



PLAN COMMISSION AGENDA
Tuesday, June 16, 2020 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

****VIRTUAL MEETING PARTICIPATION OPTIONS****

Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=m97ee0d5a3c80813cd8b499a8e4907f9b>

Access Code: 620-057-177

Meeting Password: 1900

Telephone Access:

Dial: (408) 418-9388

Access Code: 620-057-177

Meeting Password: 1900

1. Roll Call.
2. Approval of Agenda.
3. Approval of Minutes – June 2, 2020 meeting.
4. Public Input. **No public input** will be permitted at this meeting out of a concern for fairness and safety as many attendees will be attending remotely without any meaningful ability to participate.
5. Community Development Director's Report.
6. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-04-20) requested by the Town of Grand Chute to allow grading, filling, and extension of a culvert crossing associated with the construction of a multi-use trail on the west side of N. Lynndale Drive. **Action:** Hear testimony/close hearing.
7. **Conditional Use Permit (CUP-04-20)** – Request by Town of Grand Chute to allow grading, filling, and extension of a culvert crossing associated with the construction of a multi-use trail on the west side of N. Lynndale Drive. **Action:** Recommend approval/denial of CUP-04-20. (TOWN BOARD ACTION 7/7/2020)
8. **Public Hearing #1** – Special Exception Permit (SE-10-20) requested by GCD, LLC, 4620 N. Lynndale Drive, for approval of a Planned Unit Development designation of the White Hawk West Condominium. **Action:** Continue the hearing and defer all public testimony until the 07/7/2020 Plan Commission meeting.
9. **Project Plan Approval (PDD3: PPA-01-20)** – Request by the Community Development Authority of the Town of Grand Chute, 5000 W. Champion Drive, to allow construction of a parking lot addition and associated site improvement at the Community First Champion Center. **Action:** Recommend approval/denial of PDD3: PPA-01-20. (TOWN BOARD ACTION 7/7/2020 - *Resolution TBR-18-2020*)
10. **Final Plat (FP-01-20)** – Request by ABS1, LLC dba Investors Community Bank, 3740 N. Investors Court, for approval of the Final Plat of Investors Park. **Action:** Recommend approval/denial of FP-01-20. (TOWN BOARD ACTION 7/7/2020)
11. **Site Plan Amendment (SPA1-00-04)** – Request by the Community Foundation of the Fox Valley Region, 4455 W. Lawrence Street, to remove an existing multi-tenant monument sign and install a new multi-tenant monument sign. **Action:** Approve/deny SPA1-00-04.
12. Adjournment.

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

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

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

GRAND CHUTE PLAN COMMISSION MINUTES

June 2, 2020

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

Also Present: James March, Town Administrator; Katie Schwartz, Public Works Director; Robert Buckingham, Community Development Director; Brent Braun, IT Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; other interested parties.

1. **ROLL CALL**

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

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES** – MAY 5, 2020 MEETING.

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

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

5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – Director Buckingham said that the June 16 Plan Commission meeting will also be a virtual meeting. At this time, the Town plans to return to regular in-person meetings starting in July.

6. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-09-20) REQUESTED BY STORAGE SHOP USA GRAND CHUTE LLC, DBA STORAGE SHOP USA, 2145 W. PERSHING STREET, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT DESIGNATION OF THE STORAGESHOPUSA-GRAND CHUTE CONDOMINIUM.

Chairman Schowalter opened Public Hearing #1 at 6:03 p.m.

Greg Thompson, representing Storage Shop Grand Chute LLC, spoke in support of the project.

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

7. **SPECIAL EXCEPTION PERMIT (SE-09-20)** – REQUEST BY STORAGE SHOP USA GRAND CHUTE LLC, DBA STORAGE SHOP USA, 2145 W. PERSHING STREET, FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT DESIGNATION OF THE STORAGESHOPUSA-GRAND CHUTE CONDOMINIUM.

Motion (Ulrich/Boeckers) to recommend approval of the Special Exception Permit (SE-09-20) requested by Storage Shop USA Grand Chute LLC, dba Storage Shop USA, 2145 W. Pershing Street, for a Planned Unit Development designation of the StorageShopUSA-Grand Chute Condominium. Motion carried, all voting aye.

8. **CONDO PLAN (CP-02-20)** – REQUEST BY STORAGE SHOP USA GRAND CHUTE LLC, DBA STORAGE SHOP USA, 2145 W. PERSHING STREET, FOR APPROVAL OF THE CONDO PLAT FOR STORAGESHOPUSA-GRAND CHUTE CONDOMINIUM.

Motion (Crosby/Stadel) recommend approval of the Condo Plat (CP-02-20) for StorageShopUSA-Grand Chute Condominium, subject to Town Board approval of Special Exception SE-09-20. Motion carried, all voting aye.

9. **CERTIFIED SURVEY MAP (CSM-21-19)** – REQUEST BY JILL C. JOHNSON-MORGAN, 3540 W. CAPITOL DRIVE, FOR APPROVAL OF A FOUR-LOT CSM WITH ROADWAY DEDICATION.

Planner Patza noted that the existing parcel will be subdivided into four lots for single-family residential development.

Motion (Hidde/Ulrich) to recommend approval of the Certified Survey Map (CSM-21-19) requested by Jill C. Johnson-Morgan, 3540 W. Capitol Drive. Motion carried, all voting aye.

10. ADJOURNMENT.

Motion (Boeckers/Crosby) to adjourn the meeting at 6:10 p.m. Motion carried, all voting aye.

Respectfully Submitted,
Tracy Olejniczak/BB
Com. Dev. Admin. Asst.

DRAFT

6/9.

Town of Grand Chute Conditional Use Permit Request Town of Grand Chute

To: Plan Commission

From: Michael Patza, Town Planner

Date: June 9, 2020

Address: West Side of N. Lynndale Dr. from W. Grand
Chute Blvd. north to Bubolz Nature Preserve

App. #: CUP-04-20

REQUEST

The Town of Grand Chute is proposing to install a 10' multi-use trail along N. Lynndale Drive from W. Grand Chute Boulevard north to CTH JJ. The trail will require an extension of the existing culvert on N. Lynndale Drive to cross an unnamed tributary to Mud Creek. Additional grading and filling work is also required within the Shoreland Zoning District. Accordingly, a County Conditional Use Permit is required.

ANALYSIS

This corridor is identified as part of the Future Off-Street Pedestrian & Bicycle Network and designated for a future multi-use trail in the Town of Grand Chute Pedestrian & Bicycle Strategy, adopted in 2019. The southern half of the proposed trail will be on the west side of N. Lynndale Drive. The existing pedestrian/bicycle crossing located near the entrance to Gordon Bubolz Nature Preserve and White Hawk Apartments will be utilized to cross to the east side of N. Lynndale Drive. The existing crossing features user-activated rapid flashing beacons to maximize safety for trail users. From that point north to CTH JJ, the trail will be on the east side of N. Lynndale Drive. The proposed trail alignment will provide a connection to the existing trail system in the Forest View Estates Subdivision. A trail on the west side of N. Lynndale Drive was identified during the platting process for the subdivision, evident by the existing trail stubbed into the right-of-way. The alignment also provides a connection to Gordon Bubolz Nature Preserve and minimize impacts to environmentally sensitive areas on the east side of N. Lynndale Drive on the southern half of the corridor.

The proposed trail will cross an unnamed tributary to Mud Creek approximately 500' south of the entrance to the Gordon Bubolz Nature Preserve. The existing culvert under N. Lynndale Drive will be extended approximately 10' to accommodate the trail crossing. Backslopes from the west side of the trail will impact portions of flood fringe and existing wetlands. There will be no filling in the floodway and no change to the base flood elevation in surrounding areas. All impacts to wetland areas necessary to complete the project are going through the permitting process with the WDNR and U.S. Army Corps of Engineers. Best management practices will be in place for the duration of the construction project and will be maintained until final stabilization of exposed soils.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-04-20) requested by the Town of Grand Chute, to allow grading, filling, and extension of a culvert crossing associated with the construction of a multi-use trail on the west side of N. Lynndale Drive.

CUP-04-20 -- Project Location Map

- Existing Trails
- - - Existing Sidewalk



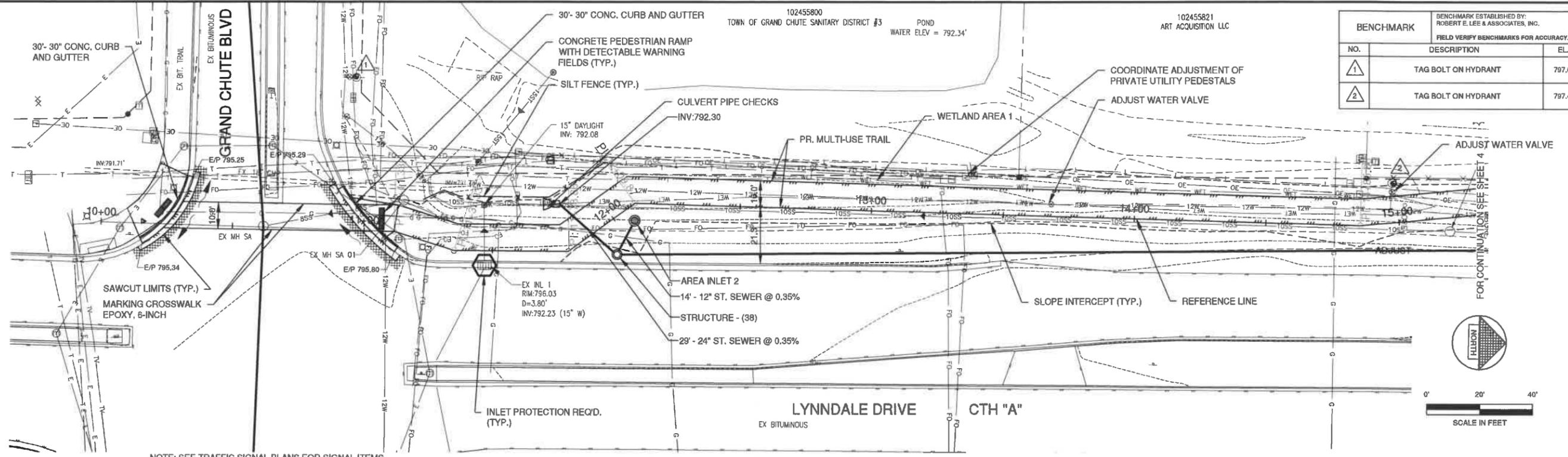
**Lynndale Drive Multi-Use Trail
Conditional Use Permit
Town of Grand Chute
Outagamie County, WI**

PROJECT NARRATIVE

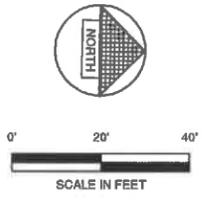
Robert E. Lee & Associates, Inc. is working with the Town of Grand Chute to design a multi-use trail along Lynndale Drive (CTH A) from Grand Chute Blvd, north to CTH JJ. The trail will be 10' wide and approximately 4,910 feet long. The trail will be located on the west side of Lynndale Drive from Grand Chute Blvd to just north of the the driveway to the Bubolz Nature Preserve and then will cross over to run on the east side of Lynndale Drive up to CTH JJ.

