



PLAN COMMISSION AGENDA

Tuesday, June 20, 2017 6:00 p.m.

Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – May 6, 2017 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Neighborhood Information Meeting #1** – Solar Energy System (SOLAR-2017) requested by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for installation of a solar energy system to serve the new environmental center building. **Action:** Hear testimony/close meeting.
8. **Site Plan Amendment (SPA1-12-16)** – Request by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for installation of a solar energy system to serve the new environmental center building. **Action:** Approve/deny SPA1-12-16.
9. **Neighborhood Information Meeting #2** – Conditional Use Permit (CUP-04-17) requested by Midwest Properties I, LLP, 1890 S. Technology Drive & 5600 Technology Circle, to allow grading and filling for construction of an industrial building, stormwater pond, and associated site improvements. **Action:** Hear testimony/close meeting.
10. **Conditional Use Permit (CUP-04-17)** – Request by Midwest Properties I, LLP, 1890 S. Technology Drive & 5600 Technology Circle, to allow grading and filling for construction of an industrial building, stormwater pond, and associated site improvements. **Action:** Recommend approval/denial of CUP-04-17. (TOWN BOARD ACTION 6/20/2017).
11. **Site Plan (SP-18-17)** – Request by Midwest Properties I, LLP, 1890 S. Technology Drive & 5600 Technology Circle, for construction of an industrial building, stormwater pond, and associated site improvements. **Action:** Approve/deny SP-16-17.
12. **Site Plan (SP-17-17)** – Request by CV MH LLC, dba Stor-It Appleton, 1641 W. Evergreen Drive, for construction of self-storage units and associated site improvements. **Action:** Approve/deny SP-17-17.
13. **Site Plan Amendment (SPA1-00-96)** – Request by Nicolet Square, LLC, 213 S. Nicolet Road, to replace an existing multi-tenant monument sign with a new multi-tenant pylon sign. **Action:** Approve/deny SPA1-00-96.
14. Adjournment.

A quorum of the Town Board, Park Commission, Police and Fire Commission, Board of Appeals, and Licensing Committee may be present at this meeting. No official action of these bodies will be taken. **Accommodation Notice**-Any person requiring special accommodation who wishes to attend this meeting should contact (**Administration at 832-1573**) at least 48 hours in advance.

GRAND CHUTE PLAN COMMISSION MINUTES

June 6, 2017

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Julie Hidde, Vivian Huth, Duane Boeckers, Pam Crosby, John Weber. Members Absent: none

Also Present: James March, Town Administrator; Bob Heimann, IT Director; Brent Braun, System/Network Administrator; Dave Wallenfang, Desktop Support Specialist; Mike DeBruler; Assistant Fire Chief; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; other interested parties (audience attendance = 8)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – MAY 16, 2017 MEETING.

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

5. **PUBLIC INPUT** – NONE.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – NO REPORT TONIGHT.

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-02-17) REQUESTED BY RUBBLE DEVELOPMENT LLC, ON BEHALF OF PREMIER WHITE HAWK LLC, 4730 N. LYNNDALE DRIVE.

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

Motion (Huth/Hidde) to close Neighborhood Information Meeting #1 at 6:03 p.m. Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-02-17)** – REQUEST BY RUBBLE DEVELOPMENT LLC, ON BEHALF OF PREMIER WHITE HAWK LLC, 4730 N. LYNNDALE DRIVE.

Director Buckingham provided background on the request and noted that a small portion of the driveway leading from Lynndale Drive to the White Hawk Apartments site lies within the County Shoreland Zoning District.

Motion (Hidde/Huth) to recommend approval of the Conditional Use Permit (CUP-02-17) requested by Rubble Development LLC, on behalf of Premier White Hawk LLC, 4730 N. Lynndale Drive, to allow grading and filling for construction of a commercial driveway, subject to Town Engineer approval of drainage and erosion control plans for the project. Motion carried, all voting aye.

9. **NEIGHBORHOOD INFORMATION MEETING #2** – CONDITIONAL USE PERMIT (CUP-03-17) REQUESTED BY TOWN OF GRAND CHUTE, TO ALLOW GRADING AND FILLING FOR CONSTRUCTION OF THE ENTRANCE ROAD AND PARKING LOT FOR TOWN CENTER PARK, 1850 W. GRAND CHUTE BLVD.

Chairman Schowalter opened Neighborhood Information Meeting #2 at 6:06 p.m. There was no public input.

Motion (Crosby/Huth) to close Neighborhood Information Meeting #2 at 6:06 p.m.
Motion carried, all voting aye.

10. **CONDITIONAL USE PERMIT (CUP-03-17)** – REQUEST BY TOWN OF GRAND CHUTE, TO ALLOW GRADING AND FILLING FOR CONSTRUCTION OF THE ENTRANCE ROAD AND PARKING LOT FOR TOWN CENTER PARK, 1850 W. GRAND CHUTE BLVD.

Planner Patza described the area that lies within the County Shoreland Zoning District, and the work to be completed under the Conditional Use Permit.

Motion (Sherman/Hidde) to recommend approval of the Conditional Use Permit (CUP-03-17) requested by the Town of Grand Chute, to allow grading and filling for construction of the entrance road and parking lot for the Town Center Park located at 1850 W. Grand Chute Boulevard, subject to Town Engineer approval of drainage and erosion control plans for the subject. Motion carried, all voting aye.

11. **SITE PLAN (SP-16-17)** – REQUEST BY TOWN OF GRAND CHUTE FOR CONSTRUCTION OF THE TOWN CENTER PARK COMMUNITY BUILDING AND ASSOCIATED SITE IMPROVEMENTS AT 1850 W. GRAND CHUTE BLVD.

Planner Patza explained the features of the new park that will be developed in this phase, including the Community Building, parking area, and associated site improvements. HE noted that future phases will include playgrounds, additional walking trails and a dog exercise area.

Motion (Hidde/Crosby) to approve the Site Plan (SP-16-17) requested by the Town of Grand Chute, for construction of the Town Center Park Community Building and associated site improvements at 1850 W. Grand Chute Boulevard, subject to: (1) Town Engineer approval of the Drainage and Erosion Control Plans; and, (2) Staff approval of the Landscape Plan.

In response to a question from Commissioner Sherman, Planner Patza verified that the Site Plan sheet being approved is Sheet No. C-4R.

Motion to approve SP-16-17 carried, all voting aye.

Following this approval, an audience member asked for additional information on lighting and landscaping features of the Park. Planner Patza provided some information and encouraged this individual to discuss her concerns with him at the conclusion of the meeting.

12. **FINAL PLAT (FP-02-17)** – REQUEST BY WEXFORD, LTD. FOR APPROVAL OF THE FINAL PLAT OF MEADOWS OF MARY ELLEN AND WALTER, 5700 BLOCK OF W. SPENCER STREET.

Motion (Stadel/Huth) to recommend approval of the Final Plat of Meadows of Mary Ellen and Walter (FP-02-17). Motion carried, all voting aye.

13. **CONDO PLAT (CP-04-17)** – REQUEST BY FOX WEST STORAGE CONDOMINIUM OWNERS' ASSOCIATION, INC., 5530-5590 W. NEUBERT ROAD, FOR APPROVAL OF ADDENDUM NO. 1 TO FOX WEST STORAGE CONDOMINIUMS-A CONDOMINIUM PLAT, RECONFIGURING THE NUMBER OF UNITS IN THE DECLARED AREA FROM 11 UNITS TO 7 UNITS.

Director Buckingham provided further explanation of the request to reconfigure this existing condominium. Obtaining financing and property insurance for five existing condo units has become problematic. To cure the issue, Addendum No. 1 reconfigures the condominium by repealing Units 7-11 and replacing them with one unit (Unit 12). Unit 12 will consist of the land-only for this portion of the condominium. The 3 existing buildings and 2 future buildings located on the land that will now be Unit 12 will no longer be part of the condominium.

Motion (Stadel/Crosby) to recommend approval of Condo Plat (CP-04-17) Addendum No. 1 to Fox West Storage Condominiums-A Condominium Plat, 5530-5590 W. Neubert Road (CP-04-17). Motion carried, all voting aye.

14. ADJOURNMENT.

Motion (Stadel/Crosby) to adjourn the meeting at 6:23 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary

7/8.

**Town of Grand Chute
Site Plan Amendment Review
Gordon Bubolz Nature Preserve**

To: Plan Commission

From: Michael Patza, Town Planner

Date: June 15, 2016

Address: 4815 N. Lynndale Drive

App. #: SPA1-12-16

REQUEST

- 1. Proposed Use(s):** Continued environmental center use
- 2. Project Description:** Installation of a solar energy system to serve the new environmental center building
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes the installation of a solar energy system that will provide power for the new environmental center building, which is currently under construction. The solar field will be located to the south of the existing driveway, directly east of the Girl Scouts of the Northwestern Great Lakes property.

The solar panels will be mounted 3' from the ground and extend to a height of 8' 6". The panels will be mounted in a fixed position at a 25 degree angle, which will minimize glaring effects. All electrical cabling associated with the solar energy system will be underground and installation of a 6' fence will provide security around the solar field.

An existing, mature line of evergreen trees will provide screening from adjacent residential properties to the south. Additionally, setbacks were enforced in a manner to provide the greatest separation from adjacent residential properties. To minimize environmental impacts, best management practices, including the use of mats to minimize ground disturbance, will be used during installation and maintenance activities. All required setbacks and other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-12-16) requested by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for installation of a solar energy system to serve the new environmental center building.

