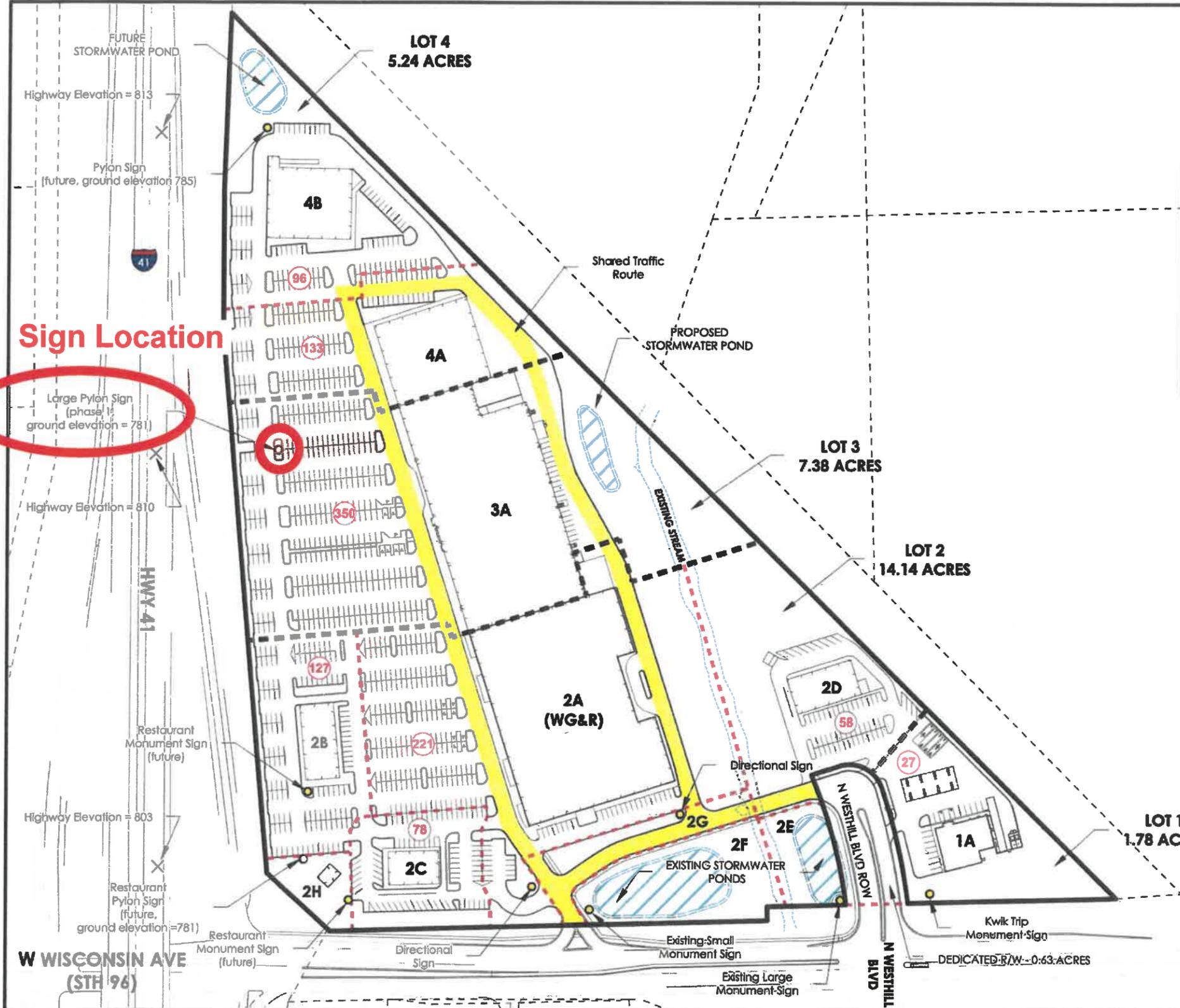
323



Night View

DOUBLE FACE INTERNALLY ILLUMINATED PYLON

Side View



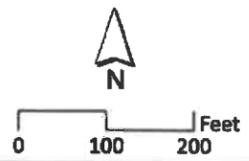
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Lot 3	3A - Retail	7.38 Acres	5.68 Acres	88,000 SF	352 (1/250)	350	7.38 Acres
TOTAL =					352	350	
Lot 4	4A - Retail	2.42 Acres	2.10 Acres	25,950 SF	130 (1/200)	133	5.24 Acres
	4B - Retail	2.82 Acres	1.86 Acres	19,150 SF	96 (1/200)	96	
TOTAL =					226	229	
New Westhill Blvd Leg	Right of Way	0.63 Acres	0.52 Acres				0.63 Acres
TOTAL SITE =					997 Stalls Required	1090 Stalls Provided	29.176 Acres

