



**PLAN COMMISSION AGENDA**  
Tuesday, June 2, 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 – May 5, 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. **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. **Action:** Hear testimony/close hearing.
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. **Action:** Recommend approval/denial of SE-09-20. (TOWN BOARD ACTION 6/16/2020)
8. **Condo Plat (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. **Action:** Recommend approval/denial of CP-02-20. (TOWN BOARD ACTION 6/16/2020)
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. **Action:** Recommend approval/denial of CSM-21-19. (TOWN BOARD ACTION 6/02/2020)
10. Adjournment.

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

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

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

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## GRAND CHUTE PLAN COMMISSION MINUTES

May 5, 2020

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

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; Dave Wallenfang, IT; Supervisors Brad Gehring and Jeff Ings; other interested parties.

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – MARCH 3, 2020 MEETING.

**Motion (Boeckers/Ulrich) to approve the minutes.** Motion carried, all voting aye. (Stadel-abstain)

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

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – Director Buckingham noted that the May 19 Plan Commission meeting is cancelled.

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-02-20) REQUESTED BY MIDWEST PROPERTIES 1, LLP, 2932 N. TEMPEST COURT, TO ALLOW GRADING, FILLING, CONSTRUCTION OF AN INDUSTRIAL/STORAGE BUILDING, A STORMWATER FACILITY, AND ASSOCIATED SITE IMPROVEMENTS.

Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:04 p.m. There was no public input.

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

8. **CONDITIONAL USE PERMIT (CUP-02-20)** – REQUEST BY MIDWEST PROPERTIES 1, LLP, 2932 N. TEMPEST COURT, TO ALLOW GRADING, FILLING, CONSTRUCTION OF AN INDUSTRIAL/STORAGE BUILDING, A STORMWATER FACILITY, AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided background on the project and areas impacted by the Shoreland Zoning District.

**Motion (Boeckers/Crosby) to recommend approval of the Conditional Use Permit (CUP-02-20) requested by Midwest Properties 1, LLP, 2932 N. Tempest Court, to allow grading, filling, construction of an industrial/storage building, a stormwater facility, and associated site improvements, subject to Town Engineer approval of Stormwater Management and Erosion Control Plans.** Motion carried, all voting aye.

9. **SITE PLAN (SP-07-20)** – REQUEST BY MIDWEST PROPERTIES 1, LLP, 2932 N. TEMPEST COURT, FOR CONSTRUCTION OF AN INDUSTRIAL/STORAGE BUILDING, A STORMWATER FACILITY, AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Crosby/Boeckers) approve the Site Plan (SP-07-20) requested by Midwest Properties 1, LLP, 2932 N. Tempest Court, for construction of an industrial/storage building, stormwater facility and associated site improvements, subject to: (1) Town Engineer approval of Stormwater Management and Erosion Control Plans; and, (2) Town Board approval of Conditional Use Permit CUP-02-20. Motion carried, all voting aye.**

10. **NEIGHBORHOOD INFORMATION MEETING #2** – CONDITIONAL USE PERMIT (CUP-03-20) REQUESTED BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, 3740 N. INVESTORS COURT, TO ALLOW GRADING, FILLING, CONSTRUCTION OF A COMMERCIAL/FINANCIAL OFFICE BUILDING, AND ASSOCIATED SITE IMPROVEMENTS.

Chairman Schowalter opened Neighborhood Information Meeting #2 at 6:10 p.m. There was no public input.

**Motion (Boeckers/Weber) to close Neighborhood Information Meeting #2 at 6:11 p.m. Motion carried, all voting aye.**

11. **CONDITIONAL USE PERMIT (CUP-03-20)** – REQUEST BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, 3740 N. INVESTORS COURT, TO ALLOW GRADING, FILLING, CONSTRUCTION OF A COMMERCIAL/FINANCIAL OFFICE BUILDING, AND ASSOCIATED SITE IMPROVEMENTS.