Gordon Bubolz Nature Preserve Solar Garden

Faith Technologies is partnering with the Bubolz Nature Preserve to provide a new 2-story Nature Preserve Center located at 4815 Lynndale Drive in Grand Chute, WI. Additionally, Faith Technologies is proposing to install a 250 kW AC Solar Garden in order to reduce the power needed from the utility and promote energy independence. The Solar Garden is located in CSM 3940 OUTLOT 1 which is 200 feet east of the Girl Scouts of the Northwestern Great Lakes Facility. The Solar Garden spans $\frac{3}{4}$ of an acre. The designated surveyor of this site, David Yurk of Omni has approved the installation of a Solar Garden in this Outlot. It is his understanding that the Outlot shall not be used for any physical building but could be used for accessories including fencing, solar panels, walking trails and informational signs. The Solar Garden will meet the setback requirements of 25 feet from the front, 6 feet from the sides and 50 feet from the rear. The solar garden will be secured by a 7' tall chain-link fence.

A ground mount racking system will be used to support the Solar Garden. The posts are 2 ½" in diameter and will be drilled approximately 6 feet into the ground. The posts and racking are galvanized steel without paint to resist corrosion and prevent ground contamination. The posts will be drilled into place, no gravel or concrete will be needed in this installation process. Solar Modules will be installed 4 high in landscape orientation in differing length rows and facing southward with a 25 degree tilt. The approximate ground clearance of each individual solar panels are 3 feet above grade. All cabling will be run underground along the driveway up to the power connection.

Access to the Solar Garden will be through the main driveway. Approach to the site will be covered with mats to mitigate impact to the ground. The mats will be used for construction as well as maintenance of the Solar Garden. Secondary impacts of shading will be negligible and not interfere with native vegetation. The ground surface will not be disturbed beyond the bore holes for the posts.

The below image represents the general layout of the solar garden. As you can see from the image, the southern border of the solar garden will be obscured by the southern tree line. The solar garden is not visible from Lynndale Drive. It can only be seen from the driveway entering into the Nature Preserve and Girl Scouts Facility. There will be no impact to the landscape view for the southern neighbors. Reflectivity impact is negligible. Faith Technologies has presented the Solar Garden to the Neighboring Girl Scout facility staff and they are very excited about this project and moving towards a more environmentally friendly solution to green energy.





1 SITE PLAN SOLAR FIELD LAYOUT
Scale: 1" = 50'-0"



Gordon Bubolz Nature Preserve Center
4815 N. Lyndale Dr.
Appleton, WI
Site - Solar Field Layout

NO.	REVISIONS	DATE	ISSUED FOR CITY REVIEW
1	A	05/22/2017	

PROJECT NUMBER
DRAWN BY: N. Kanter
DESIGNED BY: J. Whitney
APPROVED BY: C. Reisinger
DATE: 05/22/2017
SCALE: 1" = 50'-0"
SHEET
EC200

FAITH TECHNOLOGIES, INC. is a registered professional engineering firm in the State of Wisconsin. The design and construction of this project is the responsibility of the engineer of record. The engineer of record is not responsible for the design or construction of any other work not shown on these drawings. The engineer of record is not responsible for the design or construction of any other work not shown on these drawings. The engineer of record is not responsible for the design or construction of any other work not shown on these drawings.





**Town of Grand Chute
Conditional Use Permit Review
Midwest Properties I, LLP**

To: Plan Commission

From: Michael Patza

Date: June 15, 2017

Address: 1890 S. Technology Drive & 5600 Technology Circle

App. #: CUP-04-17

REQUEST

This permit is required to allow filling and grading in the Shoreland Zoning District for construction of an industrial building, stormwater pond, and associated site improvements.

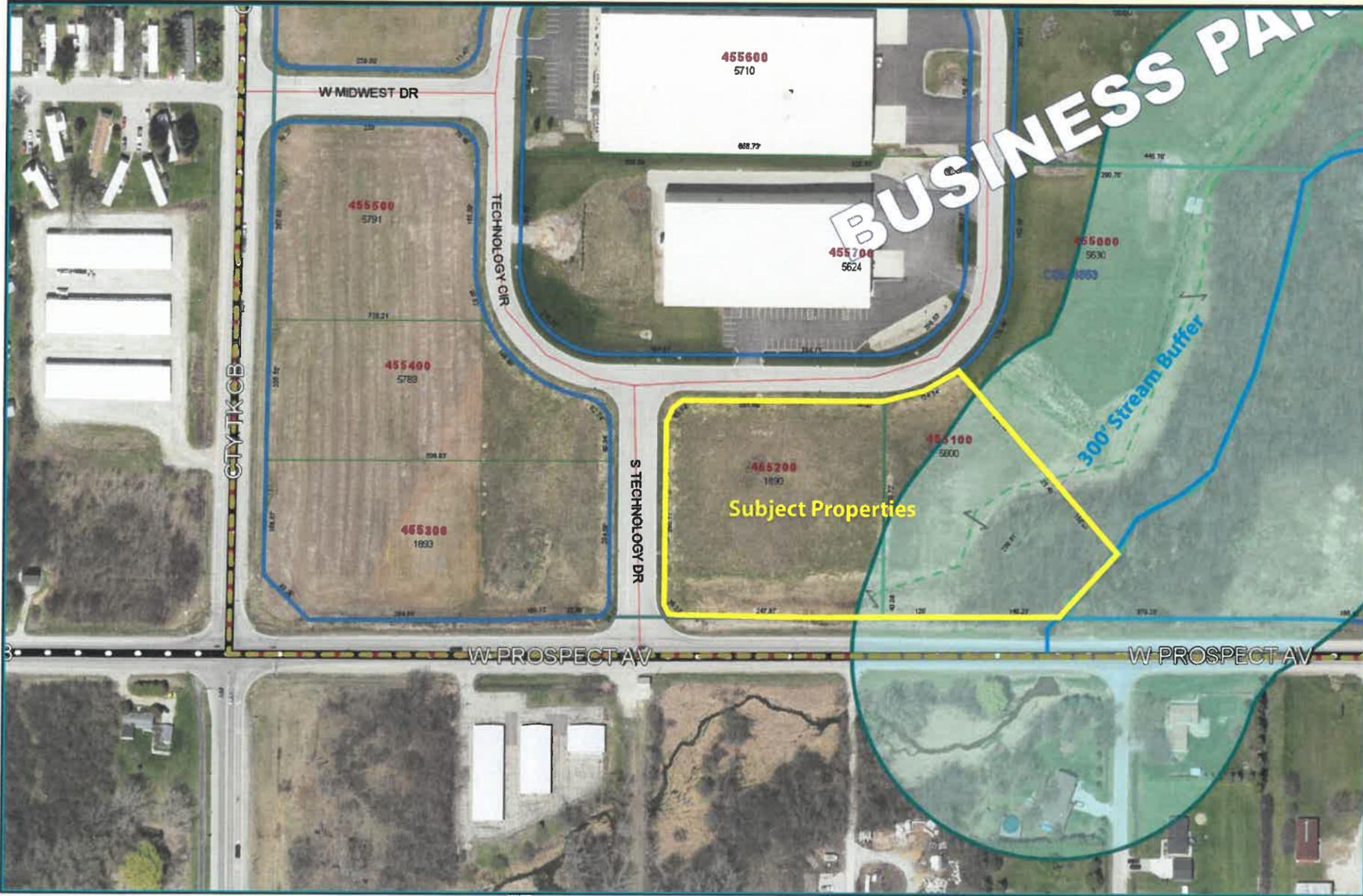
ANALYSIS

Work under this permit will include filling and grading within the Shoreland Zoning District for a stormwater pond and portions of the parking lot associated with this development. There will be approximately 30,000 sq. ft. of area graded and 850 cubic yards of fill added within 300' of the navigable stream. The proposed building associated with this project will not be located within the Shoreland Zoning District. The Town Engineer is reviewing Stormwater Management and Erosion Control Plans and their approval is a condition of approval. There are future plans for development that include a second building and additional parking areas. The second phase of development will require a separate Conditional Use Permit. Standard erosion control measures and best management practices will be followed during this project.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-04-17) requested by Midwest Properties I, LLP, 1890 S. Technology Drive & 5600 Technology Circle, to allow grading and filling in the Shoreland Zoning District for construction of an industrial building, stormwater pond, and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans.

CUP-04-17 -- 1890 S. Technology Drive & 5600 Technology Circle



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys



**CONDITIONAL USE
PROJECT DESCRIPTION
MIDWEST 7, GRAND CHUTE SOUTHWEST BUSINESS PARK
May 22, 2017**

PROJECT DESCRIPTION

The proposed project entails the construction of a 12,000 square foot industrial / storage building along with associated parking lots, drives, and storm water facilities for Midwest Properties I, LLP at 1890 Technology Drive in the Town of Grand Chute. The legal description of the property is Lot 10 and Outlot 9, Grand Chute Southwest Business Park and Lot 2 and Outlot 2 of Certified Survey Map 4853, all located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County. The entire property is 4.36 acres in size.

The proposed building is not located in the Shoreland Zone (within 300 feet of a navigable stream) while a portion of the drive/truck maneuvering/ parking area and the storm water pond is in the Shoreland Zone of an unnamed tributary to Mud Creek. There will be approximately 30,000 square feet of grading and 850 cubic yards of fill placed in the Shoreland Zone.