Legend

- Lot Division Line
- - - Land Use Division Line
- (27) Parking Stalls Provided By Building Area
- Shared Traffic Route

**PUD MASTER PLAN
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI
AMENDMENT NO. 1**

DATE: 2/8/2019
JOB: 1360011
DRAWN: PFO



Source: Robert E. Lee & Associates, Inc.
ESRI, Outagamie County
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1250 Centennial Centre Boulevard, Hobart, WI 54155
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www.releelnc.com

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**Town of Grand Chute
Site Plan Amendment Review
Heart & Vascular of WI Properties LLC, dba Heart and Vascular
Institute of Wisconsin**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 28, 2019
Address: 5045 W. Grande Market Drive

App. #: SPA1-19-09

REQUEST

- 1. Proposed Use(s):** Medical office use.
- 2. Project Description:** Installation of a new illuminated sign cabinet on an existing sign structure.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to install a new illuminated sign cabinet. The sign cabinet will be 45 sq. ft. in size and placed on the support structures already in place. The sign will have an overall height of 6'-5". All other code requirements are met with this request.

RECOMMENDATION

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



SCALE: 1/4" = 1' 0"

LOCATION VIEW



NIGHT VIEW

2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622
www.AppletonSIGN.com

CLIENT:	HEART AND VASCULAR OF WI
STREET ADDRESS:	5045 W GRANDE MARKET DR
CITY / STATE:	APPLETON, WI
SCOPE:	CHANNEL LETTERS
DATE:	11/9/18
SALES:	ROD FREDRICKSON
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	
1	VINYL: DRACAL 8500017 CHERRY RED
2	PAINT: TO MATCH PMS 7527C
3	VINYL: 3M DAY NIGHT FILM - SMOKE GREY

REQUIRED ITEMS

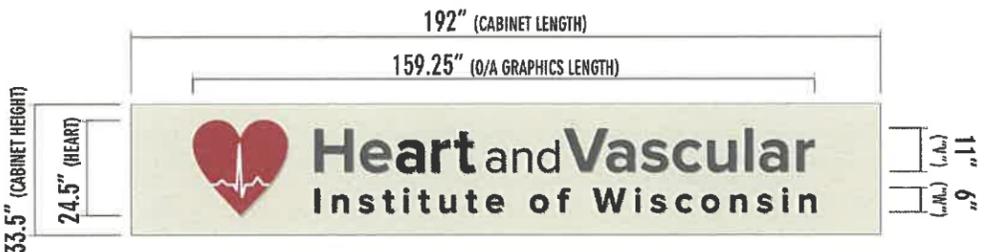
<input type="checkbox"/>	CLEAN ART?	
<input checked="" type="checkbox"/>	FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS
<input type="checkbox"/>	COLORS?	
<input type="checkbox"/>	MISC. ITEMS?	