Director Buckingham provided background on the project and areas impacted by the Shoreland Zoning District. He noted that development of the land will be completed in conjunction with the Town's work on Evergreen Drive, per terms of a Development Agreement/

**Motion (Stadel/Boeckers) to recommend approval of Conditional Use Permit (CUP-03-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, to allow grading, filling, and construction of a commercial/financial office building, a stormwater pond, and associated site improvements. Motion carried, all voting aye.**

12. **PRELIMINARY PLAT (PP-01-20)** – REQUEST BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, 3740 N. INVESTORS COURT, FOR APPROVAL OF THE PRELIMINARY PLAT OF ICB PLAT.

**Motion (Ulrich/Crosby) to recommend approval of the Preliminary Plat of ICB Plat (PP-01-20). Motion carried, all voting aye.**

13. **SITE PLAN SP-10-20** – REQUEST BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, 3740 N. INVESTORS COURT FOR CONSTRUCTION OF A COMMERCIAL/FINANCIAL OFFICE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Crosby/Weber) to approve the Site Plan (SP-10-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for construction of a commercial/financial office building and associated site improvements, subject to: (1) Town Engineer approval of Drainage and Erosion Control Plans; (2) staff approval of the Landscape Plan; (3) Town approval of roadway plans for Investors Court and stormwater plans for the regional pond; (4) Town Board approval of Preliminary Plat PP-01-20; and, (5) Town Board approval of Conditional Use Permit CUP-03-20. Motion carried, all voting aye.**

14. **PUBLIC HEARING #1** – SPECIAL EXCEPTION APPROVAL (SE-08-20) REQUESTED BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, 3740 N. INVESTORS COURT, FOR AN OFF-PREMISE SIGN TO BE LOCATED AT 3800 N. INVESTORS COURT.

Chairman Schowalter opened Public Hearing #1 at 6:21 p.m. There was no public input.

**Motion (Ulrich/Boeckers) to close Public Hearing #1 at 6:22 p.m.** Motion carried, all voting aye.

15. **SPECIAL EXCEPTION (SE-08-20)** – REQUEST BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, 3740 N. INVESTORS COURT, FOR AN OFF-PREMISE SIGN TO BE LOCATED AT 3800 N. INVESTORS COURT. Director Buckingham stated that this multi-tenant sign will be placed on one of the three properties in the development, but that all business will utilize the sign.

**Motion (Boeckers/Crosby) to recommend approval of the Special Exception Permit (SE-08-20) requested by ABS 1, LLC, dba Investors Community Bank, 3740 N. Investors Court, for an off-premise sign to be located at 3800 N. Investors Court.** Motion carried, all voting aye.

16. **SITE PLAN (SP-11-20)** – REQUEST BY ABS 1, LLC, DBA INVESTORS COMMUNITY BANK, FOR INSTALLATION OF AN OFF-PREMISE SIGN AT 3800 N. INVESTORS COURT.

**Motion (Crosby/Boeckers) to approve the Site Plan (SP-11-20) requested by ABS 1, LLC, dba Investors Community Bank, for an off-premise sign to be located at 3800 N. Investors Court, subject to Town Board approval of Special Exception SE-08-20.** Motion carried, all voting aye.

17. **SPECIAL EXCEPTION AMENDMENT (SEA2-08-12)** – REQUEST BY APPLETON VALLEY HOMES LLC, 5358-5390 PENNSYLVANIA AVENUE, FOR APPROVAL OF AMENDMENT NO. 3 TO THE GEORGETOWN SQUARE CONDOMINIUM PLANNED UNIT DEVELOPMENT (PUD), ADJUSTING THE LAYOUT AND REDUCING THE NUMBER OF UNITS IN THE PUD FROM 40 UNITS TO 38 UNITS.

**Motion (Stadel/Boeckers) to recommend approval of Special Exception Amendment (SEA2-08-12) requested by Appleton Valley Homes, LLC, 5358-5390 Pennsylvania Avenue, approving Amendment No. 3 to the Georgetown Square Condominium Planned Unit Development (PUD), adjusting the layout and reducing the number of units in the PUD from 40 units to 38 units.** Motion carried, all voting aye.