NOTE:
ALL SAN. & STO INV.
ARE PER RECORD DRAWINGS

BENCHMARKS

- BM¹** NW TAG BOLT OF HYD. ELEV. = 778.47
HYDRANT LOCATED NORTHWEST CORNER
TECHNOLOGY DR. & TECHNOLOGY CIRCLE
- BM²** NE TAG BOLT OF HYD. ELEV. = 779.27
HYDRANT LOCATED NORTH SIDE TECHNOLOGY CIRCLE
FIRST HYDRANT E OF TECHNOLOGY DRIVE
- BM³** SW TAG BOLT OF HYD. ELEV. = 778.72
HYDRANT LOCATED NORTHWEST CORNER
TECHNOLOGY DRIVE & C.T.H. "BB"

SAN MH
RIM: 775.48
8" INV. = 765.07
DEPTH = 11.41'

SAN MH
RIM: 775.53
8" INV. = 766.27
DEPTH = 9.26'

STO MH PER RECORD DRAWING
RIM: 775.4
36" INV. E = 770.06
36" INV. SW = 770.63
36" INV. S = 770.63
36" INV. NW = 770.63

SAN MH
RIM: 777.46
8" INV. = 766.92
DEPTH = 10.54'

STO MH
RIM: 776.01
36" INV. S = 771.05
36" INV. NWSE = 771.05

INLET
RIM: 775.42
12" INV. 771.37

INLET
RIM: 775.02
12" INV. 771.30

INLET
RIM: 775.58
12" INV. 771.48

STO MH
RIM: 775.83
36" INV. E/W = 769.63
12" INV. NWSE = 771.20

SAN MH
RIM: 775.74
8" INV. = 764.58
DEPTH = 11.20'

STO MH
RIM: 775.80
36" INV. = 769.37



SITE PLAN NOTES
OWNER: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A
GREENVILLE, WI 54942

ZONING: IND (INDUSTRIAL DISTRICT)

LEGAL DESCRIPTION: LOT 10 AND OUTLOT 9,
GRAND CHUTE SOUTHWEST BUSINESS PARK
AND LOT 2 AND OUTLOT 2 OF CERTIFIED
SURVEY MAP 4853 BEING LOCATED IN THE SW
1/4 - FRACTIONAL SW 1/4 OF SECTION 31,
TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN
OF GRAND CHUTE, OUTAGAMIE COUNTY,
WISCONSIN.

PARCEL NO.: 102455100 AND 102455200
AREA: 189,989 S.F. (4.36 AC)

SITE INFORMATION

	EXISTING	PROPOSED
BUILDING FOOTPRINT	0 S.F. (0%)	12,000 S.F. (6.31%)
PAVEMENT/CONCRETE	0 S.F. (0%)	40,579 S.F. (21.36%)
IMPERVIOUS	0 S.F. (0%)	52,579 S.F. (27.67%)
OPEN SPACE	189,989 S.F. (100%)	137,410 S.F. (72.33%)
TOTAL LOT	189,989 S.F. (100%)	189,989 S.F. (100%)

PARKING
REQUIRED: 12,000SF/ 500 SF/SPACE = 24 SPACES
PROVIDED: STANDARD: 23 Spaces
ACCESSIBLE: 1 Space
TOTAL: 24 Spaces

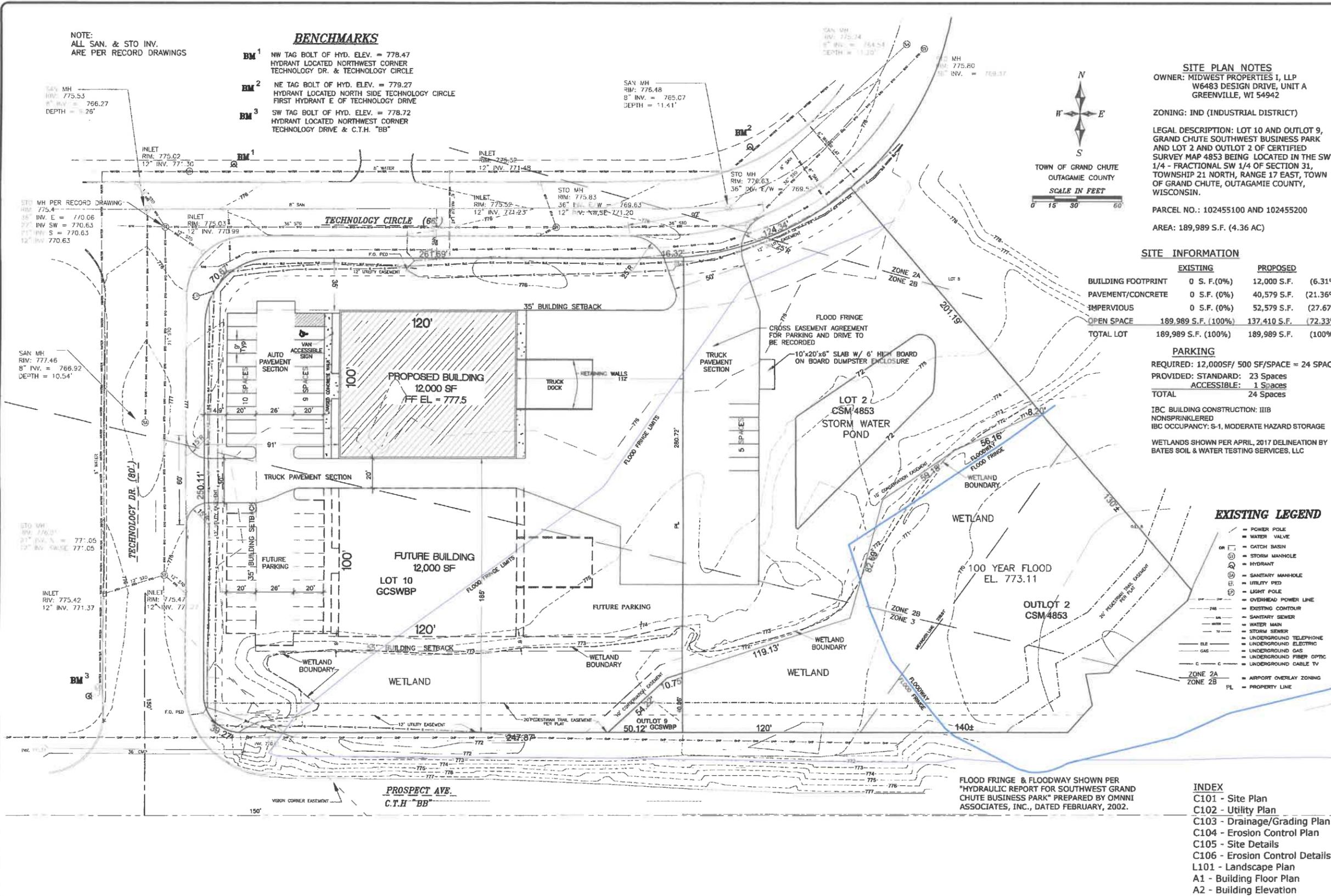
IBC BUILDING CONSTRUCTION: III-B
NONSPRINKLERED
IBC OCCUPANCY: S-1, MODERATE HAZARD STORAGE
WETLANDS SHOWN PER APRIL, 2017 DELINEATION BY
BATES SOIL & WATER TESTING SERVICES, LLC

EXISTING LEGEND

- POWER POLE
- WATER VALVE
- OR [Symbol] CATCH BASIN
- [Symbol] STORM MANHOLE
- [Symbol] HYDRANT
- [Symbol] SANITARY MANHOLE
- [Symbol] UTILITY PED
- [Symbol] LIGHT POLE
- OVERHEAD POWER LINE
- EXISTING CONTOUR
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- ZONE 2A
- ZONE 2B
- PL - PROPERTY LINE

- INDEX**
- C101 - Site Plan
 - C102 - Utility Plan
 - C103 - Drainage/Grading Plan
 - C104 - Erosion Control Plan
 - C105 - Site Details
 - C106 - Erosion Control Details
 - L101 - Landscape Plan
 - A1 - Building Floor Plan
 - A2 - Building Elevation

FLOOD FRINGE & FLOODWAY SHOWN PER
"HYDRAULIC REPORT FOR SOUTHWEST GRAND
CHUTE BUSINESS PARK" PREPARED BY OMNI
ASSOCIATES, INC., DATED FEBRUARY, 2002.



REVISIONS

NO.	DESCRIPTION

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
8711 W. WALTON STREET, SUITE #
APPLETON, WI 54914-8788 (800) 784-9107

SITE PLAN
MIDWEST PROPERTIES BUILDING 7
1850 TECHNOLOGY DRIVE
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A
GREENVILLE, WI 54942

DRAWN
M.J.F./C.R.S.
DATE
05/22/2017
SCALE
1"=30'
JOB NO.
4488
SHEET
C101

**Town of Grand Chute
Site Plan Review
Midwest Properties I, LLP**

To: Plan Commission

From: Michael Patza

Date: June 15, 2017

Address: 1890 S. Technology Drive & 5600 Technology Circle

App. #: SP-18-17

REQUEST

1. **Proposed Use(s):** Industrial use
2. **Project Description:** Construction of an industrial building, stormwater pond, and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes (Pending Affidavit of Correction to release easements from the Grand Chute Southwest Business Park Plat)

ANALYSIS

Applicant proposes the construction of a new 12,000 sq. ft. industrial building and associated site improvements. The two parcels total 4.37 acres in size and are zoned IND – Industrial District. The properties have frontage on W. Prospect Avenue/CTH BB, S. Technology Drive, and Technology Circle. Access will be provided from S. Technology Drive and Technology Circle. A cross-access easement will be established to provide access to both properties. The building exterior will feature a combination of metal panels and masonry elements, which meet the architectural requirements outlined in the Zoning Code.

The Stormwater Management Plan for the property utilizes overland flow and storm sewer to direct runoff to a new stormwater pond located to the east of the parking lot. Due to the property being within the Airport Overlay District, a Special Exception Permit is required from Outagamie County for the new buildings and stormwater pond. The Special Exception Permit was approved by the Outagamie County Zoning Committee on June 13, 2017. The Stormwater Management and Erosion Control Plans are being reviewed by the Town Engineer and their approval is a condition of Site Plan approval.

To allow development to occur, existing stormwater retention easements will be released through an Affidavit of Correction to the Grand Chute Southwest Business Park Plat. Town board approval of the Affidavit of Correction is a condition of Site Plan approval.