Just south of the driveway to the Bubolz Nature Preserve, the proposed trail will cross over an Unnamed Tributary to Mud Creek. The existing 122" x 77" CMP culvert will be extended approximately 10' at this stream crossing to accommodate the proposed trail. Because of the proximity of the trail to this stream and these impacts, a Conditional Use Permit will be required from the Town of Grand Chute and Outagamie County. The proposed culvert extension will not impact the base flood elevation of the stream but both north and south of the culvert the proposed backslopes from the western edge of the proposed trail down to the existing grade will fill portions of existing wetlands and flood fringe areas. Though the backslopes will be constructed at a maximum allowable slope of 2.5:1 in these areas, approximately 6,015 square feet of wetlands will be impacted in this location adjacent of the stream. Wetland impact permits are being obtained from the WDNR and Army Corp of Engineers to allow for this culvert extension and associated wetland impacts.

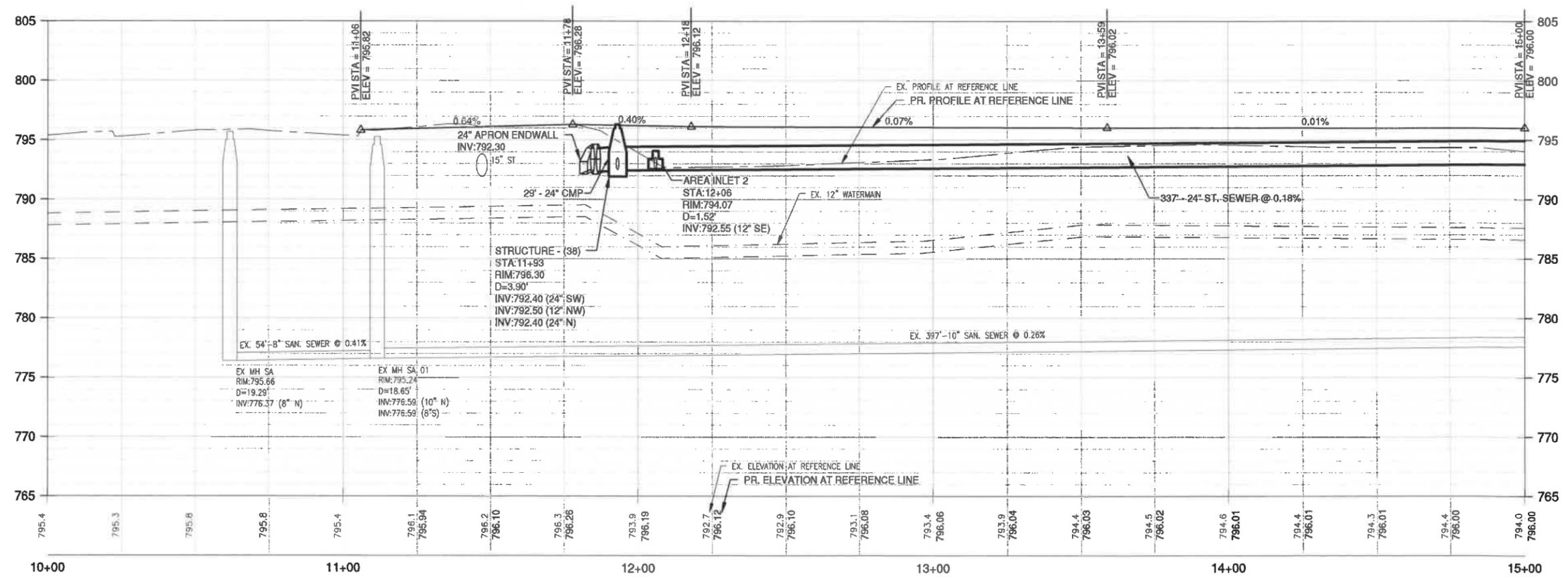
Construction of the project is scheduled to begin in the summer of 2020 and be completed by the fall of 2020. In order to protect this stream from pollution during construction, erosion control BMP's will be installed prior to any on-site construction activity.



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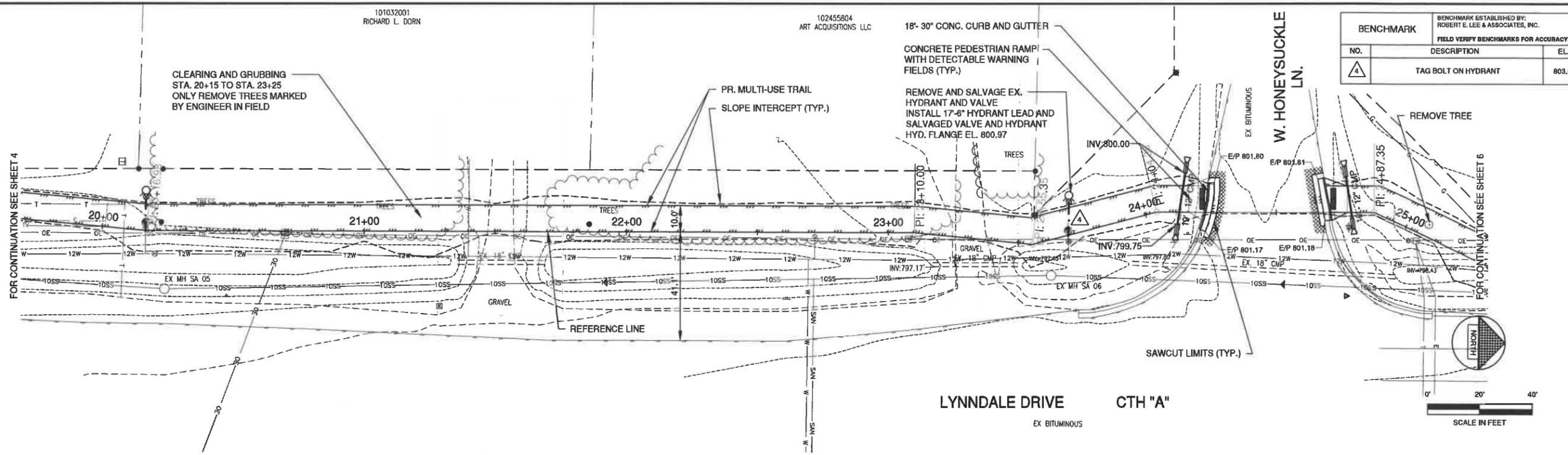
NOTE: SEE TRAFFIC SIGNAL PLANS FOR SIGNAL ITEMS.



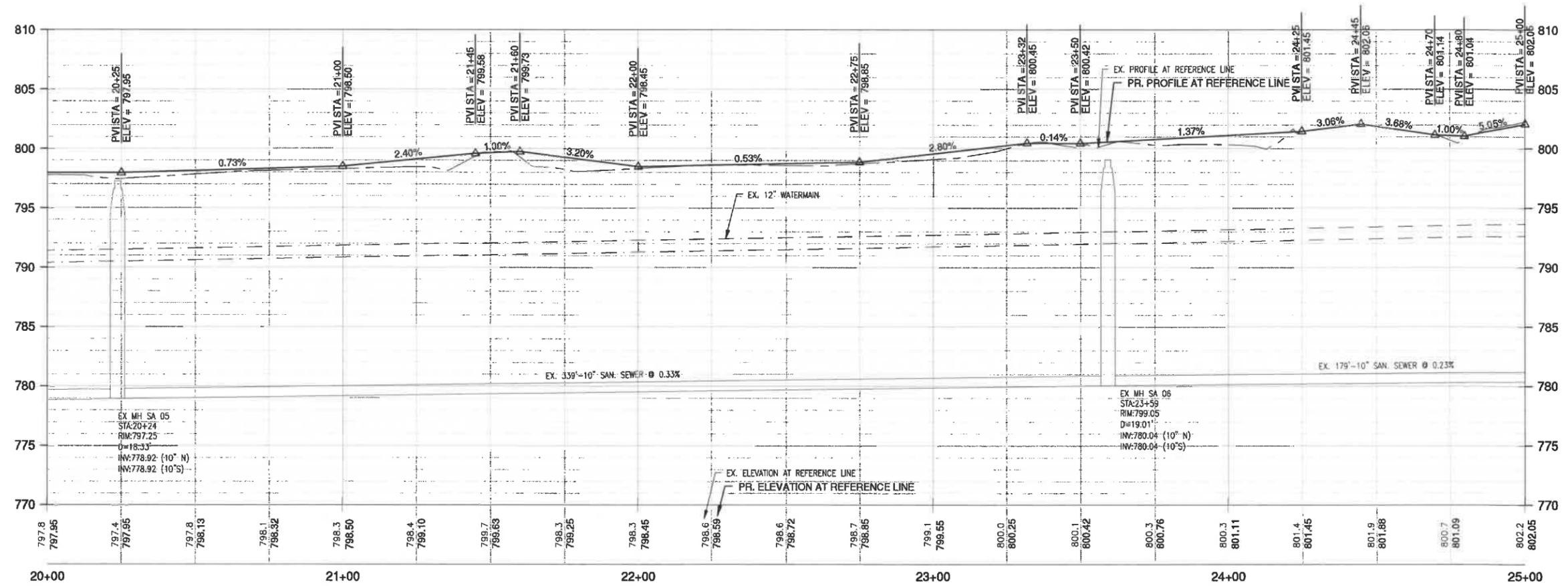
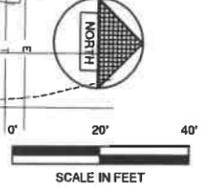
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DATE: 04/20/20 FILE: A:\TRAIL-11 JOB NO.: 1248029	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 920-662-9641 www.releinc.com	
		SHEET NO. 3



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.	
FIELD VERIFY BENCHMARKS FOR ACCURACY.			
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 DESIGNED: RLB
 RMT

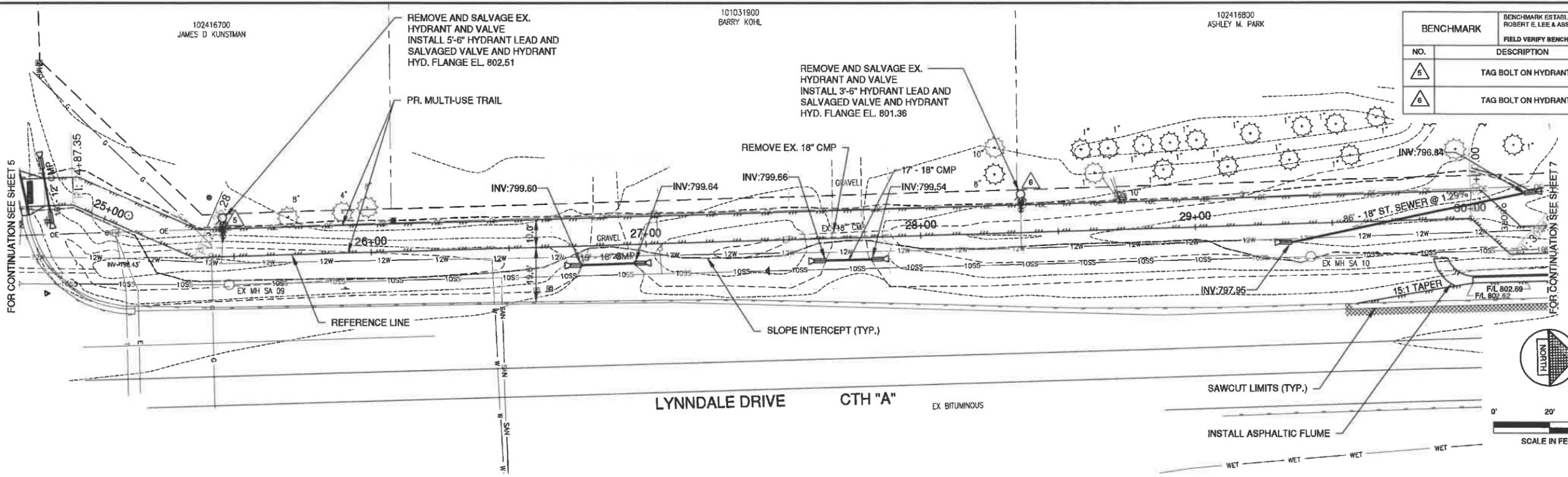
LYNNDALE DRIVE PEDESTRIAN TRAIL
 TOWN OF GRAND CHUTE
 OUTAGAMIE COUNTY, WISCONSIN