18. **CONDO PLAT (CP-01-20)** – REQUEST BY APPLETON VALLEY HOMES LLC, 5358-5390 PENNSYLVANIA AVENUE, TO APPROVE ADDENDUM NO. 4 TO THE GEORGETOWN SQUARE CONDOMINIUM BY ADDING 9 UNITS TO THE DECLARED AREA.

**Motion (Ulrich/Stadel) to recommend approval of Addendum No. 4 to the Georgetown Square Condominium Plat (CP-01-20), adding 9 units to the declared area.** Motion carried, all voting aye.

19. **SITE PLAN (SP-06-20)** – REQUEST BY APPLETON VALLEY HOMES LLC, 5358-5390 PENNSYLVANIA AVENUE, FOR CONSTRUCTION OF 9 CONDO UNITS, A STORMWATER FACILITY, AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Crosby/Ulrich) to approve the Site Plan (SP-06-20) requested by Appleton Valley Homes, LLC, for construction of 9 condominium units, a stormwater facility, and associated site improvements at 5358-5390 Pennsylvania Avenue, subject to: (1) Town Board approval of Special Exception Amendment SEA2-08-12; (2) Town Board approval of Condo Plat CP-01-20; and, (3) Town Engineer approval of Stormwater Management and Erosion Control Plans.** Motion carried, all voting aye.

20. **SITE PLAN (SP-08-20)** – REQUEST BY FREDDY'S FROZEN CUSTARD & STEAKBURGERS, 3633 W. COLLEGE AVENUE, FOR CONSTRUCTION OF A RESTAURANT BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza noted that this project is at the location of the former Pizza Hut.

**Motion (Stadel/Boeckers) to approve the Site Plan (SP-08-20) requested by Freddy's Frozen Custard and Steamburgers, 3633 W. College Avenue, for construction of a restaurant building and associated site**

improvements, subject to: (1) Town Engineer approval of Drainage and Erosion Control Plans; and, (2) staff approval of the Site Lighting Plan. Motion carried, all voting aye.

21. **SITE PLAN (SP-09-20)** – REQUEST BY PROSPERA CREDIT UNION, 5140 W. INTEGRITY WAY, FOR CONSTRUCTION OF A FINANCIAL INSTITUTION BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Crosby/Stadel) to approve the Site Plan (SP-09-20) requested by Prospera Credit Union, 5140 W. Integrity Way, for construction of a new financial institution building and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) staff approval of a lot-split Certified Survey Map. Motion carried, all voting aye.**

22. **AFFIDAVIT OF CORRECTION – LOT 1 & OUTLOT 1, CERTIFIED SURVEY MAP 4985** – REQUEST BY ALEXANDER W. AND KATHRYN S. WILKES TO REVISE AND CORRECT A RECORDED DRAINAGE EASEMENT ON PROPERTY AT 3692 N. MAPLE EDGE COURT.

**Motion (Ulrich/Weber) to recommend approval of the Affidavit of Correction to Lot 1 & Outlot 1, Certified Survey Map 4985 (3692 N. Maple Edge Court), to revise and correct a recorded drainage easement. Motion carried, all voting aye.**

23. **VARIANCE FROM CHAPTER 463 OF THE GRAND CHUTE MUNICIPAL CODE (STORMWATER MANAGEMENT)** – REQUEST BY JASON AND ELIZABETH VERBOOMEN, 4274 N. BOUNTIFUL LANE, FOR A VARIANCE GRANTING A PROTECTIVE AREA/WETLAND SETBACK REDUCTION TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY HOME.

Planner Patza noted that the request is to reduce the wetland setback from 50 feet to 40 feet. This will permit construction of an attached cover patio. He stated that Town code allows granting of a variance for cause. In this case, the wetland is irregular in shape and sweeps broadly across the property.