Plans for future development include a second industrial building and additional parking areas. The Landscape Plan has been approved by staff. The Site Lighting Plan is being reviewed by staff and its approval is a condition of Site Plan Approval. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-18-17) requested by Midwest Properties I, LLP, 1890 S. Technology Drive & 5600 Technology Circle, for construction of an industrial building, stormwater pond, and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) Town Board approval of an Affidavit of Correction to the Grand Chute Southwest Business Park Plat; (3) staff approval of the Site Lighting Plan; and, (4) Town Board approval of the Conditional Use Permit (CUP-04-17).

SP-18-17 -- 1890 S. Technology Drive & 5600 Technology Circle



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PROVIDED: STANDARD: 23 SPACES
ACCESSIBLE: 1 SPACES
TOTAL: 24 SPACES

IBC BUILDING CONSTRUCTION: IIBB
NONSPRINKLERED
IBC OCCUPANCY: S-1, MODERATE HAZARD STORAGE

WETLANDS SHOWN PER APRIL, 2017 DELINEATION BY
BATES SOIL & WATER TESTING SERVICES, LLC

EXISTING LEGEND

- POWER POLE
- WATER VALVE
- OR □ CATCH BASIN
- STORM MANHOLE
- HYDRANT
- SANITARY MANHOLE
- UTILITY PED
- LIGHT POLE
- OVERHEAD POWER LINE
- EXISTING CONTOUR
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- ZONE 2A
- ZONE 2B
- AIRPORT OVERLAY ZONING
- PL — PROPERTY LINE

FLOOD FRINGE & FLOODWAY SHOWN PER
"HYDRAULIC REPORT FOR SOUTHWEST GRAND
CHUTE BUSINESS PARK" PREPARED BY OMNI
ASSOCIATES, INC., DATED FEBRUARY, 2002.

INDEX

- C101 - Site Plan
- C102 - Utility Plan
- C103 - Drainage/Grading Plan
- C104 - Erosion Control Plan
- C105 - Site Details
- C106 - Erosion Control Details
- L101 - Landscape Plan
- A1 - Building Floor Plan
- A2 - Building Elevation

REVISIONS

NO.	DESCRIPTION

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
8711 N. ALISON STREET, SUITE F
APPLETON, WI 54914-2180 (820) 734-9107

SITE PLAN
MIDWEST PROPERTIES BUILDING 7
1890 TECHNOLOGY DRIVE
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
W6483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN
M/J/CRS
DATE
05/22/2017
SCALE
1"=30'
JOB NO.
4468
SHEET
C101

NOTE:
ALL SAN. & STO INV.
ARE PER RECORD DRAWINGS

BENCHMARKS

- BM¹ NW TAG BOLT OF HYD. ELEV. = 778.47
HYDRANT LOCATED NORTHWEST CORNER
TECHNOLOGY DR. & TECHNOLOGY CIRCLE
- BM² NE TAG BOLT OF HYD. ELEV. = 779.27
HYDRANT LOCATED NORTH SIDE TECHNOLOGY CIRCLE
FIRST HYDRANT E OF TECHNOLOGY DRIVE
- BM³ SW TAG BOLT OF HYD. ELEV. = 778.72
HYDRANT LOCATED NORTHWEST CORNER
TECHNOLOGY DRIVE & C.T.H. "BB"

SAN MH
RIM: 775.53
6" INV. = 766.27
DEPTH = 9.26'

SAN MH
RIM: 775.74
8" INV. = 764.54
DEPTH = 11.20'

SAN MH
RIM: 775.60
36" INV. = 769.37



UTILITY PLAN NOTES

- 1 - ALL WORK & MATERIALS SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & SPS 384 (STATE PLUMBING CODE).
- 2 - 6" WATER SERVICE PIPE SHALL BE C-900, 2" WATER SERVICE SHALL BE 2" POLYETHYLENE (PER SPS 384); SANITARY SERVICE PIPE SHALL BE SCHEDULE 40 PVC; STORM SEWER PIPE SHALL BE PER ALLOWABLE MATERIALS IN SPS 384, UNLESS NOTED OTHERWISE.
- 3 - PRIVATE NON-METALLIC PIPES SHALL BE INSTALLED W/ A TRACER WIRE PER SPS 382/384.
- 4 - THE UTILITY CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF GRAND CHUTE FOR WORK IN THE PUBLIC STREET RIGHT-OF-WAYS.

Storm Sewer Structure Table

I.D.	Dia.*	Rim Elev.	Inv Elev.	Frame & Grate
INLET 1	36"	776.5	15" E/W 773.04	NF R-2502
INLET 2	36"	776.4	15" E 773.36	NF R-2502
			12" NW,SW 773.36	
INLET 3	30"	775.9	12" SE 773.52	NF R-2502
INLET 4	30"	775.2	8" N 773.2	NF R-2560-E

* STORM SEWER CONTRACTOR/MATERIAL SUPPLIER MUST VERIFY STRUCTURE SIZE AND SHALL SUPPLY STRUCTURES WITH ADEQUATE SIZE TO ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.
STORM INLET STRUCTURES TO BE A MINIMUM OF 4' DEEP

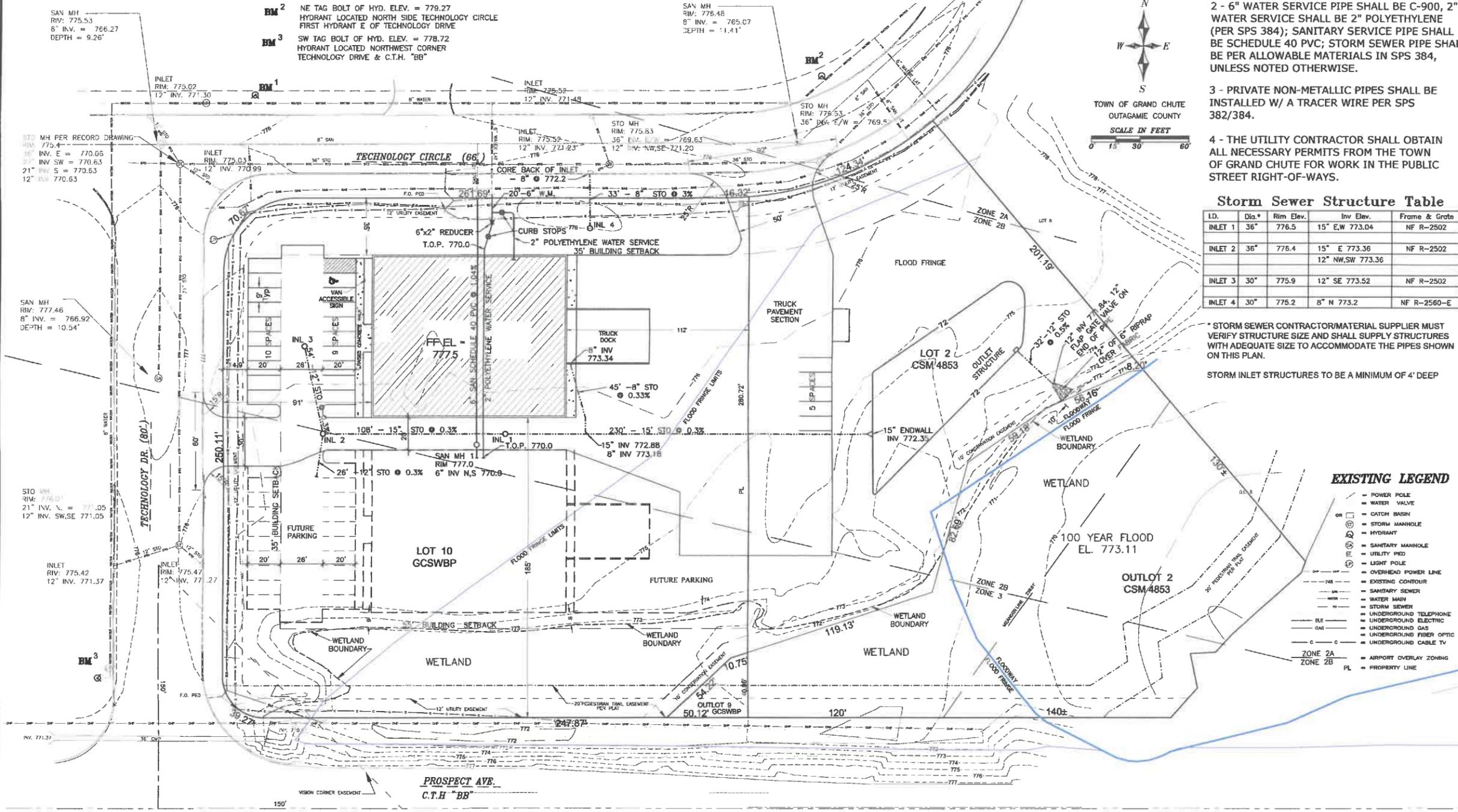
REVISIONS

NO.	DATE	DESCRIPTION

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
4711 W. WALTON STREET, SUITE F
ARLINGTON, WI 54914-2128 (920) 784-9107

UTILITY PLAN
MIDWEST PROPERTIES BUILDING 7
1890 TECHNOLOGY DRIVE
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
FOR: MIDWEST PROPERTIES I, LLP
WB483 DESIGN DRIVE, UNIT A GREENVILLE, WI 54942

DRAWN
M/J/CRS
DATE
05/22/2017
SCALE
1"=30'
JOB NO.
4468
SHEET
C102



EXISTING LEGEND

- POWER POLE
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HYDRANT
- SANITARY MANHOLE
- UTILITY PED
- LIGHT POLE
- OVERHEAD POWER LINE
- EXISTING CONTOUR
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- ZONE 2A
- ZONE 2B
- PL — PROPERTY LINE