LYNNDALE DRIVE - CTH "A"
 STA. 20+00 TO STA.25+00

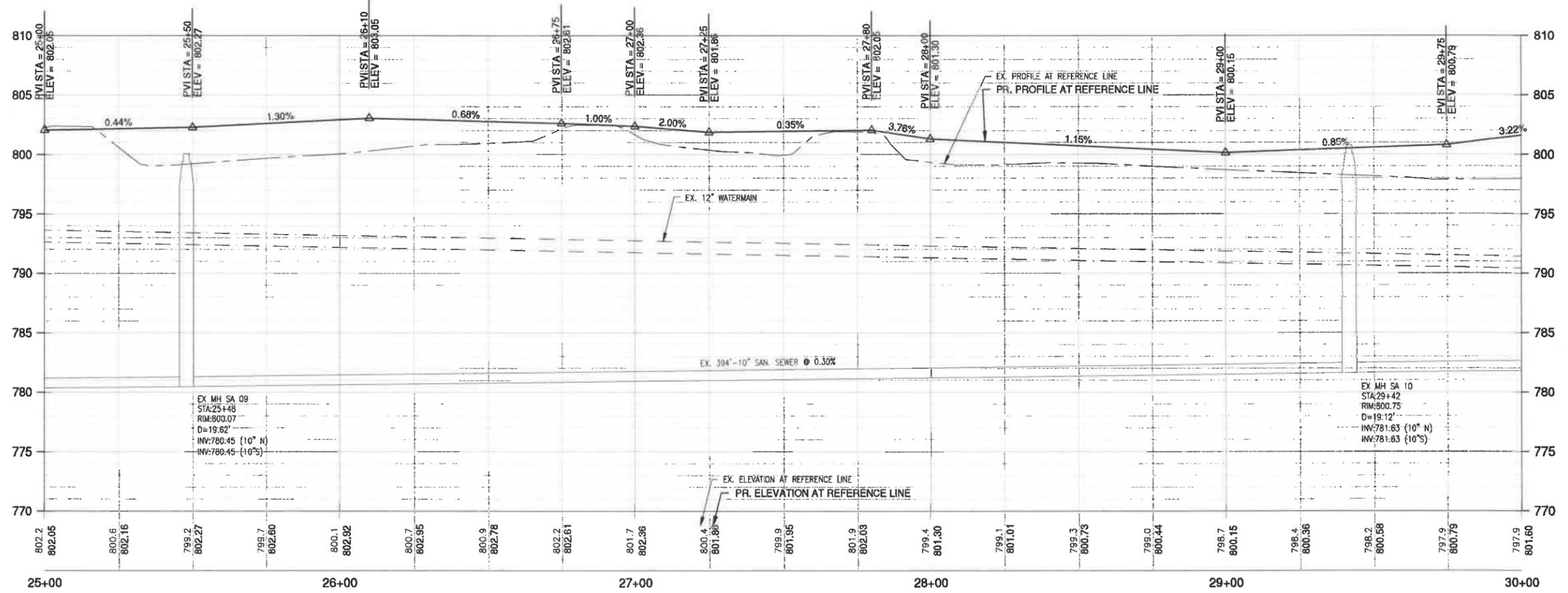
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 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
5



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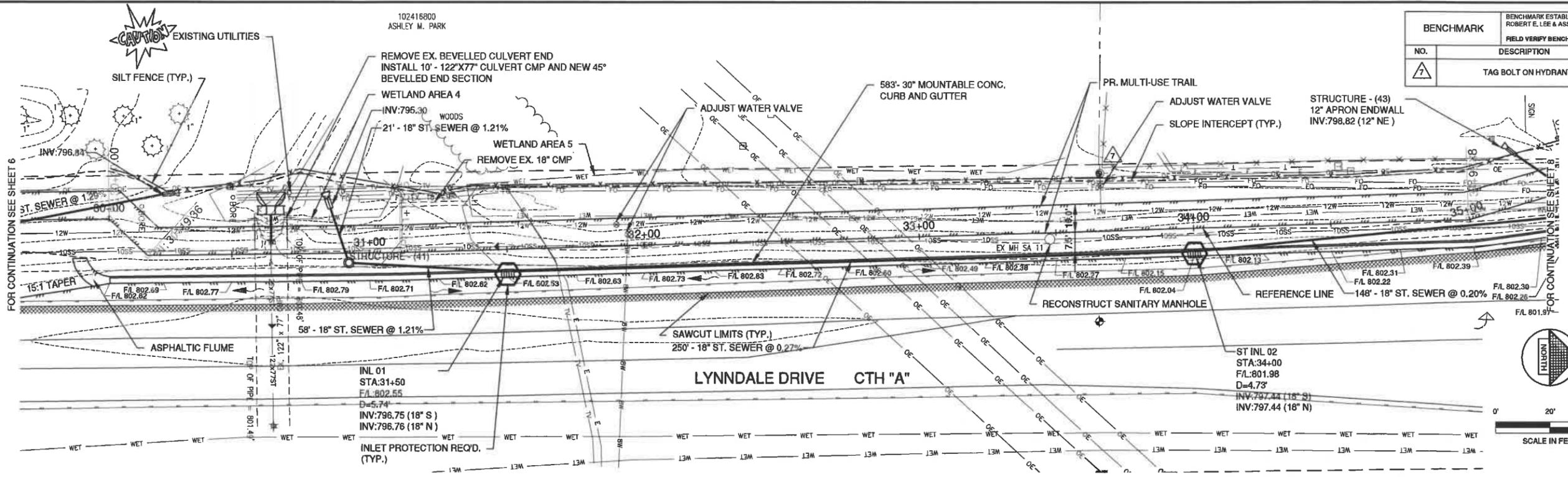
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LYNNDALE DRIVE PEDESTRIAN TRAIL
 TOWN OF GRAND CHUTE
 OUTAGAMIE COUNTY, WISCONSIN

LYNNDALE DRIVE - CTH "A"
 STA. 25+00 TO STA. 30+00

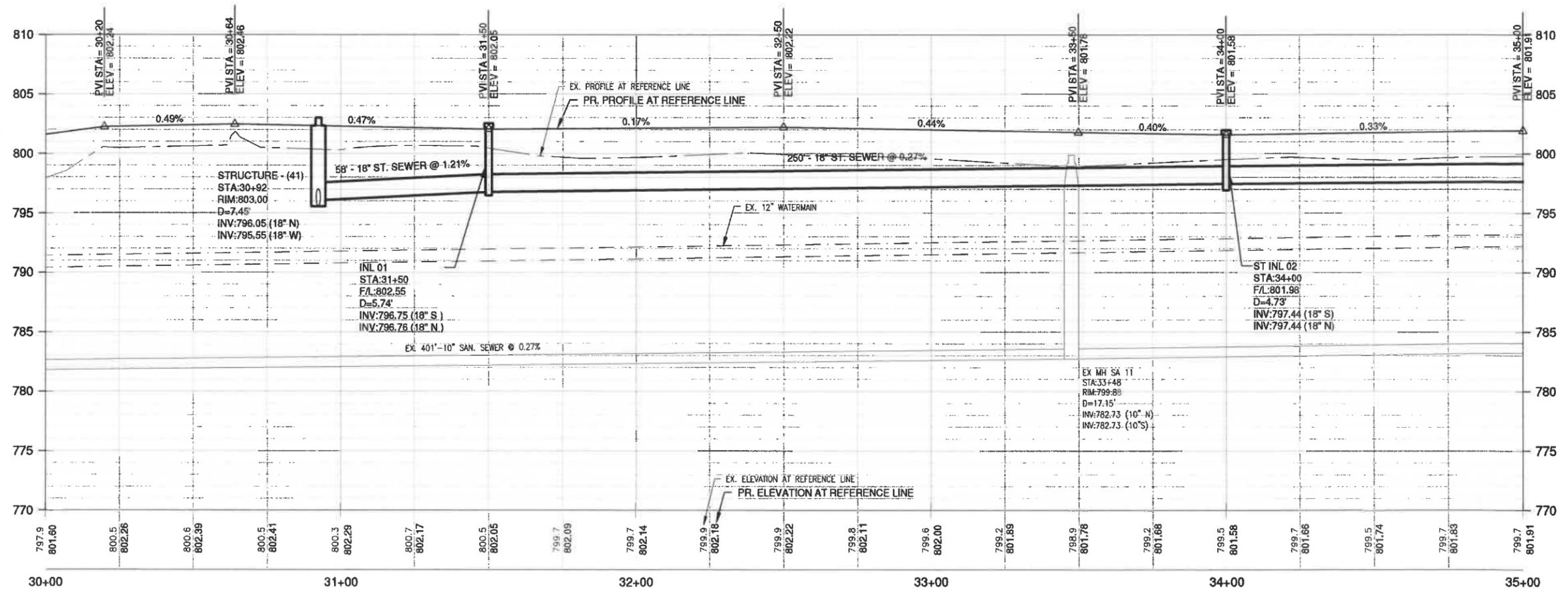
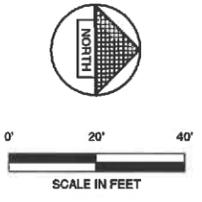
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Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-862-9641 www.releinc.com