REVISION SCHEDULE

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X _____

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



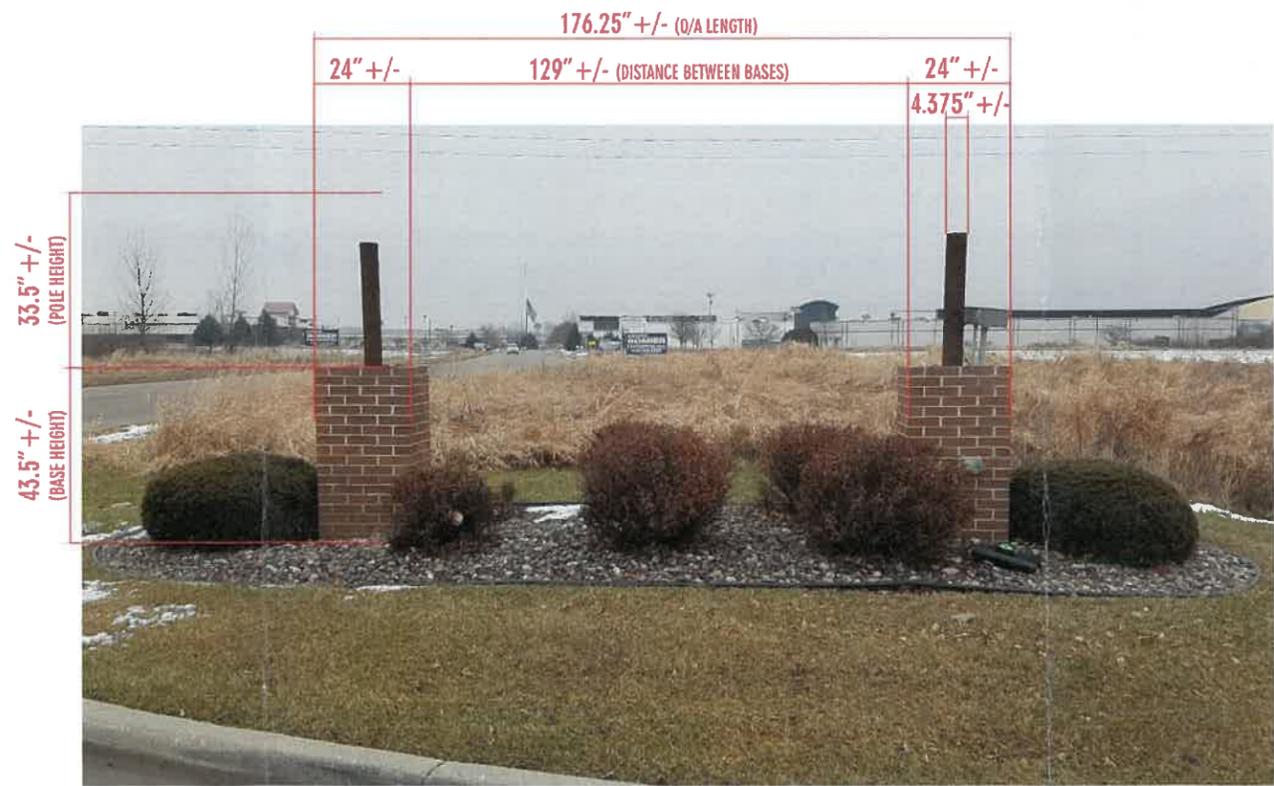
SCALE: 1/4" = 1' 0"

DETAIL VIEW

24" DEEP FABRICATED ALUMINUM CABINET - PAINTED ONE (1) COLOR
TRANSLUCENT WHITE ACRYLIC PUSH THRU - "HEART" LOGO
CLEAR ACRYLIC PUSH THRU - COPY
HEART LOGO W/ ONE (1) COLOR CUT VINYL
COPY W/ ONE (1) COLOR APPLIED VINYL
INTERNALLY LIT W/ WHITE LEDs - SADDLE MOUNTED TO EXISTING STRUCTURE

SCALE: 1/4" = 1' 0"

SIDE VIEW



EXISTING VIEW

LOGO MODIFIED FOR FABRICATION PURPOSES

FABRICATE AND INSTALL QTY ONE(1) NEW D/F LIT MONUMENT SIGN CABINET TO EXISTING BASE. ROUTED/PUSH THRU OPTION.

OPT. #1

12092-B2

1

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**Town of Grand Chute
Site Plan Amendment Review
Apple Valley Camping & Rentals LLC, dba Apple Valley Camping**

To: Plan Commission
From: Michael Patza, Town Planner
Date: February 28, 2019
Address: 5200 W. Greenville Drive **App. #: SPA1-40-05**

REQUEST

- 1. **Proposed Use(s):** Continued recreational vehicle sales.
- 2. **Project Description:** Remove an existing pylon sign and install a new non-illuminated pylon sign.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to replace the existing pylon sign with a new sign. The sign will be 12'-0" in height and 32 sq. ft. in size. The sign will be located on the east side of the property along the W. Greenville Drive frontage. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of 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.