Revision	Date	Issue

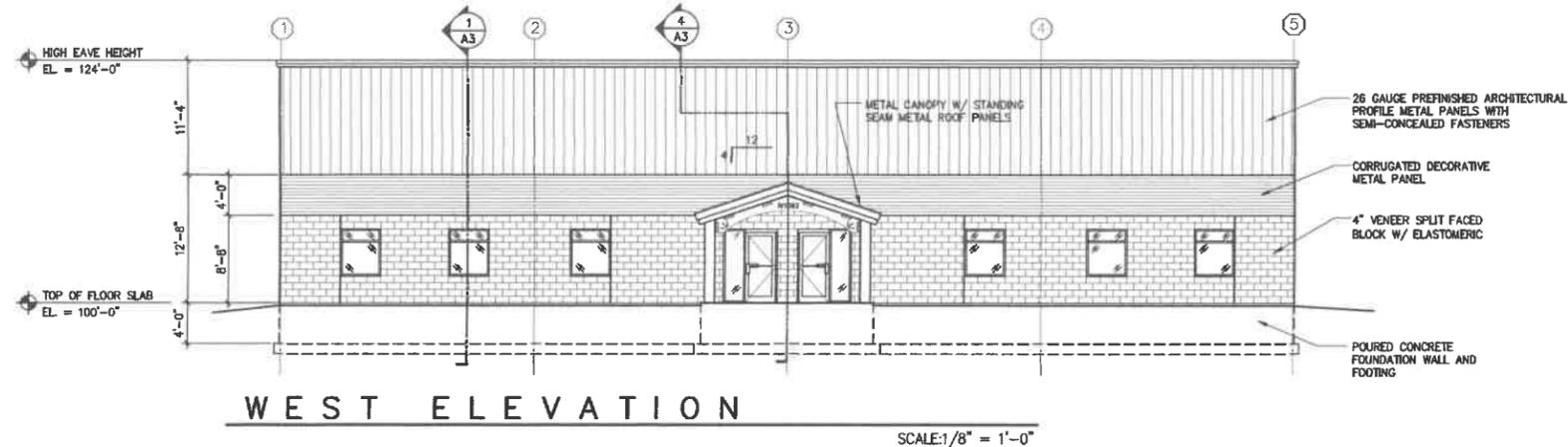
Project Number: 201701

Issue Date: 5-16-17

Drawn By: PCG

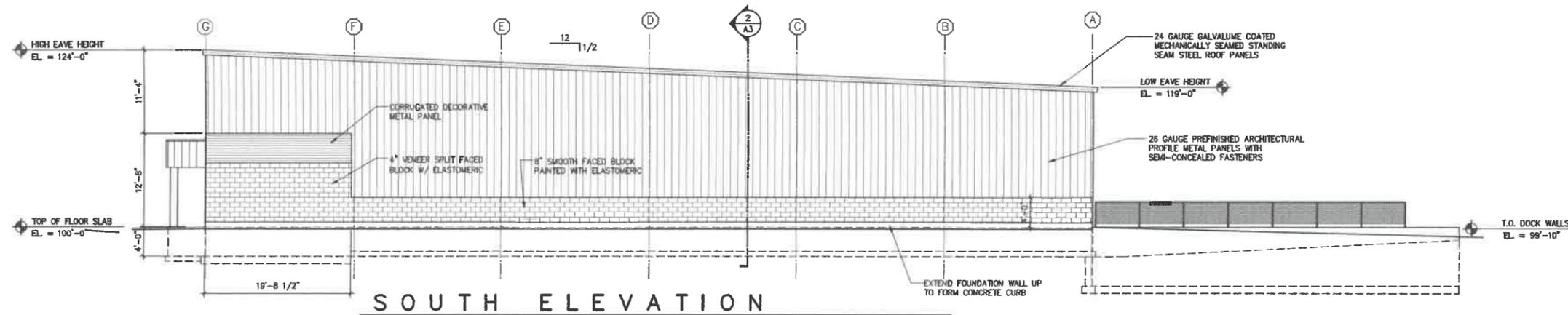
A2 Issue # 1

Revisions



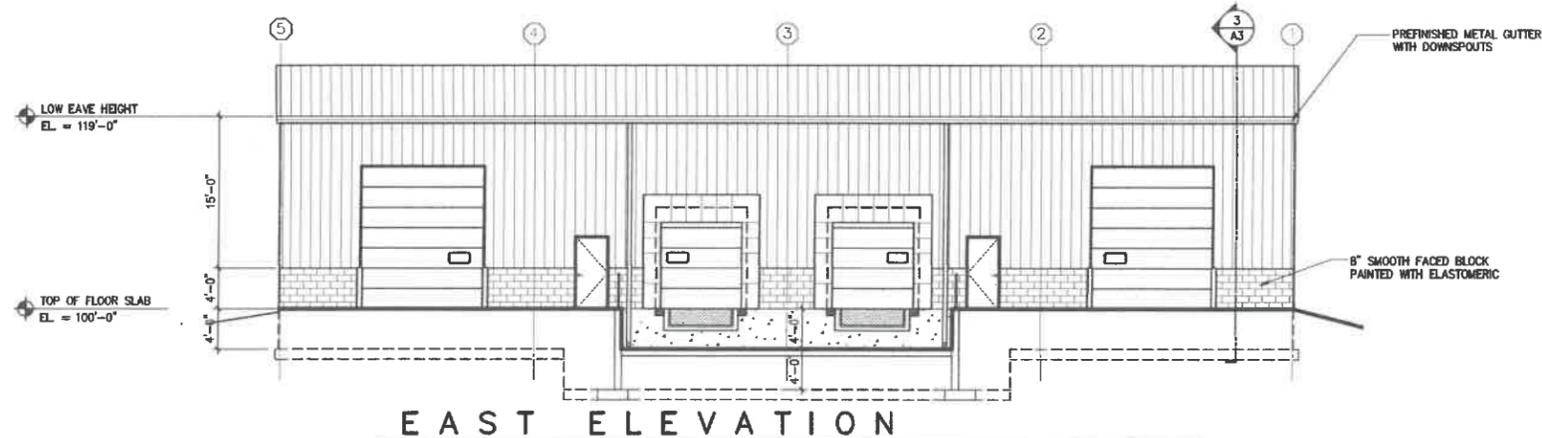
WEST ELEVATION

SCALE: 1/8" = 1'-0"



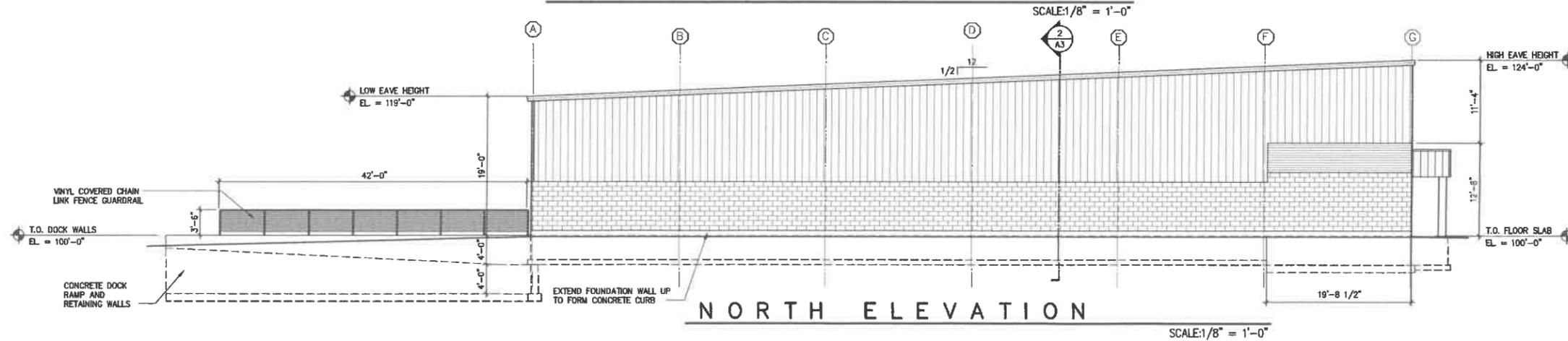
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