SHEET NO.
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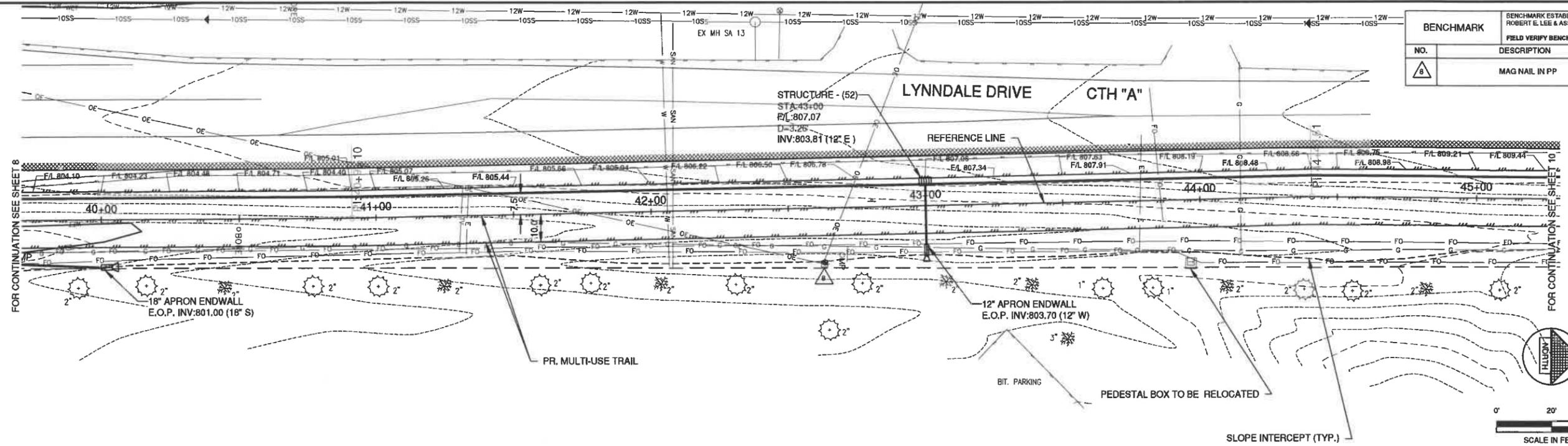


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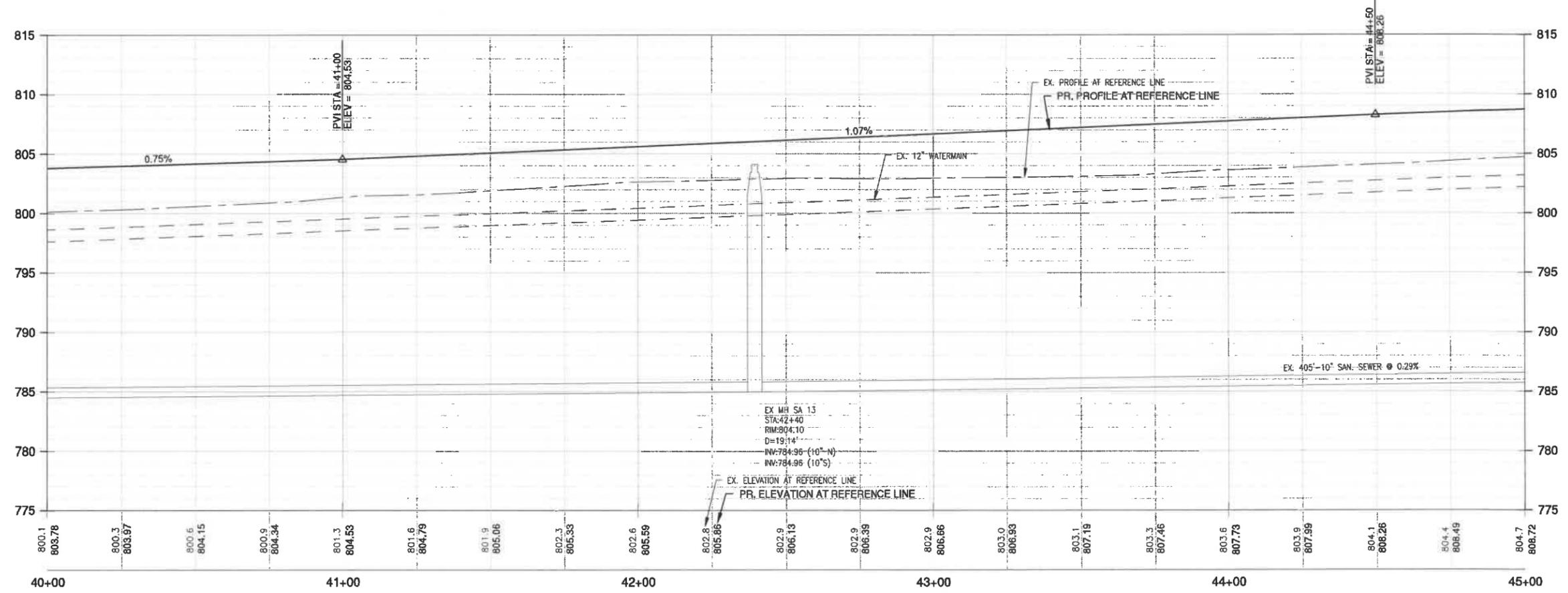
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								CHECKED			04/2020		7
								DESIGNED			FILE		
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BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E LEE & ASSOCIATES, INC.		
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PREMIER WHITE HAWK LLC



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DRAWN RLB
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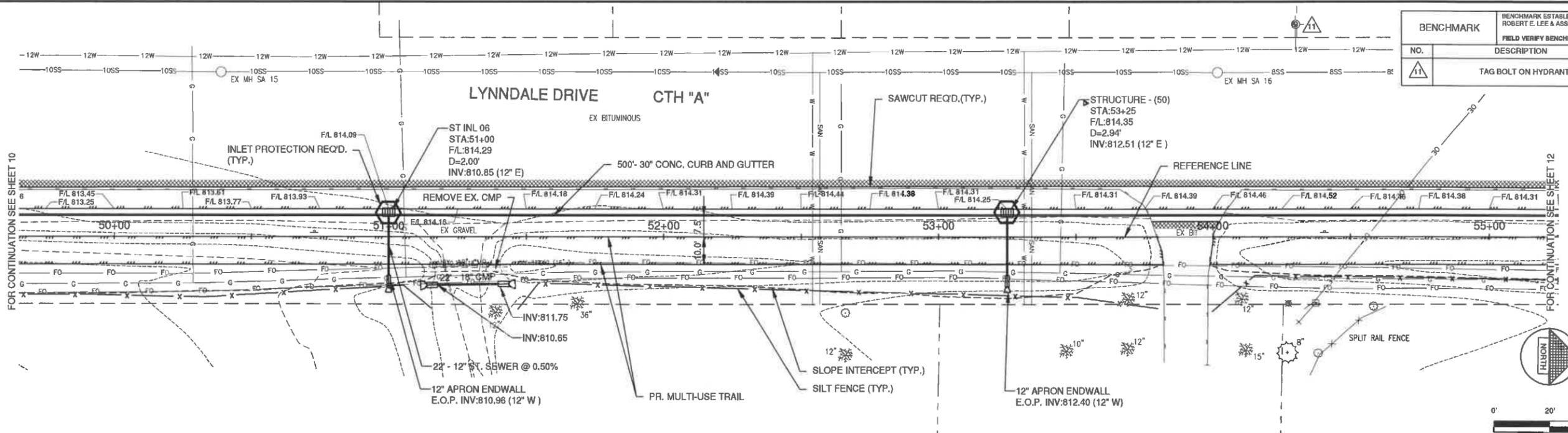
LYNNDALE DRIVE PEDESTRIAN TRAIL
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

LYNNDALE DRIVE - CTH "A"
STA. 40+00 TO STA. 45+00

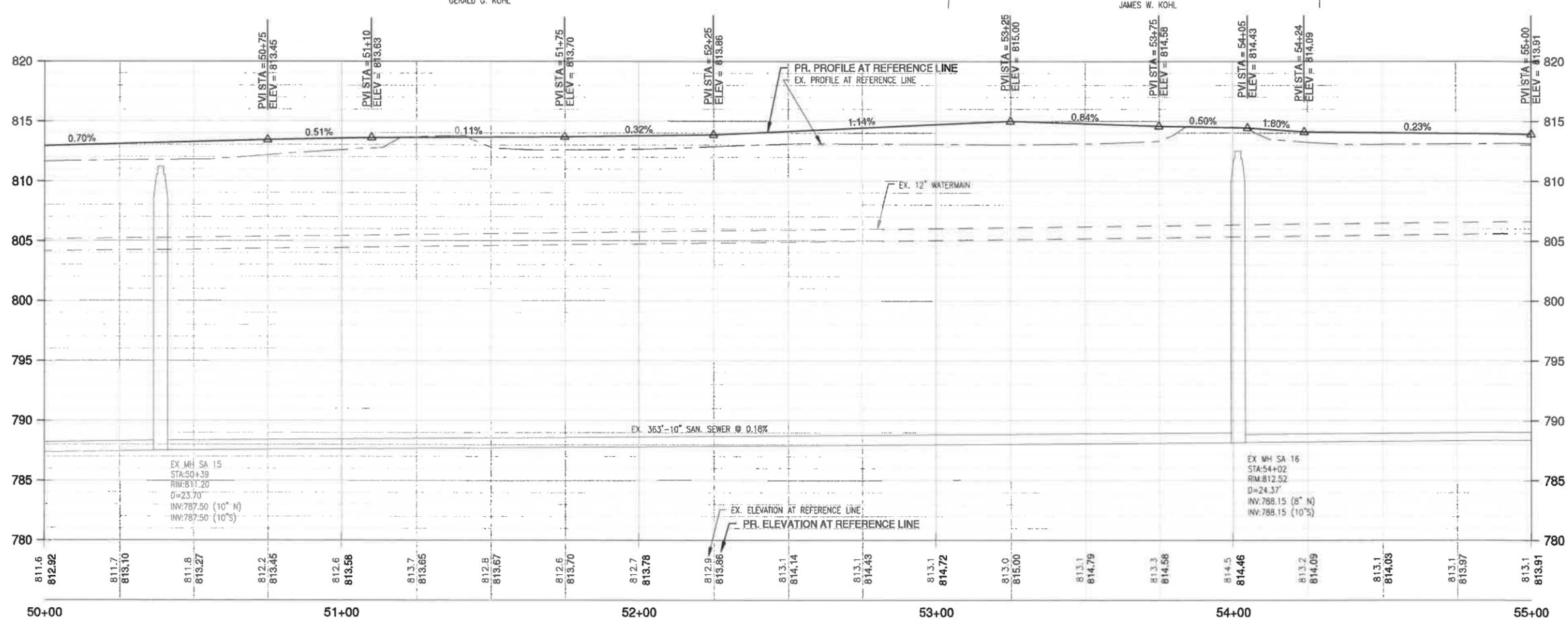
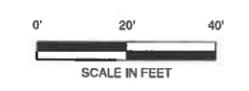
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06/20/20
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1246009

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

SHEET NO.
9



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

DRAWN RL CHECKED RL DESIGNED RL	LYNNDALE DRIVE PEDESTRIAN TRAIL TOWN OF GRAND CHUTE OUTAGAMIE COUNTY, WISCONSIN	LYNNDALE DRIVE - CTH "A" STA. 50+00 TO STA. 55+00	DATE 04/20/20 FILE A TRAIL-12 JOB NO. 1246029	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 11
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MEMORANDUM

To: Chairman Schowalter and Plan Commission members

From: Michael Patza, Town Planner

Date: June 11, 2020

Subject: Public Hearing for Special Exception Permit (SE-10-20) requested by GCD, LLC, 4620 N. Lynndale Drive