**Motion (Boeckers/Stadel) to grant a Variance from Chapter 463-19(C)(4)(a)[6] of the Town of Grand Chute Municipal Code to Jason and Elizabeth Verboomen, allowing a protective area/wetlands setback of no less than 40' on the property located at 4274 N. Bountiful Lane (Lot 72 and Outlot 14 of the Plat of Forest View Estates). In granting this variance, the Plan Commission has determined that the variance is not contrary to the public interest and that such variance will be in general harmony with the purposes and intent of the Town's Stormwater Management and Zoning Codes; the variance will not permit the establishment of a use which is not permitted or permissible in the district; special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same district; the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; the hardship is not shared generally by other land or buildings in the area; and, the hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. Motion carried, all voting aye.**

24. ADJOURNMENT.

**Motion (Ulrich/Boeckers) to adjourn the meeting at 6:41 p.m. Motion carried, all voting aye.**

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

6/7.

**Town of Grand Chute  
Special Exception Request  
Storage Shop USA Grand Chute LLC, dba Storage Shop USA**

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**To: Plan Commission**  
**From: Michael Patza, Town Planner**  
**Date: May 27, 2020**  
**Address: 2145 W. Pershing Street**

**App. #: SE-09-20**

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**REQUEST**

- 1. Proposed Use:** Planned Unit Development (PUD) commercial.
- 2. Project Description:** Development of StorageShopUSA – Grand Chute Condominium, an 18-unit commercial development.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending approval of the Condo Plat.

**ANALYSIS**

The Plan Commission approved the Site Plan for this development at its January 3, 2019 meeting. The project includes nine (9) new commercial storage buildings. Anticipated use includes traditional self-storage units or occupancy by commercial contractors/businesses to meet their storage needs. The first phase of construction for the development is in progress.

The Owner/Developer has presented plans for creation of a condominium form of ownership at this development. PUD designation is required to proceed with creation of a condominium form of development and ownership. A Special Exception is the method for approval of a PUD. Subsequent to approval of the Special Exception for PUD designation, a condominium plat has been submitted for Town approval.

**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-09-02) 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.

# STORAGESHOPUSA - GRAND CHUTE CONDOMINIUM

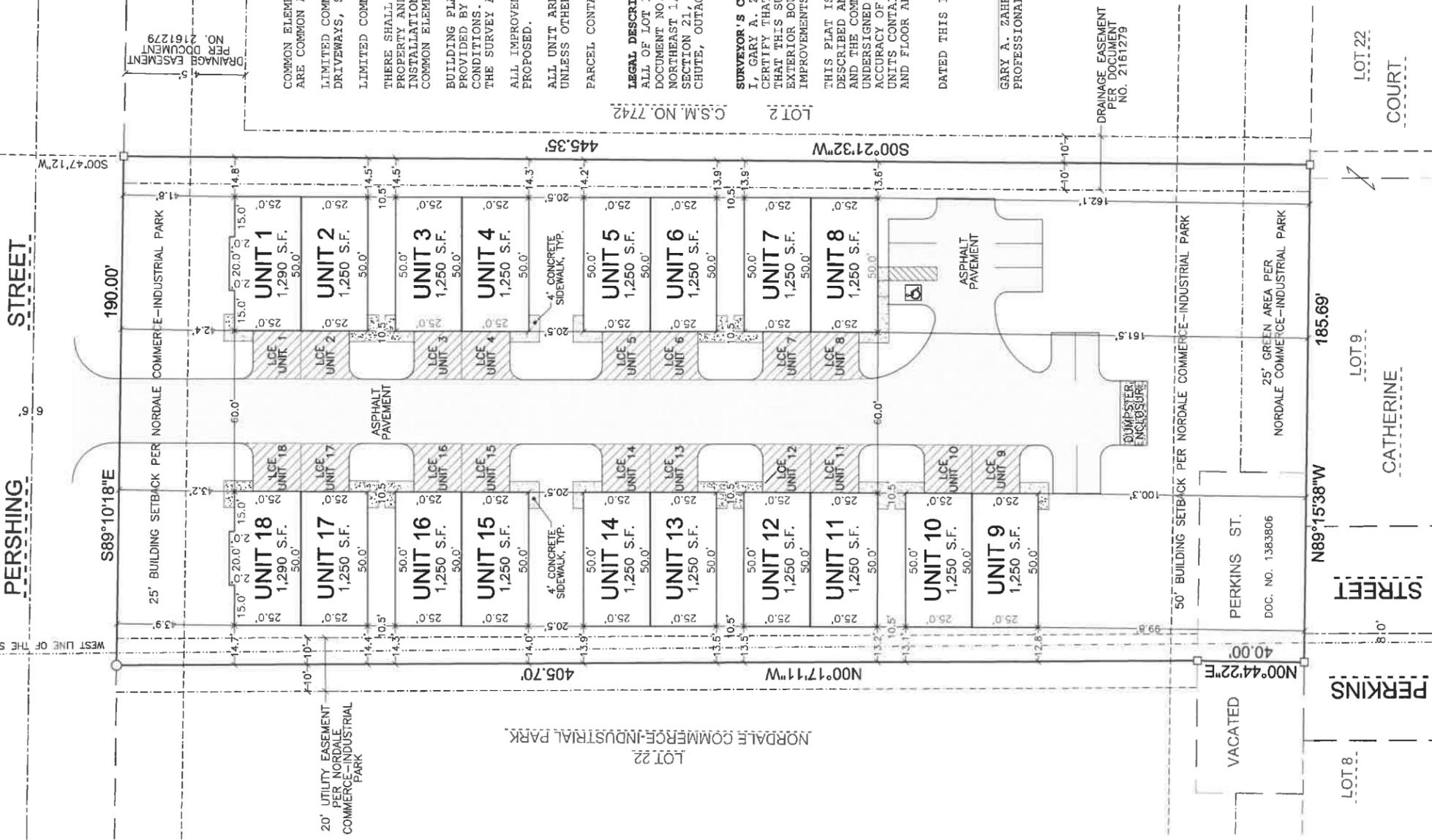
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7742, RECORDED AS DOCUMENT NO. 2161781, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