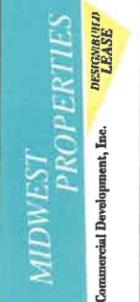
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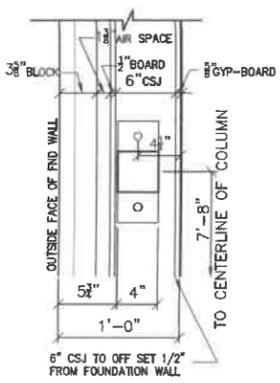
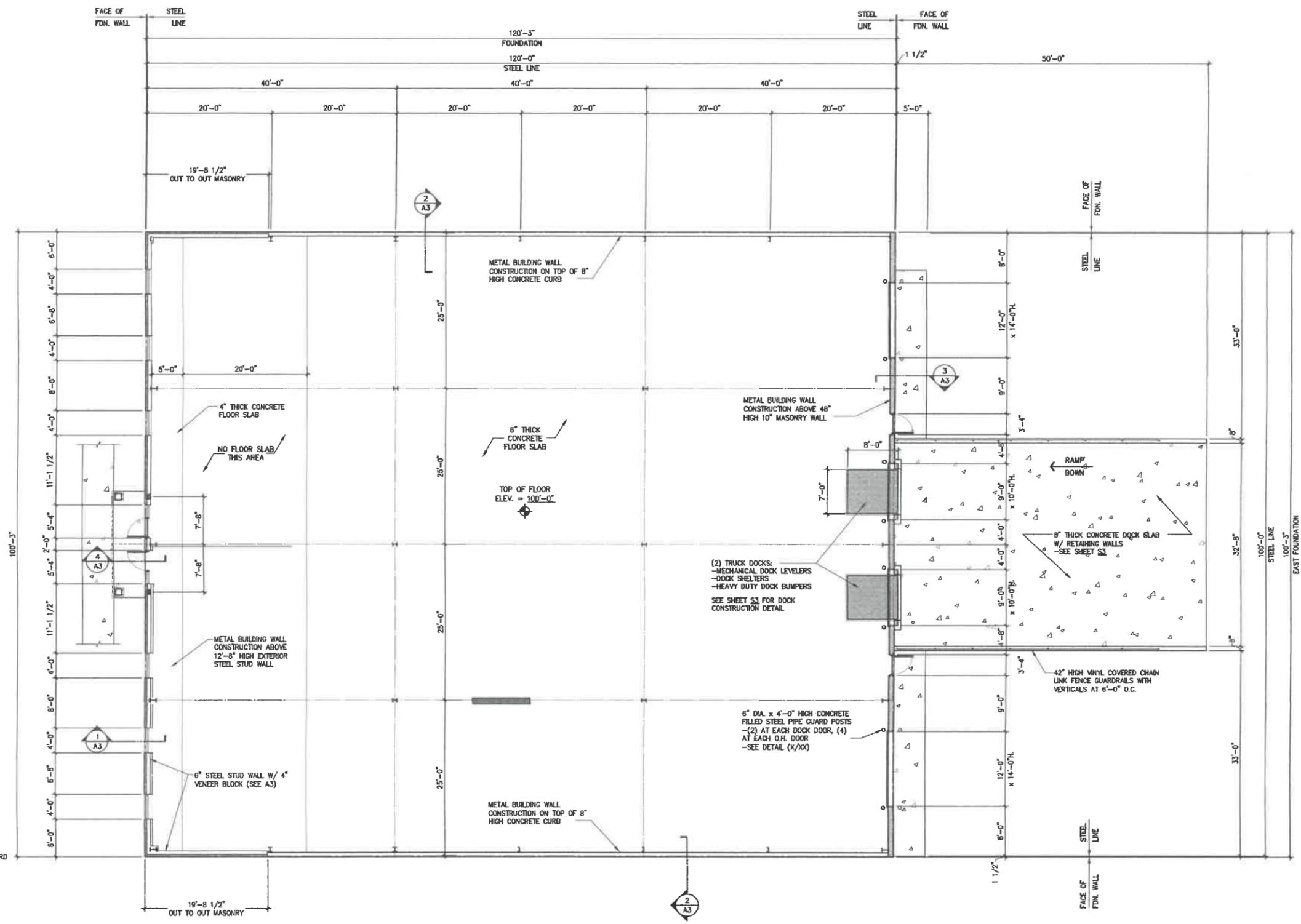
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Midwest Design Group, Ltd. A
 1442
 Phone: 800-264-5554
 Toll Free: 800-261-5554
 Fax: 920-862-4969
 www.midwest-prop.com
 info@midwest-prop.com
 Proj@midwest-prop.com



PROPOSED BUILDING FOR: MIDWEST PROPERTIES
MIDWEST PROPERTIES BLD #7
 Grand Chute, Wisconsin



EXTERNAL WALL CONSTRUCTION
 SCALE 1/2" = 1'-0"

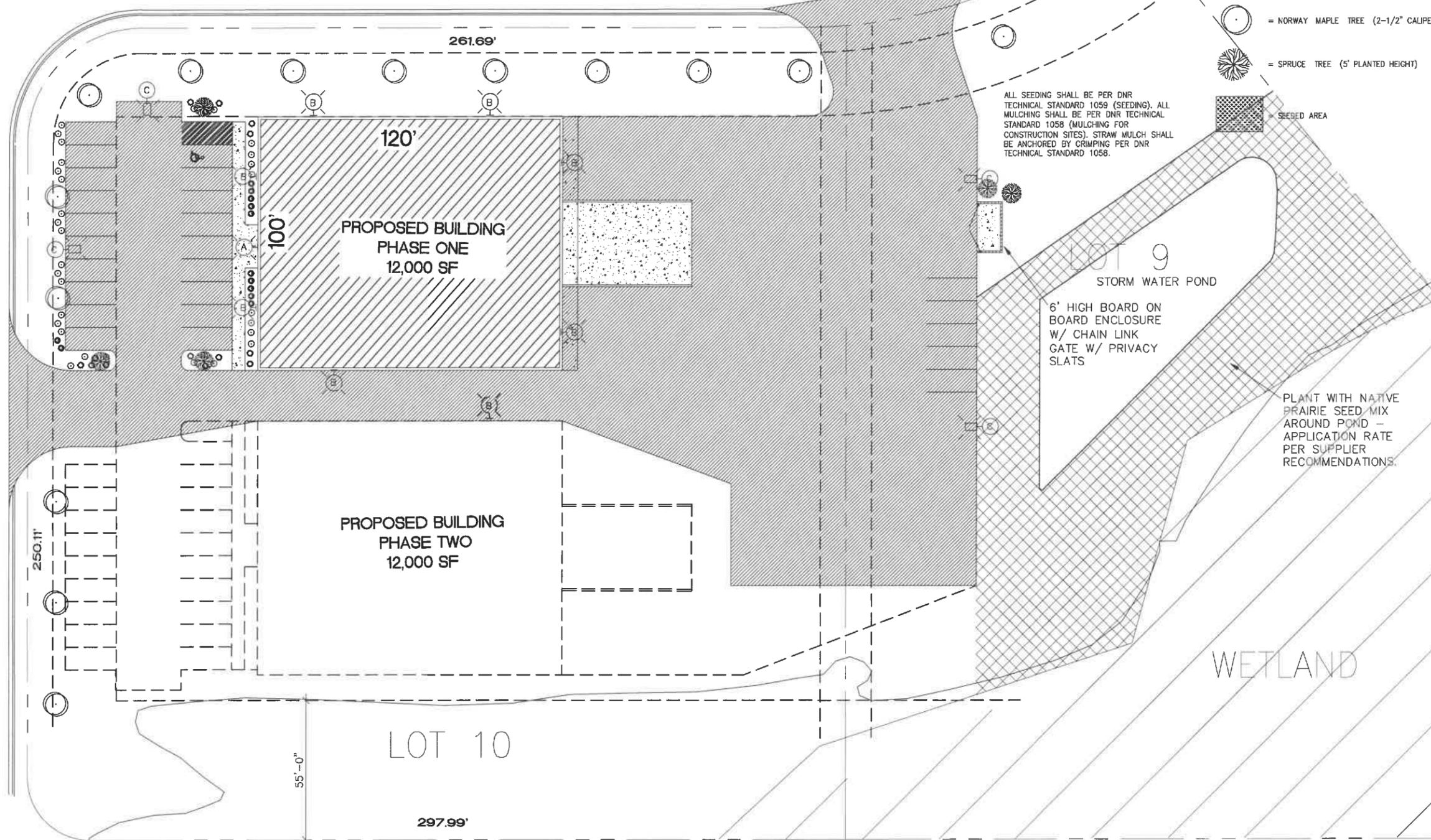
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Revision:									
Date:									
Issue:	201701								
Project Number:	201503								
Issue Date:									
Drawn By:	PCG								
A1	Issue # 1								
Floor Plan									

Client: Owner/Designing: Newland/Title: L101 - CTH & RR - 5/17/17.dwg, 6/14/2017 3:40:27 PM

TECHNOLOGY DRIVE

TECHNOLOGY CIRCLE



ALL DISTURBED AREAS NOT RECEIVING OTHER TREATMENT SHALL BE SEEDED & MULCHED. LAWN TURF AREAS TO BE SEEDED W/ 35% KENTUCKY BLUE GRASS, 20% RED FESCUE, 20% HARD FESCUE, 25% IMPROVED FINE PERENNIAL RYE GRASS @ MINIMUM APPLICATION RATE OF 2 LB PER 1,000 S.F. FERTILIZER @ 7 LB PER 1,000 S.F.

ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.

PLANT LIST

- 1 = GOLD DROP POTENTILLA (15" - 18" IN HEIGHT)
- 2 = GLOBE ARBORVITAE (18" - 24" IN HEIGHT)
- 3 = DECIDUOUS - GOLD FLAME SPIREA (15" - 18")
- 4 = DECIDUOUS - BURNING BUSH (24" - 36" IN HEIGHT)
- = NORWAY MAPLE TREE (2-1/2" CALIPER)
- = SPRUCE TREE (5' PLANTED HEIGHT)

SEEDED AREA

LOT 9
STORM WATER POND
6' HIGH BOARD ON BOARD ENCLOSURE W/ CHAIN LINK GATE W/ PRIVACY SLATS

PLANT WITH NATIVE PRAIRIE SEED MIX AROUND POND - APPLICATION RATE PER SUPPLIER RECOMMENDATIONS.

WETLAND

CTH "RR"

LANDSCAPE PLAN

SCALE: 20' = 1'-0"



W&AS Design Drive, Unit A
Greenfield, WI 53042
Phone: 262-494-6664
Cell: 262-494-6664
Fax: 262-494-6664
www.midwestprop.com
paul@midwestprop.com
roy@midwestprop.com

W:\Server Files\Projects\Projects\W&AS\W&AS_L101.dwg
W:\Server Files\Projects\Projects\W&AS\W&AS_L101.dwg

PROPOSED BUILDING FOR: MIDWEST PROPERTIES
MIDWEST PROPERTIES BLD #7
Grand Chute, Wisconsin

Revision	Date	Issue
1	6-6-17	*
		*
		*
		*
		*
		*
		*
		*
		*
		*

Project Number: 201701

Issue Date: 5-22-17

Drawn By: PCG

L101 Issue # 1

Landscape Plan

**Town of Grand Chute
Site Plan Review
CV MH LLC, dba Stor-It Appleton**

To: Plan Commission
From: Michael Patza, Town Planner
Date: June 15, 2017
Address: 1641 W. Evergreen Drive

App. #: SP-17-17

REQUEST

- 1. Proposed Use(s):** Continued self-storage use
- 2. Project Description:** Construction of new self-storage units and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes the construction of 3 new self-storage buildings and an addition onto an existing building, totaling 153 new storage units. An additional access point will be added from W. Evergreen Drive, on the west side of the property.