BACKGROUND

The Town has received submittals for a 36-unit residential condominium development on this 8.24 acre property. Submittals include the following:

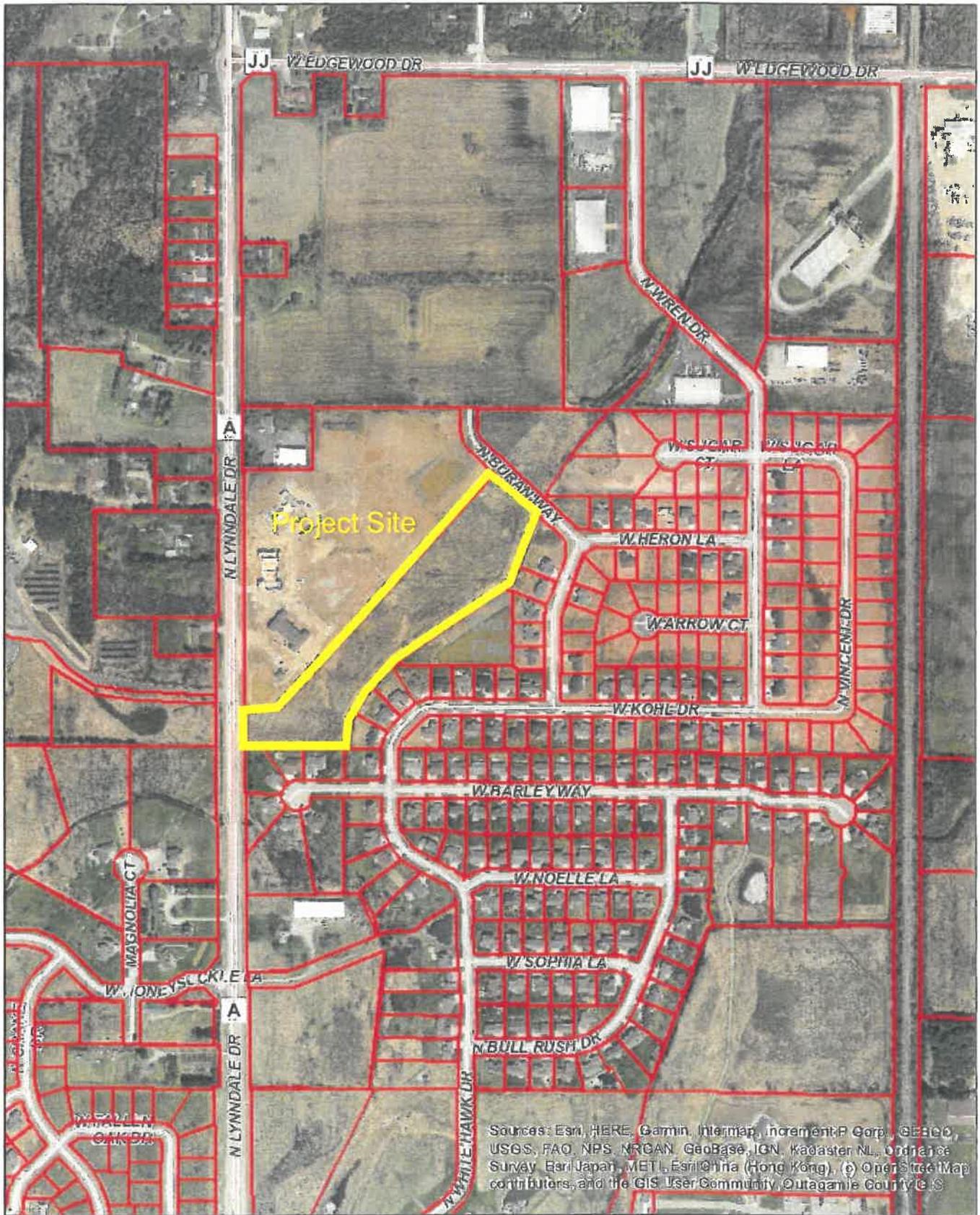
- Special Exception Permit for a residential Planned Unit Development (SE-10-20)
- Condominium Plat (CP-03-20)
- Site Plan (SP-11-20)

Staff continues working with the development team to finalize condominium documentation and other aspects of the project. Staff recommends continuing the Public Hearing for the Special Exception until the July 7, 2020 Plan Commission meeting to allow additional time to finalize these items. Staff also recommends deferring all public testimony until that time. Along with the Special Exception, the items listed above will come before the Plan Commission for consideration at the July 7, 2020 meeting.

RECOMMENDATION

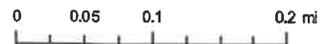
Staff recommends Plan Commission continue the Public Hearing for Special Exception SE-10-20 and defer all public testimony until the July 7, 2020 Plan Commission Meeting.

SE-10-20 -- 4620 N. Lynndale Drive



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:



Town of Grand Chute PDD3 Project Plan Approval Community First Champion Center-parking lot addition

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: June 10, 2020

Address: 5000 W. Champion Drive

App. No. PDD3: PPA-01-20

REQUEST

1. **Proposed Use:** Continued indoor sports facility use.
2. **Project Description:** parking lot addition and associated site improvements.
3. **Plat/CSM accurate parcel lines/lot recorded:** Yes.

ANALYSIS

The Community First Champion Center property is zoned PDD Planned Development District. Under PDD zoning, a Project Plan approval is required for each construction project being undertaken. This step is comparable to the Plan Commission’s Site Plan approval process, except that Project Plans are also approved by Town Board.

The Project Plan under consideration is for construction of a parking lot addition, a new refuse corral, and extension of sidewalk from the building to Champion Drive. Immediately upon opening in November 2018, sporting events at the Champion Center were so well attended that we experienced a shortage of parking at peak times. This required some attendees to park as far away as side streets south of County GV. Recognizing that traffic peaks and length of stay by attendees is greater than the capacity of the on-site parking lots, plans are presented for expansion of parking on the east side of the building. The expansion will create 113 new spaces, which provides the overflow amount needed to meet the observed demand at peak times. In addition, the existing refuse corral in the same area does not have enough capacity for the number of dumpsters needed to store garbage generated from tournament events. The Project Plan provides for a second corral to be constructed at the edge of the parking expansion area. Finally, a sidewalk is being added that leads from the main building entrance to the multi-use trail on Champion Drive. This will accommodate observed pedestrian movements that currently have to occur along the parking lot entry drive.

The Town Engineer has approved the drainage and erosion control plan for these improvements. All runoff will be directed to the regional pond that was constructed as part of the Champion Center project. Site lighting and landscaping improvements continue the patterns already established at the property.

All code requirements are met with this request.

RECOMMENDATION

Staff supports a Plan Commission recommendation for approval of PDD3: PPA-01-20 to allow construction of a parking lot addition and associated site improvements at the Community First Champion Center, 5000 W. Champion Drive. (Resolution TBR-18-2020).

TOWN OF GRAND CHUTE

RESOLUTION, SERIES OF TBR-18-2020

A RESOLUTION OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, ADOPTING A PROJECT PLAN FOR THE COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN OF GRAND CHUTE.

WHEREAS, the Town Board of Supervisors for the Town of Grand Chute has established and adopted an approval procedure for Project Plans in accordance with Chapter 535-40 of the Town of Grand Chute Municipal Code; and,

WHEREAS, the Community Development Authority of the Town of Grand Chute has requested approval of Project Plan PDD3: PPA-01-20 for construction of a parking lot addition and associated site improvements at the Community First Champion Center, 5000 W. Champion Drive; and,

WHEREAS, the Town of Grand Chute Plan Commission has reviewed and recommends approval of said Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Supervisors for the Town of Grand Chute, Outagamie County, Wisconsin, that Project Plan PDD3: PPA-01-20 for the Community Development Authority of the Town of Grand Chute at the Community First Champion Center, 5000 W. Champion Drive is hereby approved.

Approved and adopted this _____ day of _____, 2020.

Number Vote For _____

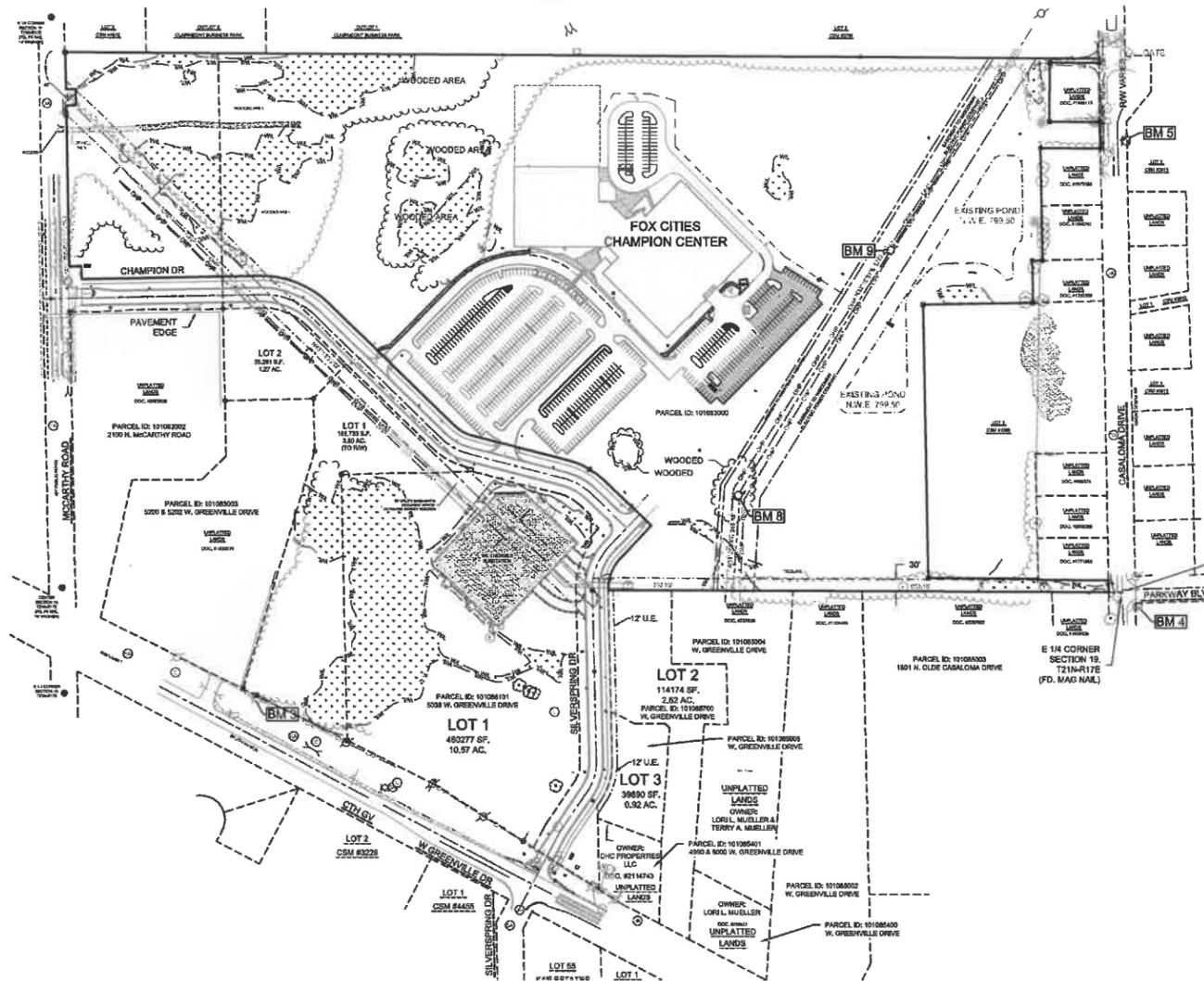
Number Voted Against _____

Town of Grand Chute

David A. Schowalter
Town Chairman

Angie Cain
Town Clerk

BENCHMARKS (NAVD 88 DATUM)		
LABEL	ELEVATION	DESCRIPTION
BM 3	817.64	HYDRANT TOP NUT
BM 4	800.59	HYDRANT TOP NUT
BM 5	801.96	HYDRANT TOP NUT
BM 8	805.80	BOLT ON CVXE SIDE POLE
BM 9	803.55	TOP OF GROUND BOX ON TRANSFORMER POLE



LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

LOCATION MAP
GRAND CHUTE, WI

CIVIL SHEETS INDEX

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS
- C3.0 SITE PLAN - OVERALL
- C3.1 SITE PLAN - EAST PARKING ADDITION
- C4.1 UTILITY & GRADING PLAN - EAST PARKING ADDITION
- C4.2 GRADING PLAN - EXISTING SOUTH PARKING
- C5.0 EROSION CONTROL PLAN
- C6.0 DETAILS

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING AND SURVEY IN JULY AND AUGUST OF 2017.
2. SURVEY VERTICAL DATUM IS NAVD 88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
15. FOR LEGEND AND ABBREVIATIONS SEE THIS SHEET.
16. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
17. FOR NOTES SHOWN THUS "C", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.
18. EARTHWORK MAY NOT BE PERFORMED BETWEEN NOVEMBER 1ST AND MAY 1ST OF THE SUCCEEDING YEAR WITHOUT PRIOR APPROVAL FROM TOWN.
19. ASPHALTIC CONCRETE PAVEMENT, CONCRETE PAVEMENT, AND CONCRETE CURB AND GUTTER MAY NOT BE CONSTRUCTED BETWEEN OCTOBER 15TH AND MAY 1ST OF THE SUCCEEDING YEAR WITHOUT PRIOR APPROVAL FROM TOWN.

CIVIL LEGEND

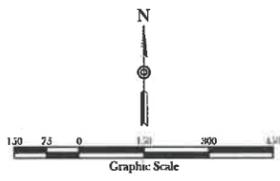
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL	[Symbol]	EVERGREEN SHAUB	[Symbol]	BUILDING	[Symbol]
ELECTRIC METER	[Symbol]	EVERGREEN TREE	[Symbol]	STANDARD DUTY PAVEMENT	[Symbol]
ELECTRIC PEDESTAL	[Symbol]	TREE	[Symbol]	HEAVY DUTY PAVEMENT	[Symbol]
GUY WIRE	[Symbol]	TREE SHRUB	[Symbol]	ASPHALT	[Symbol]
LIGHT POLE	[Symbol]	BUILDING OVERHANG	[Symbol]	CONCRETE	[Symbol]
POWER POLE	[Symbol]	UNDERGROUND CABLE	[Symbol]	GRAVEL	[Symbol]
GAS METER	[Symbol]	OVERHEAD WIRE	[Symbol]	LANDSCAPE WOOD MULCH	[Symbol]
GAS VALVE	[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	LANDSCAPE STONE MULCH	[Symbol]
BOLLARD	[Symbol]	GAS	[Symbol]		
HANDICAP PARKING	[Symbol]	LANDSCAPE	[Symbol]		
SANITARY CLEANOUT	[Symbol]	FENCE	[Symbol]		
SANITARY MANHOLE	[Symbol]	GUARDRAIL	[Symbol]		
CATCH BASIN	[Symbol]	CENTERLINE	[Symbol]		
CULVERT	[Symbol]	CURB	[Symbol]		
DOWNSPOUT	[Symbol]	PARKING STRIPE	[Symbol]		
INLET	[Symbol]	SANITARY SEWER	[Symbol]		
INLET 2' X 2'	[Symbol]	CULVERT	[Symbol]		
STORM CLEANOUT	[Symbol]	STORM SEWER	[Symbol]		
STORM MANHOLE	[Symbol]	FIBER OPTIC	[Symbol]		
RIBER OPTIC PEDESTAL	[Symbol]	WOOD LINE	[Symbol]		
SIGN	[Symbol]	RETAINING WALL	[Symbol]		
RRE HYDANT	[Symbol]	WATERMAIN	[Symbol]		
WATER SHUT OFF	[Symbol]	CONTOUR MAJOR	[Symbol]		
WATER VALVE	[Symbol]	CONTOUR MINOR	[Symbol]		

ABBREVIATIONS

AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
B.O.C.	BACK OF CURB	OD	OUTSIDE DIAMETER
C	CABLE	OHP	OVER HEAD POWER
CB	CATCH BASIN	O.L.	OUTLET
CI	CURB INLET	PSI	POUNDS PER SQUARE INCH
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	R	RADIUS
CSM	CERTIFIED SURVEY MAP	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	ELECTRIC (BURIED)	R.O.W.	RIGHT OF WAY
EG	EXISTING GRADE	R/W	RIGHT OF WAY
EL	ELEVATION	S	SOUTH
FDM	FACILITIES DEVELOPMENT MANUAL	SA	SANITARY
FFE	FIRST FLOOR ELEVATION	SAN	SANITARY
FS	FINISHED GRADE	SCH	SCHEDULE
FL	FLOW LINE	S.D.	SUMP DEPTH
FO	FIBER OPTIC	SC	SQUARE
FT	FEET	ST	STORM
G	GAS	STM	STORM
G.F.E.	GROUND FLOOR ELEVATION	T	TELEPHONE
GR	GRADE	T/C	TOP OF CURB
HDPPE	HIGH DENSITY POLYETHYLENE	UL	UPPER LEVEL
INL	INLET	U.S.H.W.	UNITED STATES HIGHWAY
INV	INVERT	V	VARIABLE
LF	LINEAL FOOT	W	WEST
LL	LOWER LEVEL	WAT	WATERMAIN
M	METER	WI	WISCONSIN
MAX	MAXIMUM	WDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION
MIN	MINIMUM	WM	WATERMAIN
mm	MILLIMETER	WS	WATER SERVICE

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 192.0176 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIG/AWATE
THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2280 Sedashelder Court Green Bay, WI 54913
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1374-07-20

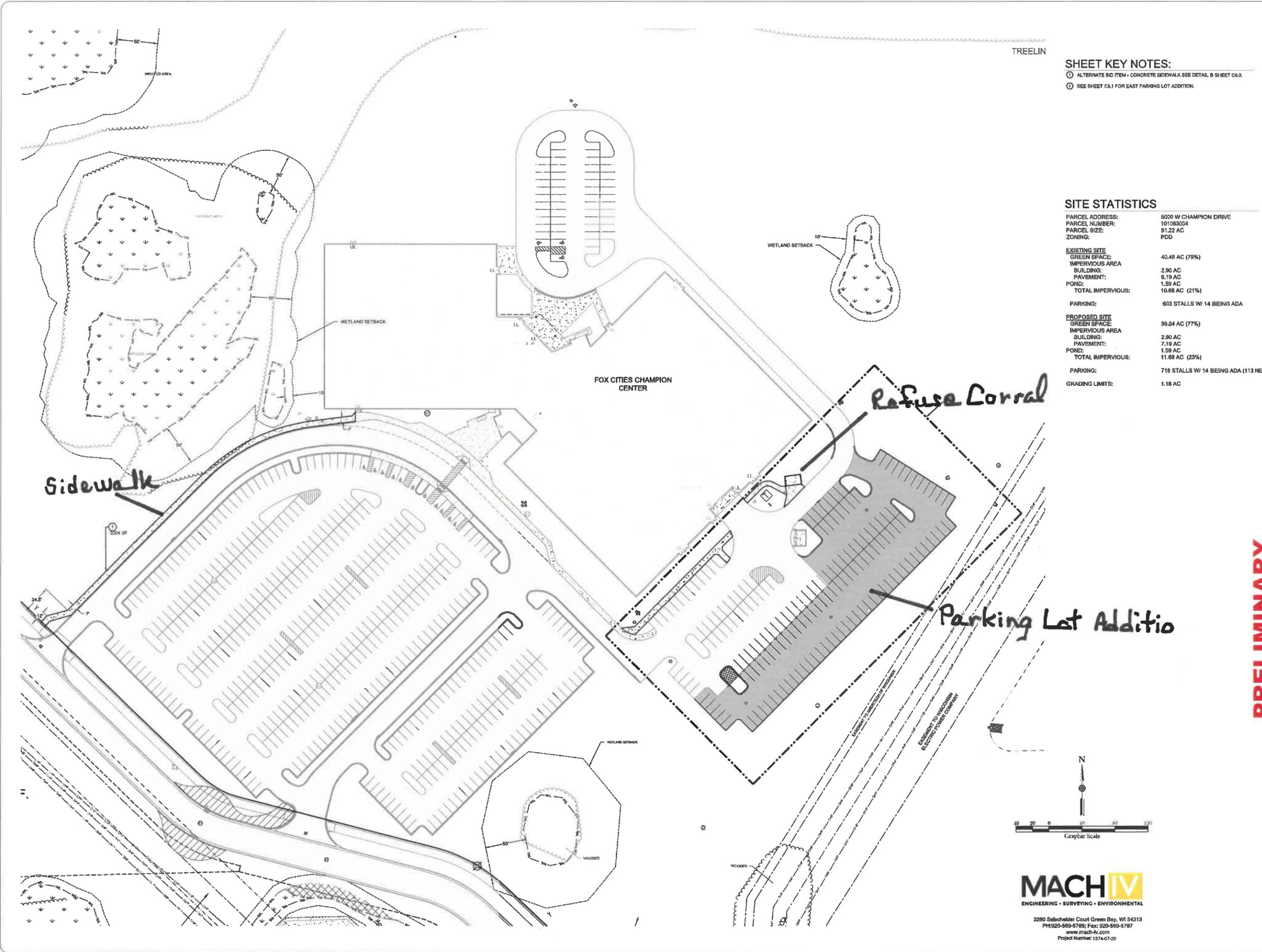
PRELIMINARY

Fox Cities Champion Center - Parking Addition
Town of Grand Chute
Community Development Authority
5000 W. CHAMPION DRIVE, APPLETON, WI 54913



COVER SHEET

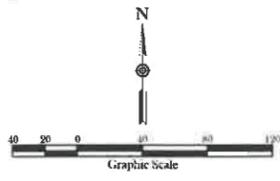
DATE	04/07/20
SCALE	AS NOTED
C1.0	
17154	XX



SHEET KEY NOTES:
 ① ALTERNATE BID ITEM - CONCRETE SIDEWALK SEE DETAIL B SHEET C3.0.
 ② SEE SHEET C3.1 FOR EAST PARKING LOT ADDITION.