NORTH 1/4 CORNER  
SECTION 21  
T21N-R17E  
P.K. NAIL FOUND  
N: 571711.50  
E: 817017.22

NORTHEAST CORNER  
SECTION 21  
T21N-R17E  
REBAR FOUND  
N: 571673.44  
E: 819786.98

BEARINGS ARE REFERENCED TO THE  
OUTAGAMIE COUNTY COORDINATE SYSTEM  
NAD83(1991) IN WHICH THE NORTH  
LINE OF THE NORTHEAST 1/4 OF  
SECTION 21, BEARS N 89°12'48" W



- LEGEND**
- 3/4" O.D. REBAR FOUND
  - 1" O.D. IRON PIPE FOUND
  - ◆ GOVERNMENT CORNER
  - ▨ LCE - LIMITED COMMON ELEMENT

COMMON ELEMENTS: ALL AREAS WITHIN THE CONDOMINIUM BOUNDARY ARE COMMON AREAS UNLESS DEPICTED AS "UNIT" OR "LCE".  
LIMITED COMMON ELEMENTS: THE LIMITED COMMON ELEMENTS INCLUDE DRIVEWAYS, STEPS, STOOFS, AND SIDEWALKS.

LIMITED COMMON ELEMENTS ARE SHOWN AS THUS: LCE  
THERE SHALL BE SUCH PERMANENT EASEMENTS THROUGH AND OVER THE PROPERTY AND EACH OF THE UNITS AS MAY BE NECESSARY FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF THE COMMON ELEMENTS, UTILITIES, SEWERS AND OTHER UNITS.  
BUILDING PLANS AND DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS. UNIT 17 AND 18 WERE CONSTRUCTED AT THE TIME OF THE SURVEY AND THE LOCATION IS SHOWN AS IT WAS FOUND.

ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.  
ALL UNIT AREAS ARE TO THE OUTSIDE OF CONCRETE FOUNDATION WALL UNLESS OTHERWISE SHOWN.