32th

APPLE VALLEY CAMPING

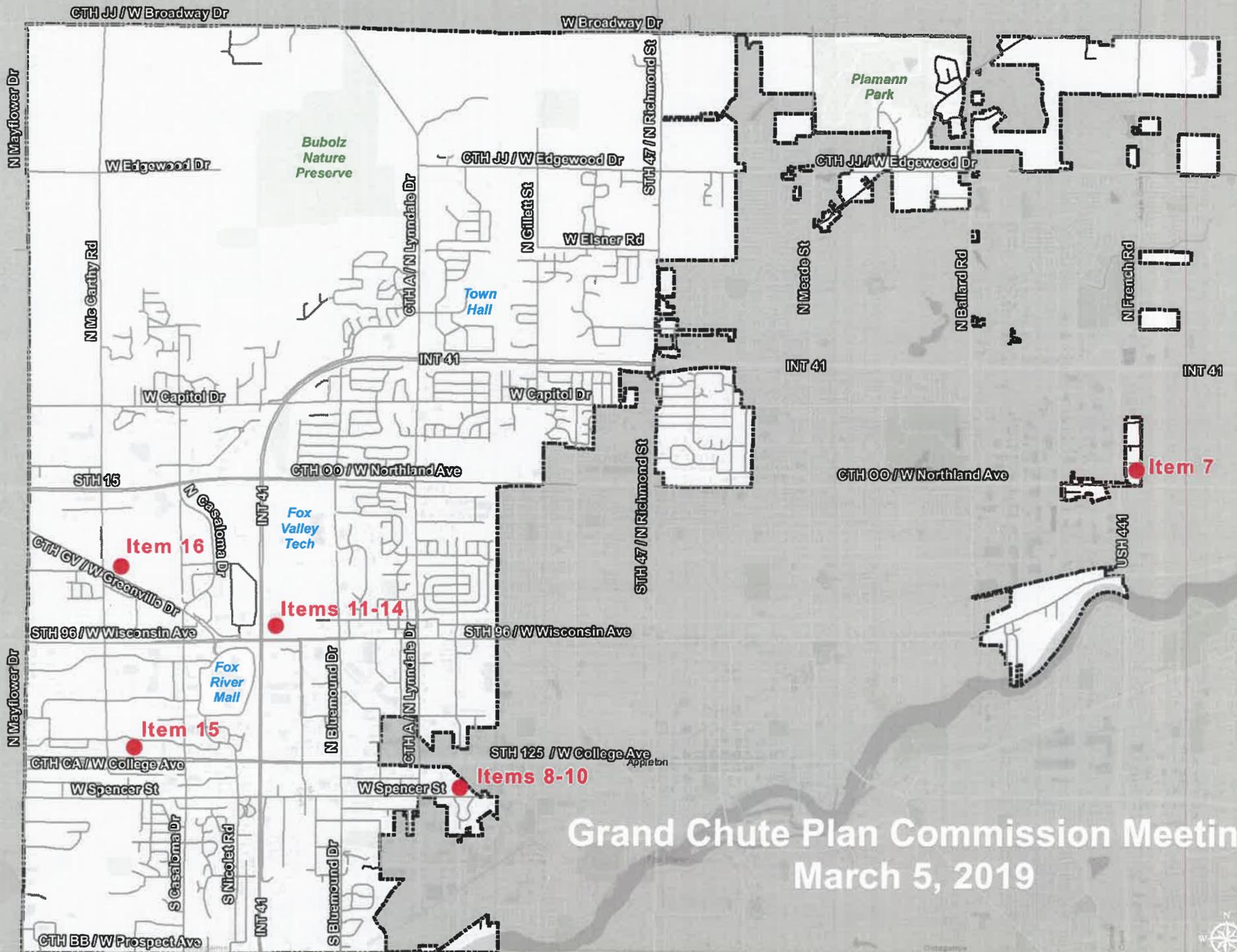


Jayco

The Area's Only
EXCLUSIVE
Jayco Dealer

4 FT

8 FT



Grand Chute Plan Commission Meeting March 5, 2019