SITE STATISTICS

PARCEL ADDRESS:	5000 W CHAMPION DRIVE
PARCEL NUMBER:	101083004
PARCEL SIZE:	51.22 AC
ZONING:	FDD
EXISTING SITE	
GREEN SPACE:	40.48 AC (79%)
IMPERVIOUS AREA:	
BUILDING:	2.90 AC
PAVEMENT:	6.19 AC
POND:	1.59 AC
TOTAL IMPERVIOUS:	10.68 AC (21%)
PARKING:	603 STALLS W/ 14 BEING ADA
PROPOSED SITE	
GREEN SPACE:	39.54 AC (77%)
IMPERVIOUS AREA:	
BUILDING:	2.90 AC
PAVEMENT:	7.18 AC
POND:	1.59 AC
TOTAL IMPERVIOUS:	11.68 AC (23%)
PARKING:	716 STALLS W/ 14 BEING ADA (113 NEW)
GRADING LIMITS:	1.18 AC



MACH IV
 ENGINEERING • SURVEYING • ENVIRONMENTAL
 2260 Salschelder Court Green Bay, WI 54313
 PH: 920-569-5765; Fax: 920-569-5787
 www.mach-iv.com
 Project Number: 1374-07-20

PRELIMINARY

BY: DATE: _____
 NO. _____
 Fox Cities Champion Center - Parking Addition
 Town of Grand Chute
 Community Development Authority
 5000 W CHAMPION DRIVE, APPLETON, WI 54913

 SITE PLAN - OVERALL
 DATE: 04/07/20
 SCALE: AS NOTED
 DRAWING NO. C3.0
 PROJECT NO. 17154
 SHEET NO. XX

**Town of Grand Chute
Plat Review
Final Plat of Investors Park**

To: Plan Commission
From: Robert Buckingham, Community Development Director
Date: June 10, 2020
Address: 3740 N. Investors Court **App. #: FP-01-20**

REQUEST

- 1. **Proposed Use:** Commercial office use.
- 2. **Project Description:** Development of three commercial development lots, one stormwater pond outlot, and one environmental/conservancy outlot.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, with subdivided further described in the final plat.

ANALYSIS

The final plat meets the standards of the Subdivision Code and conforms to the layout and design of the preliminary plat for the development, which was approved on May 5, 2020. Investors Community Bank (ICB) is the master developer of this planned office park. It will build a commercial/financial office building for its own use, and will market two other lots for similar commercial/office uses. Under the terms of a Development Agreement between the Town and ICB, construction of a new road to serve the business park (Investors Court) and construction of a regional stormwater pond (Outlot 1) will be the responsibility of ICB. Upon completion, these public improvements will be dedicated to the Town for perpetual ownership and maintenance. Stormwater runoff from the platted area and from the Evergreen Drive extension will be directed to the new stormwater pond. Outlot 2 consists of environmentally sensitive floodplain and wetlands areas and will remain in its natural state.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Final Plat of Investors Park (FP-01-20).

INVESTORS PARK

ALL OF LOT 1, VOLUME 30, CERTIFIED SURVEY MAPS, PAGE 5333, MAP NUMBER 5333, DOCUMENT NUMBER 1705908, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



TRANS 233.05 - ACCESS RESTRICTION CLAUSE:

AS OWNER, I HEREBY RESTRICT ALL LOTS AND BLOCKS, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH INTERSTATE 41, AS SHOWN ON THE PLAT. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION

TRANS 233.08 - HIGHWAY SETBACK:

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.3293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

TRANS 233.105 - NOISE NOTATION:

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

PUBLIC TRUST INFORMATION:

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

TOWN OF GRAND CHUTE SIDEWALK NOTE:

THE TOWN OF GRAND CHUTE REQUIRES A FIVE FOOT WIDE CONCRETE SIDEWALK BE INSTALLED ON ALL SIDES OF INVESTOR COURT. THE FIVE FOOT WIDE CONCRETE SIDEWALK ADJACENT TO LOT 1 AND OUTLOT 1 IS REQUIRED TO BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF INVESTORS COURT. THE FIVE FOOT WIDE CONCRETE SIDEWALK ADJACENT TO LOTS 2 AND 3 IS REQUIRED TO BE INSTALLED BY THE DEVELOPER OR FUTURE OWNER PRIOR TO OCCUPANCY OF EACH LOT.

LEGEND

- EXISTING 3/4" IRON ROD
- EXISTING 1" IRON PIPE
- ◆ RECORDED COUNTY MONUMENT
- SET 2.375" OUTSIDE DIA. X 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.
- ||||| INDICATES NO ACCESS ONTO INTERSTATE HIGHWAY 41
- ALL OTHER LOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 18" IRON PIPE WEIGHING 1.38 LB./LIN. FT.
- ▾ WETLANDS FIELD DELINEATED BY McMAHON GROUP ON 10/14/15
- ▾ FLOODWAY PER NFIP FIRM PANEL #550057C031 6D DATED JULY 22, 2010
- ▾ FLOODPLAIN PER NFIP FIRM PANEL #550057C031 6D DATED JULY 22, 2010

WATER ELEVATIONS

DATE OF SURVEY: 790.7'
APPROXIMATE HIGH WATER: 792.0'
ELEVATIONS ARE REFERENCE TO U.S.G.S. (NAVD 88)
BENCHMARK: WI HMP DESIGNATION GRAND CHUTE C GPS PID 13F6095, ELEVATION = 835.73'

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST THIRDS SECOND AND COMPUTED TO THE NEAREST HALF SECOND.



SCALE: 1" = 80'



BEARINGS ARE BASED ON THE OUTAGAMIE COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15 BEARS N88°06'41"W.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



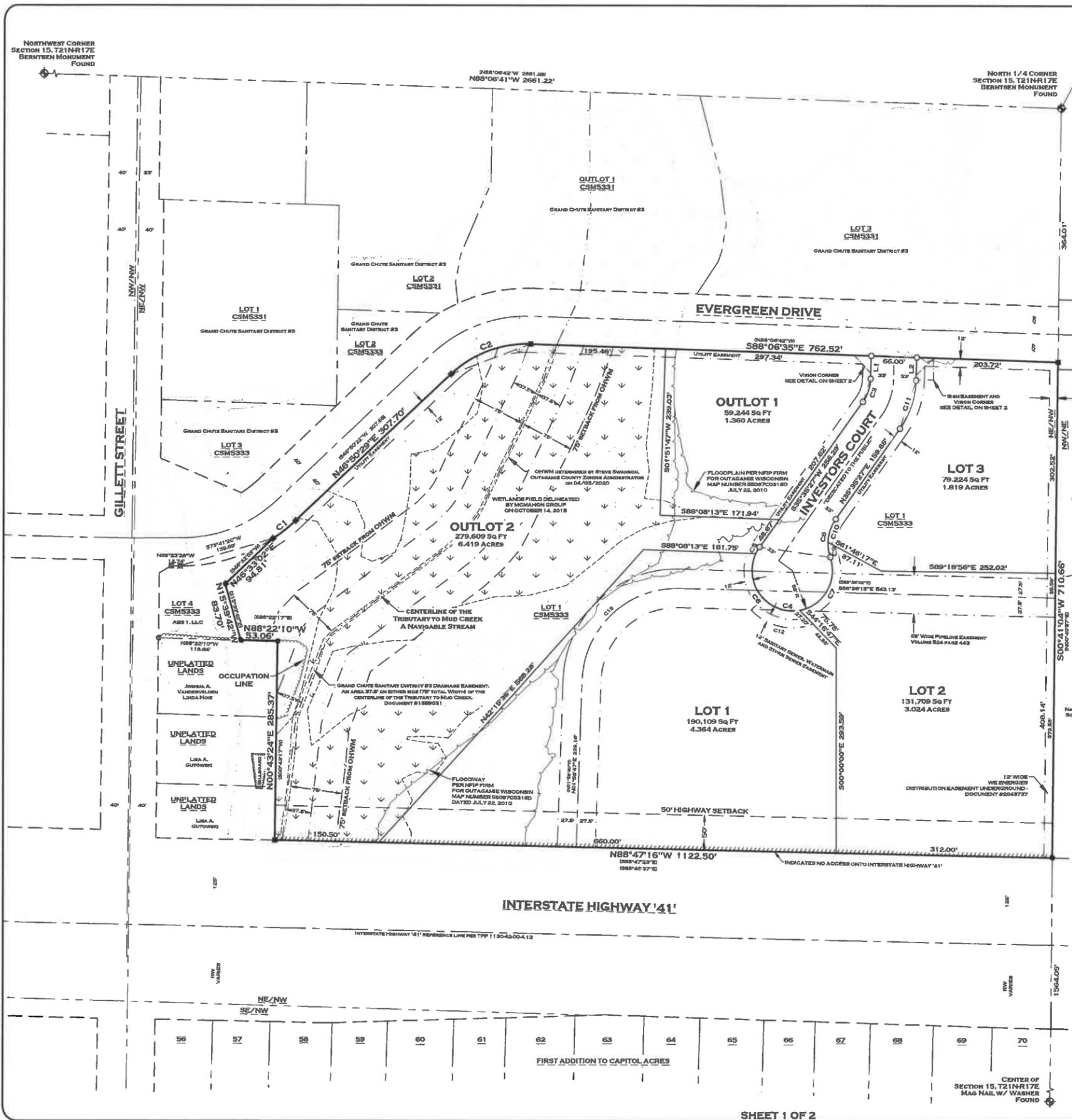
DRAFTED BY: BRIAN L. PFEFFER



6/10/2020



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9541 WWW.RELEINC.COM
R:\4700\4737\4737050.dwg\4737050FINAL_PLOT.DWG



INVESTORS PARK

ALL OF LOT 1, VOLUME 30, CERTIFIED SURVEY MAPS, PAGE 5333, MAP NUMBER 5333, DOCUMENT NUMBER 1705908, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF ABS 1, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING ALL OF LOT 1, VOLUME 30, CERTIFIED SURVEY MAPS, VOLUME 5333, MAP NUMBER 5333, DOCUMENT NUMBER 1705908, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 770,273 SQUARE FEET (17.683 ACRES) OF LAND MORE OR LESS.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES IN THE SURVEYING, DIVIDING AND MAPPING OF THE SAME.

BRYAN L. PFEFFER PLS #2924 DATE
ROBERT E. LEE & ASSOCIATES, INC.

OWNER'S CERTIFICATE OF DEDICATION

ABS 1, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS THE PROPERTY OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

ABS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF GRAND CHUTE
CITY OF APPLETON
OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE
DEPARTMENT OF ADMINISTRATION
DEPARTMENT OF TRANSPORTATION

DATED THIS _____ DAY OF _____, 2020.

IN THE PRESENCE OF ABS 1, LLC

BY _____

PRINT NAME _____

TITLE _____ DATE _____

STATE OF WISCONSIN _____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED PROPERTY OWNER(S) TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WISCONSIN My COMMISSION EXPIRES _____

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

ABS 1, LLC, GRANTEE, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE,

WISCONSIN BELL INC., D/B/A/ AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND SPECTRUM, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE(S) AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE(S) OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREBY GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEE(S) FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE(S). AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEE(S).