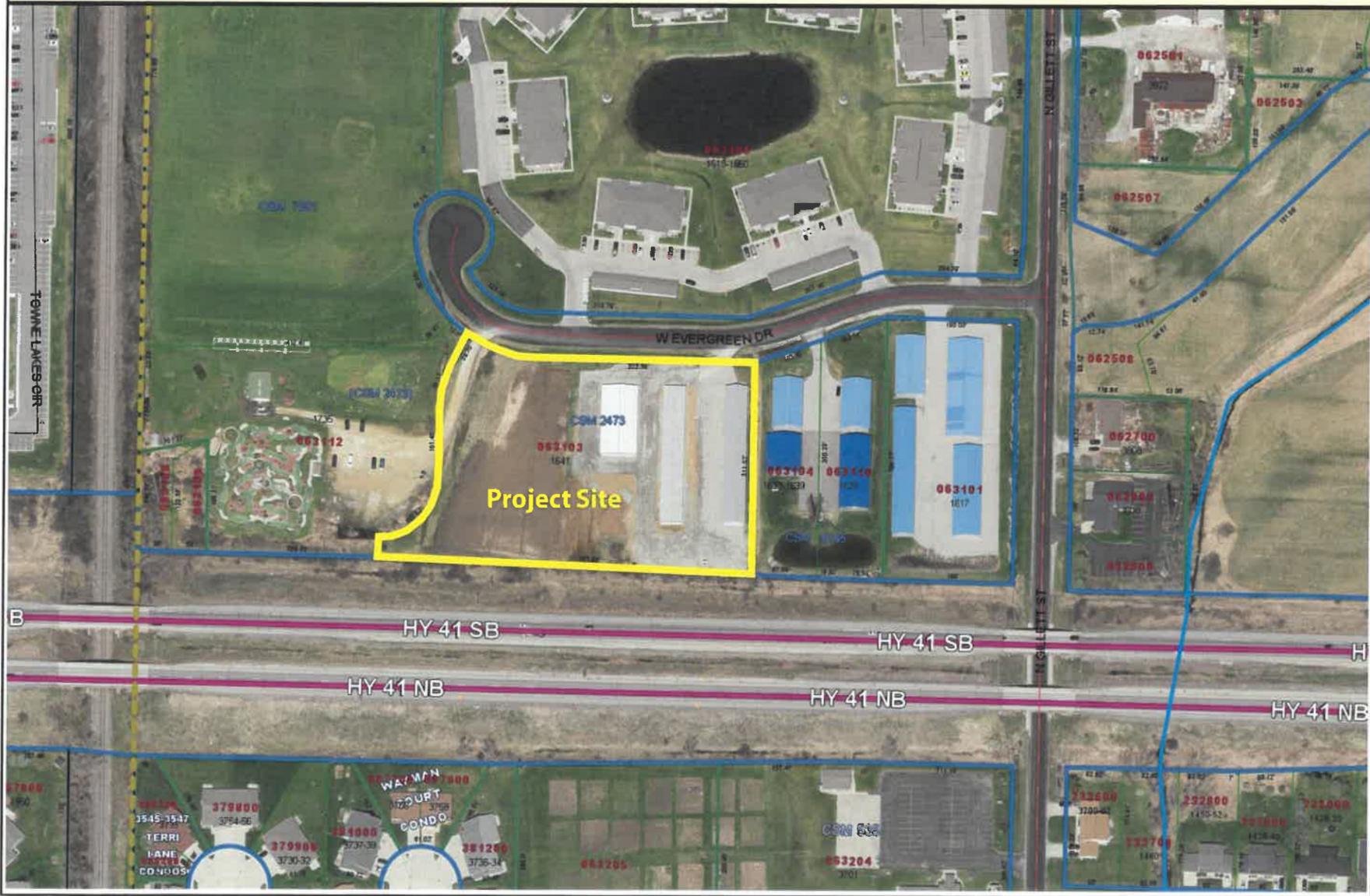
The Stormwater Management Plan for the project consists of using porous asphalt for paved areas around the new buildings to collect and treat stormwater. The porous asphalt will be underlined with a gravel base, which will treat stormwater prior to outflow on the southeast corner of the property. An Operations and Maintenance (O & M) Plan is being developed to ensure the porous asphalt is properly maintained and the requirements of the Town’s Stormwater Management Ordinance are met. The plan will outline maintenance procedures to keep the porous asphalt free of debris and functioning properly. The property owner will retain the services of a qualified professional that will perform periodic inspections to monitor the performance of the porous asphalt. The inspection reports will be submitted to the Town on a periodic basis, which will be defined in the O & M Plan. Additionally, the plan will set a maintenance schedule, identify winter maintenance and hazardous spill procedures, set performance measures, and identify responsible parties. The property owner is solely responsible to ensure the porous asphalt is functioning properly and meeting the requirements of the Town’s Stormwater management Ordinance. The Stormwater Management and Erosion Control Plans are under review by the Town Engineer and their approval, along with staff approval of the O & M Plan, is a condition of Site Plan approval.

The Landscape and Site Lighting Plans have been approved by staff. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-17-17) requested by CV MH LLC, dba Stor-It Appleton, 1641 W. Evergreen Drive, for construction of new self-storage units and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) staff approval of the Operations & Maintenance Plan.

SP-17-17 -- 1641 W. Evergreen Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys



SITE PLAN

Benchmarks		
Label	Elevation	Description
BM 1	797.53	POWER POLE 85-80473 40-5, 5" SPIKE



Keller

PLANNERS | ARCHITECTS | BUILDERS
 FOX CITIES
 N216 State Road 58
 P.O. Box 529
 Kaukauna, WI 54130
 PHONE (920) 766-5785 /
 1-800-238-2534
 FAX (920) 766-5004

MILWAUKEE
 W177 N9656 Rivercrest Dr
 Suite 104
 Germantown, WI 53022
 PHONE (262) 250-0710
 1-800-238-2534
 FAX (262) 250-3748

WASAU
 3300 Stewart Avenue
 Suite B
 Wausau, WI 54401
 PHONE (715) 848-3141
 FAX (715) 848-3181

www.kellerbuilds.com

SHEET KEY NOTES:

- STANDARD DUTY POROUS ASPHALT. SEE DETAIL C SHEET C6.0
- ASPHALT PAVEMENT SECTION: SEE DETAIL D SHEET C6.0
- NEW LOCATION OF SALVAGED MAILBOX
- 4" WIDE PAINT STRIPE
- HANDICAP STALL

OWNER

CV MH LLC
 2215 W NORDALE DRIVE
 APPLETON, WI 54914

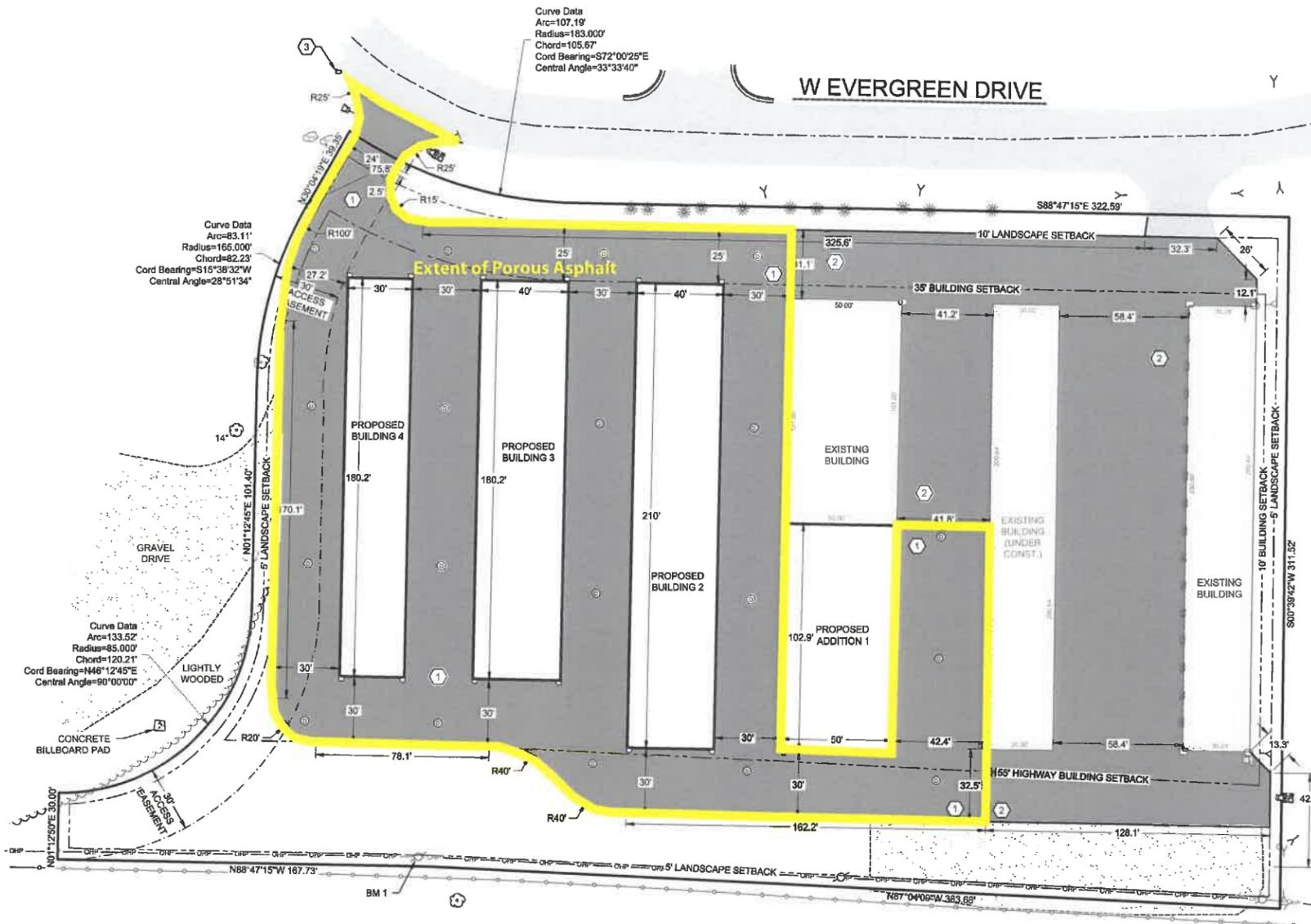
SITE STATISTICS

PARCEL ADDRESS: 1641 W EVERGREEN DRIVE
 PARCEL NUMBER: 101063103
 PARCEL SIZE: 146,345 SF, 3.35 ACRES
 ZONING: IND - INDUSTRIAL