PARCEL CONTAINS 83,537 SQ.FT.  
(1.918 ACRES)

**LEGAL DESCRIPTION:**  
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7742, RECORDED AS DOCUMENT NO. 2161781, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**  
I, GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS UPON THE PROPERTY.

THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

DATED THIS 14TH DAY OF APRIL, 2020

GARY A. ZAHRINGER,  
PROFESSIONAL LAND SURVEYOR S-2098

DRAINAGE EASEMENT  
PER DOCUMENT  
NO. 2161279

**TOWN BOARD RESOLUTION**  
RESOLVED, THAT STORAGESHOPUSA - GRAND CHUTE CONDOMINIUM, IN THE TOWN OF GRAND CHUTE, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF GRAND CHUTE.

TOWN CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF GRAND CHUTE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, BEING THE DULY 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 UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LAND INCLUDED IN STORAGESHOPUSA - GRAND CHUTE CONDOMINIUM.

TOWN TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**THIS CONDOMINIUM PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:**  
OWNERS OF RECORD: \_\_\_\_\_ RECORDING INFORMATION: \_\_\_\_\_  
STORAGESHOPUSA - GRAND CHUTE LLC DOCUMENT NO. 2186679

PARCEL NUMBER: 102289200

PREPARED BY:  
**Martenson & Eisele, Inc.**

1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381



THIS INSTRUMENT DRAWN BY: A.SEDJAR SHEET 1 OF 1

**Town of Grand Chute  
Condominium Plat  
StorageShopUSA – Grand Chute Condominium**

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: May 27, 2020**

**Address: 2145 W. Pershing Street**

**App #: CP-02-20**

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**REQUEST**

- 1. Proposed Use(s):** Commercial condominium.
- 2. Project Description:** 18-unit commercial development.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending approval of this condominium plat.

**ANALYSIS**

The Plan Commission approved the Site Plan for this development at its January 3, 2019 meeting. The project includes nine (9) new commercial storage buildings. Anticipated use includes traditional self-storage units or occupancy by commercial contractors/businesses to meet their storage needs. The first phase of construction for the development is in progress.

The Owner/Developer has presented plans for creation of a condominium form of ownership at this development. Subject to approval of a Special Exception (SE-09-20) for a Planned Unit Development designation, the approval of a Condominium Plat and Declaration of Condominium is the final action required. Both the Plat and Declaration were reviewed and found to meet all statutory requirements.

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of the Condo Plat (CP-02-20) for StorageShopUSA – Grand Chute Condominium, subject to Town Board approval of Special Exception SE-09-20.**



**Town of Grand Chute  
Certified Survey Map Review  
Jill C. Johnson-Morgan**

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: May 27, 2020**

**Address: 3540 W. Capitol Drive**

**App. #: CSM-21-19**

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**REQUEST**

The CSM will split the existing parcel into four lots. The CSM also provides dedication of approximately 33' of road right-of-way along W. Capitol Drive. Because of the RW dedication, this CSM needs Plan Commission and Town Board approval.

**ANALYSIS**

The lot split is being done in anticipation of single-family residential development. The property is currently zoned RSF Single-Family Residential District. The property has frontage on I-41 and W. Capitol Drive. Access to the residential lots will be from individual driveways on W. Capitol Drive. The Town Engineer has approved Stormwater Management and Erosion Control Plans. The CSM meets all Town requirements for division of land.

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-21-19) requested Jill C. Johnson-Morgan, 3540 W. Capitol Drive.**

# Certified Survey Map No. \_\_\_\_\_

Part of the Southwest 1/4 of the Northeast 1/4 and Part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.