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

TOWN OF GRAND CHUTE CERTIFICATE

APPROVED BY THE TOWN OF GRAND CHUTE THIS _____ DAY OF _____, 2020.

DAVID SCHOWALTER DATE ANGE CAIN DATE
CHAIRPERSON TOWN CLERK

CITY OF APPLETON CERTIFICATE:

APPROVED BY THE COMMON COUNCIL TO THE CITY OF APPLETON THIS _____ DAY OF _____, 2020.

JAKE WOODFORD DATE KATHY LYNCH DATE
MAYOR CITY CLERK

OUTAGAMIE COUNTY CERTIFICATE

APPROVED BY THE OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE

THIS _____ DAY OF _____, 2020.

STEVE SWANSON
ZONING ADMINISTRATOR

TOWN OF GRAND CHUTE TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF GRAND CHUTE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON AND OF THE LAND INCLUDED IN THIS PLAT.

JULIE WAHLEN DATE
TOWN OF GRAND CHUTE TREASURER

OUTAGAMIE COUNTY TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON AND OF THE LAND INCLUDED IN THIS PLAT.

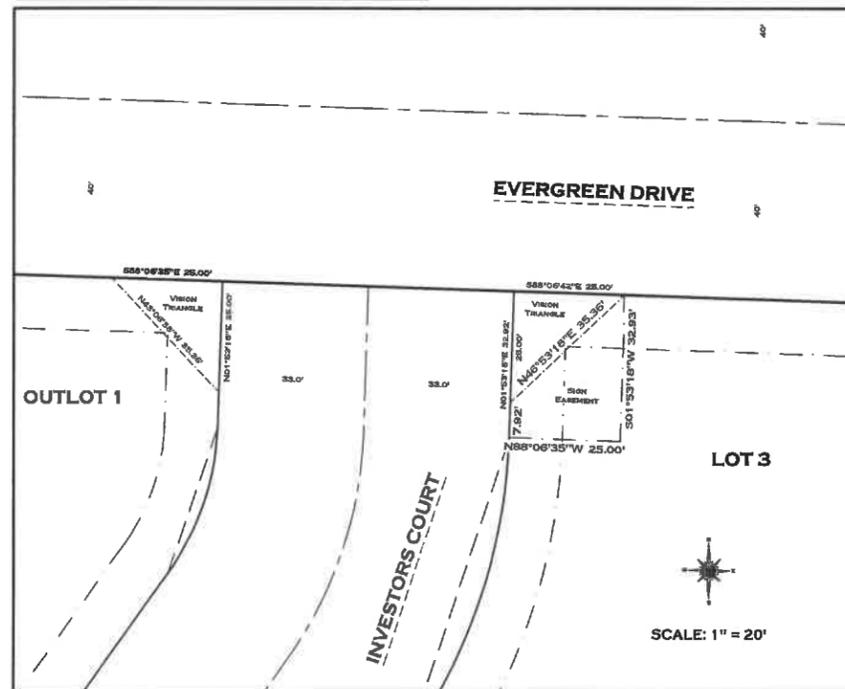
TRENTON WOELFEL DATE
OUTAGAMIE COUNTY TREASURER

CURVE #	DELTA	RADIUS	LENGTH	CHORD		TANGENT BEARING	SECOND TANGENT BEARING
				DIRECTION	LENGTH		
C1	9°55'58"	240.00'	41.61'	N51°48'28"E	41.55'	N56°46'27"E	N46°50'29"E
C2	45°02'56"	160.00'	125.80'	N68°21'57"E	122.58'	S88°06'35"E	N46°50'29"E
C3	33°42'09"	60.00'	35.29'	S18°44'22.5"W	34.79'	S01°53'18"W	S35°35'27"W
C4	234°48'41"	58.00'	237.70'	S81°48'53.5"E	102.98'	S35°35'27"W	N19°13'13"W
C5	10°42'16"	58.00'	10.84'	S30°14'19"W	10.82'	S35°35'27"W	S24°53'11"W
C6	125°19'16"	58.00'	126.86'	S37°46'27"E	103.04'	S24°53'11"W	N79°33'55"E
C7	98°47'08"	58.00'	100.00'	N30°10'21"E	88.07'	N79°33'55"E	N19°13'13"W
C8	54°48'41"	60.00'	57.40'	N08°11'06.5"E	55.23'	N19°13'13"W	N35°35'27"E
C9	21°07'38"	60.00'	22.12'	N08°39'24"W	22.00'	N01°54'24"E	N19°13'13"W
C10	33°41'03"	60.00'	35.27'	N18°44'55.5"E	34.77'	N35°35'27"E	N01°54'24"E
C11	33°42'09"	126.00'	74.12'	N18°44'22.5"E	73.05'	N35°35'27"E	N01°53'18"E
C12	67°26'31"	82.00'	96.52'	N77°21'32.5"W	91.04'	N43°38'17"W	S68°55'12"W
C13	89°24'58"	137.00'	213.80'	N46°41'16"E	192.76'	S68°36'15"E	N01°58'47"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	32.93'	S01°53'18"W
L2	32.93'	N01°53'18"E

SIGN EASEMENT AND VISION CORNER DETAIL:



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20

Department of Administration



6/10/2020



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES

1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-862-8841 WWW.RELEINC.COM

**Town of Grand Chute
Site Plan Amendment Review
Community Foundation of the Fox Valley Region**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: June 10, 2020

Address: 4455 W. Lawrence Street

App. #: SPA1-00-04

REQUEST

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

ANALYSIS

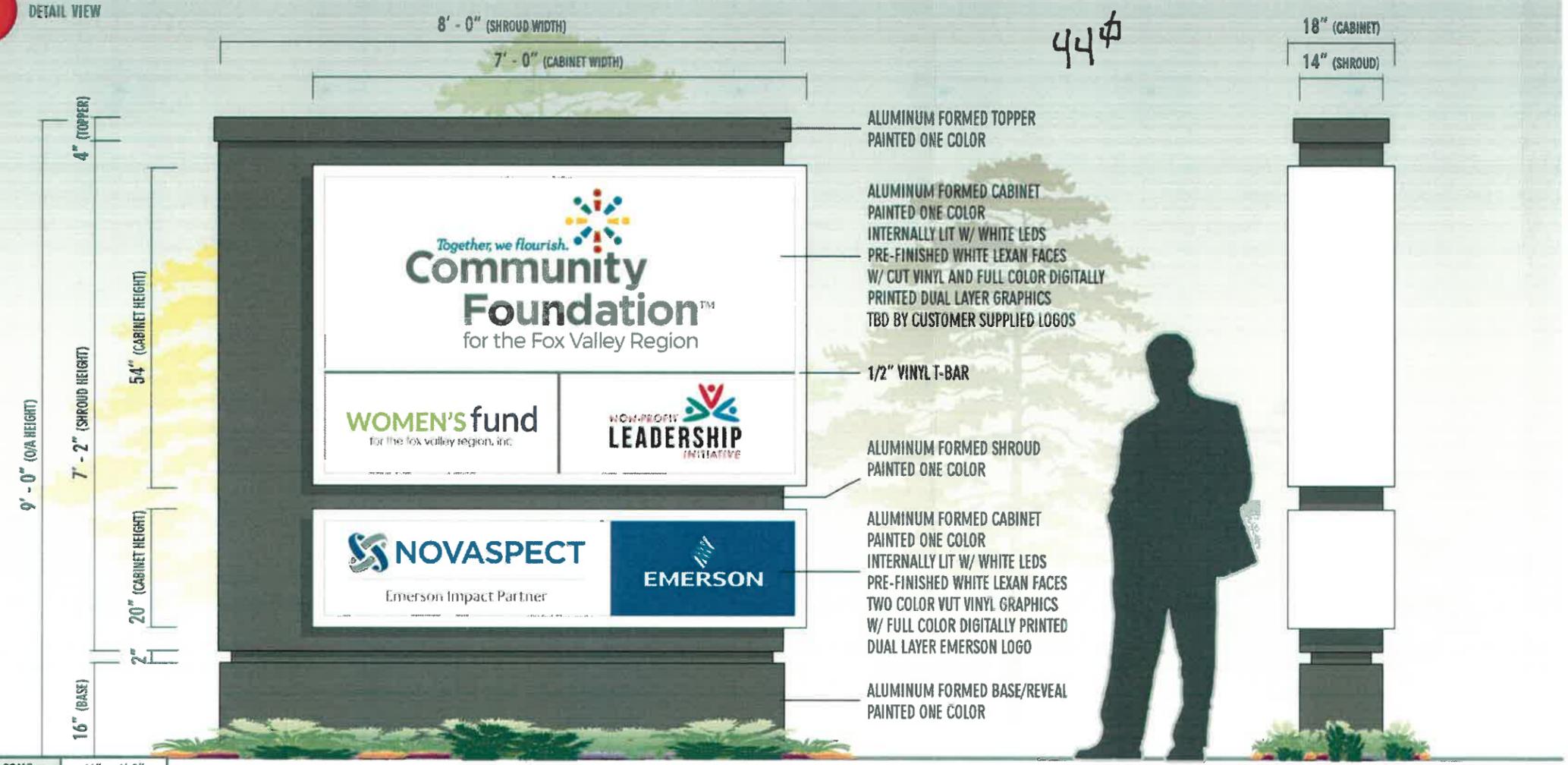
Applicant seeks approval to replace the existing non-compliant sign with a new sign that meets required setbacks. The sign will be 44 sq. ft. in size and 9'-0" in height. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-04) requested by the Community Foundation of the Fox Valley Region, 4455 W. Lawrence Street, to remove an existing multi-tenant monument sign and install a new multi-tenant monument sign.

A

DETAIL VIEW



LOCATION VIEW



NIGHT VIEW



EXISTING VIEW



REMOVE AND DISPOSE OF EXISTING MONUMENT SIGN

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

www.AppletonSIGN.com

CLIENT:	COMMUNITY FOUNDATION FOR THE FOX VALLEY REGION
STREET ADDRESS:	4455 W LAWRENCE ST
CITY / STATE:	APPLETON, WI
SCOPE:	RE-BRAND
DATE:	2/17/20
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS

VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE

1	PAINT: TO MATCH COOL GREY 9C (65% BLACK C)
2	PAINT: SATIN WHITE

REQUIRED ITEMS

X CLEAN ART?	AN ART RESTORATION FEE MAY BE APPLIED TO PROJECT IF PRODUCTION READY ARTWORK IS NOT PROVIDED BY CLIENT PRIOR TO PRODUCTION
FIELD SURVEY?	
COLORS?	
MISC. ITEMS?	

REVISION SCHEDULE

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A: MANUFACTURE AND INSTALL ONE(1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN - REMOVE AND DISPOSE OF EXISTING SIGN AT GRADE

OPT. #3

200331-01

1

CLIENT:	COMMUNITY FOUNDATION FOR THE FOX VALLEY REGION
STREET ADDRESS:	4455 W LAWRENCE ST
CITY / STATE:	APPLETON, WI
SCOPE:	RE-BRAND
DATE:	2/17/20
SALES:	JOSH TURKOW
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS

VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE

REQUIRED ITEMS

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

REVISION SCHEDULE

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

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A: SITE PLAN

OPT. #2

200331-01

2

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