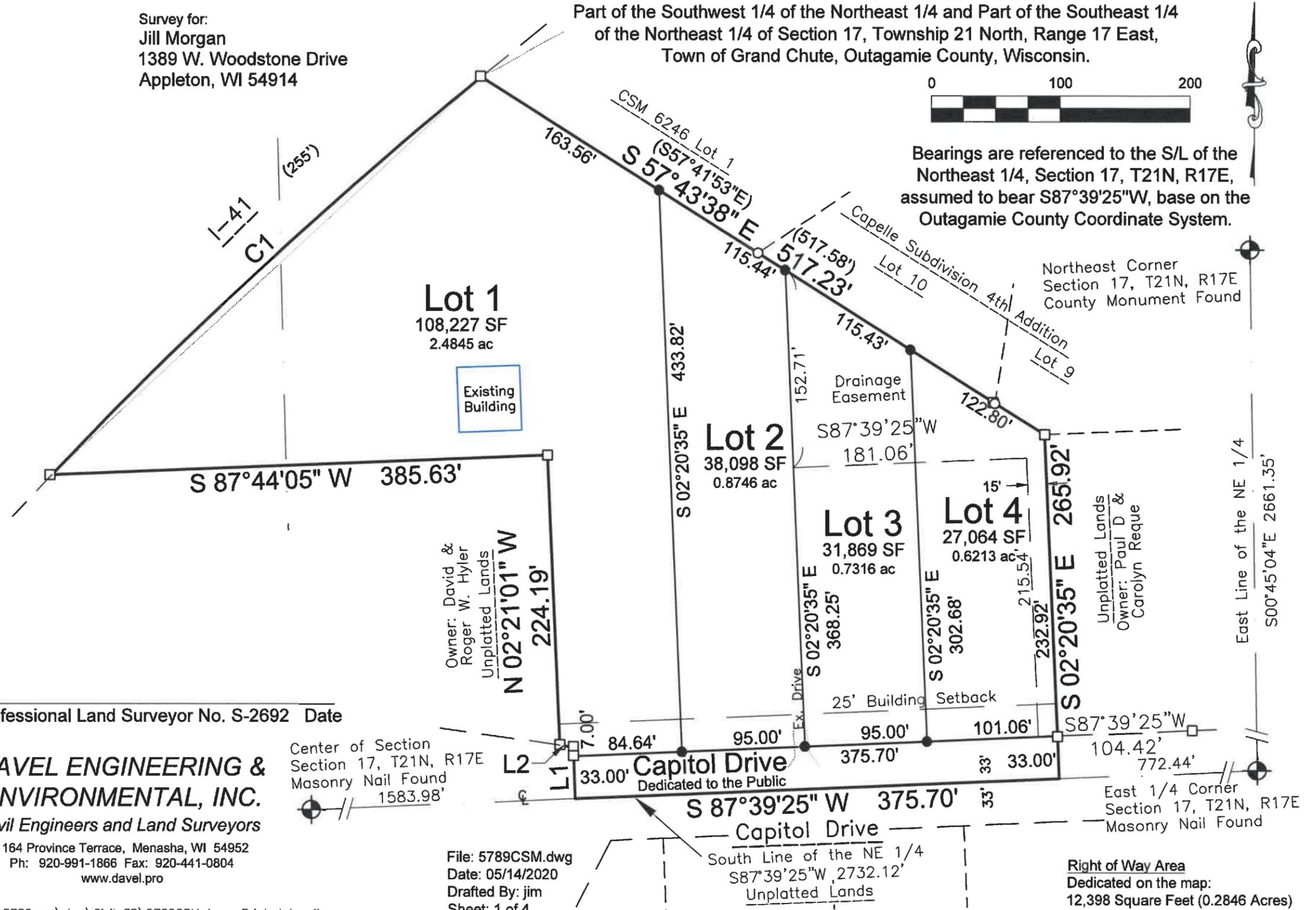
Survey for:  
 Jill Morgan  
 1389 W. Woodstone Drive  
 Appleton, WI 54914



Bearings are referenced to the S/L of the Northeast 1/4, Section 17, T21N, R17E, assumed to bear S87°39'25"W, base on the Outagamie County Coordinate System.

## LEGEND

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



James R. Sehloff Professional Land Surveyor No. S-2692 Date \_\_\_\_\_



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors

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

File: 5789CSM.dwg  
 Date: 05/14/2020  
 Drafted By: jim  
 Sheet: 1 of 4