EXISTING SITE
 GREEN SPACE: 78,411 SF (53.6%)
 IMPERVIOUS AREA
 BUILDING: 17,138 SF (11.7%)
 PAVEMENT: 50,796 SF (34.7%)
 TOTAL IMPERVIOUS: 67,934 SF (46.4%)

PROPOSED SITE
 TOTAL DISTURBED AREA: 107,353 SF (2.46 ACRES)
 GREEN SPACE REQUIRED: NA
 GREEN SPACE PROVIDED: 26,637 SF (18.2%)
 IMPERVIOUS AREA
 BUILDING: 43,301 SF (29.6%)
 PAVEMENT: 76,407 SF (52.2%)
 TOTAL IMPERVIOUS: 119,708 SF (81.8%)

PARKING PROVIDED
 PARKING SPACES REQ'D/CALCS: 1 PER 10,000 SF OR 1 PER EMPLOYEE
 43,301 SF / 10,000 SF = 5 STALLS
 PARKING SPACES PROVIDED: NOT REQUIRED PER TOWN OF GRAND CHUTE



PROPOSED FOR:
STOR-IT MINI STORAGE
 GRAND CHUTE, WISCONSIN

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REVISIONS

PROJECT MANAGER:	J. HALL
DESIGNER:	R. MACH
DRAWN BY:	R. HERTER
EXPEDITOR:	
SUPERVISOR:	
CONTRACT NO.:	
IED NO.:	
DATE:	6/7/2017
SHEET:	

C2.0

DIGGERS HOTLINE

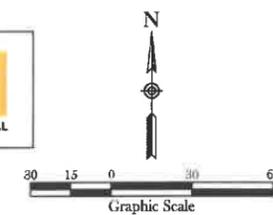
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

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

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



2260 Salschelder Court Green Bay, WI 54313
 PH:920-569-5765; Fax: 920-569-5767
 www.mach-iv.com
 Project Number: 1338-01-17



SITE PLAN



Keller

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 P.O. Box 529
 Kaukauna, WI 54130
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 FAX (920) 768-6904

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 3368 Nursery Drive
 Middleton, WI 53762
 PHONE (608) 445-2245

MILWAUKEE
 W177 N856 Rivercrest Dr.
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 Germantown, WI 53022
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 1-800-236-2534
 FAX (262) 250-0749

WAUSAU
 3600 Stewart Avenue
 Suite B
 Wausau, WI 54481
 PHONE (715) 849-3141
 1-800-236-2534
 FAX (715) 849-3181

www.kellerbuilds.com

Benchmarks		
Label	Elevation	Description
BM 1	797.53	POWER POLE 85-80473 40-5, 5" SPIKE

SHEET KEY NOTES:

- ① STANDARD DUTY POROUS ASPHALT. SEE DETAIL C SHEET C6.0
- ② ASPHALT PAVEMENT SECTION. SEE DETAIL D SHEET C6.0
- ③ NEW LOCATION OF SALVAGED MAILBOX
- ④ 4" WIDE PAINT STRIPE
- ⑤ HANDICAP STALL

OWNER

CV MH LLC
 2215 W NORDALE DRIVE
 APPLETON, WI 54914

SITE STATISTICS

PARCEL ADDRESS: 1841 W EVERGREEN DRIVE
 PARCEL NUMBER: 101063103
 PARCEL SIZE: 146,345 SF; 3.35 ACRES
 ZONING: IND - INDUSTRIAL

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 GREEN SPACE: 78,411 SF (53.6%)
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 43,301 SF / 10,000 SF = 5 STALLS
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PROPOSED FOR:

STOR-IT MINI STORAGE

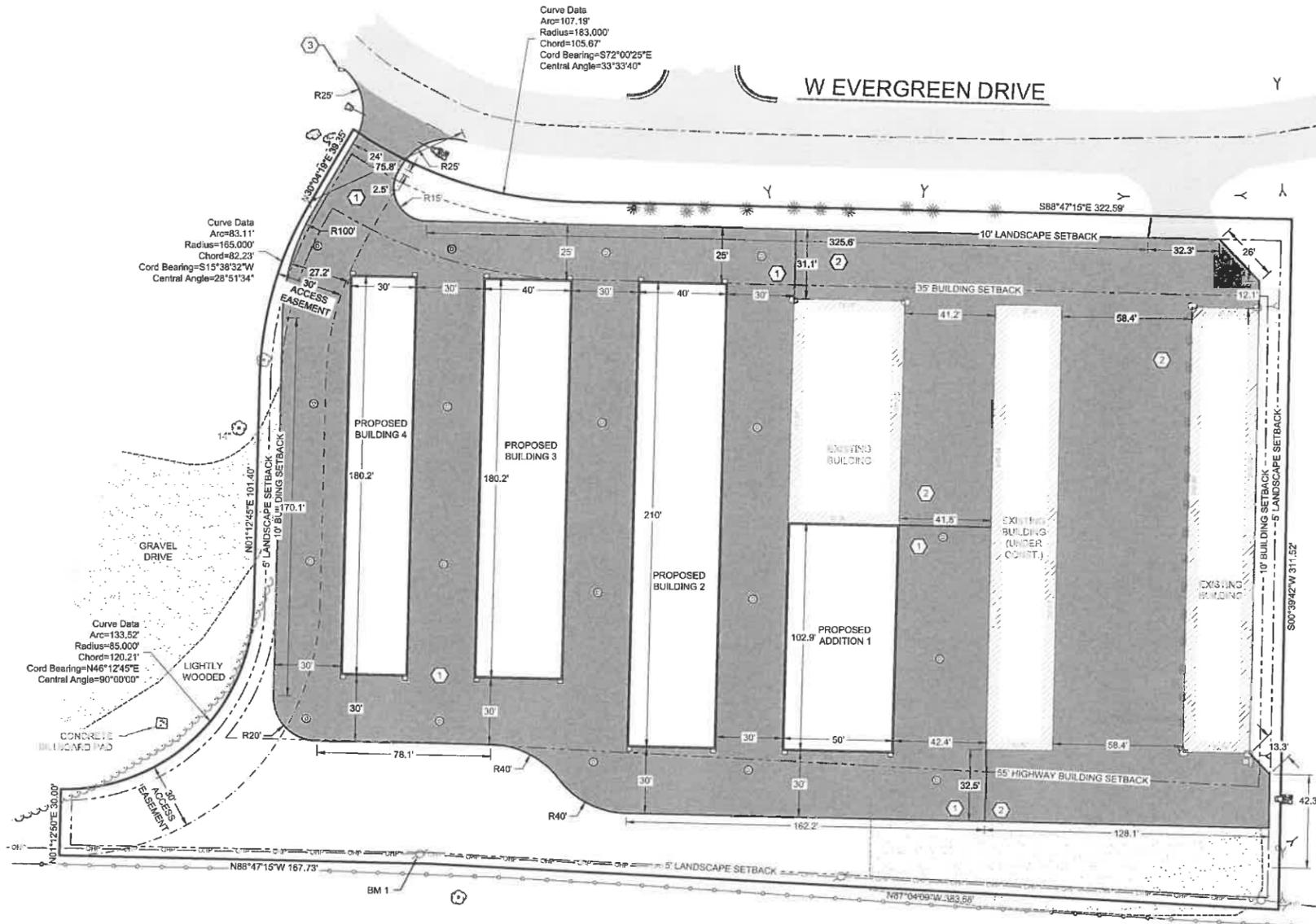
WISCONSIN

GRAND CHUTE,

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REVISIONS

PROJECT MANAGER:	J. HALL
DESIGNER:	R. MACH
DRAWN BY:	R. HERTER
EXPED. TOR:	---
SUPERVISOR:	---
CONTRACT NO:	---
IED NO:	---
DATE:	6/7/2017
SHEET:	C2.0



DIGGERS HOTLINE

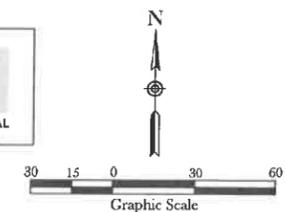
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THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



2260 Salschelder Court Green Bay, WI 54313
 PH: 920-569-5765; Fax: 920-569-5767
 www.mach-iv.com
 Project Number: 1336-01-17



UTILITY PLAN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 8216 State Road 95
 P.O. Box 520
 Kaukauna, WI 54122
 PHONE (920) 766-5700 /
 1-800-236-2534
 FAX (920) 756-5004

MILWAUKEE
 9177 Wisconsin Dr.
 Suite 104
 Germantown, WI 53022
 PHONE (262) 256-9710
 1-800-239-2934
 FAX (262) 256-9746

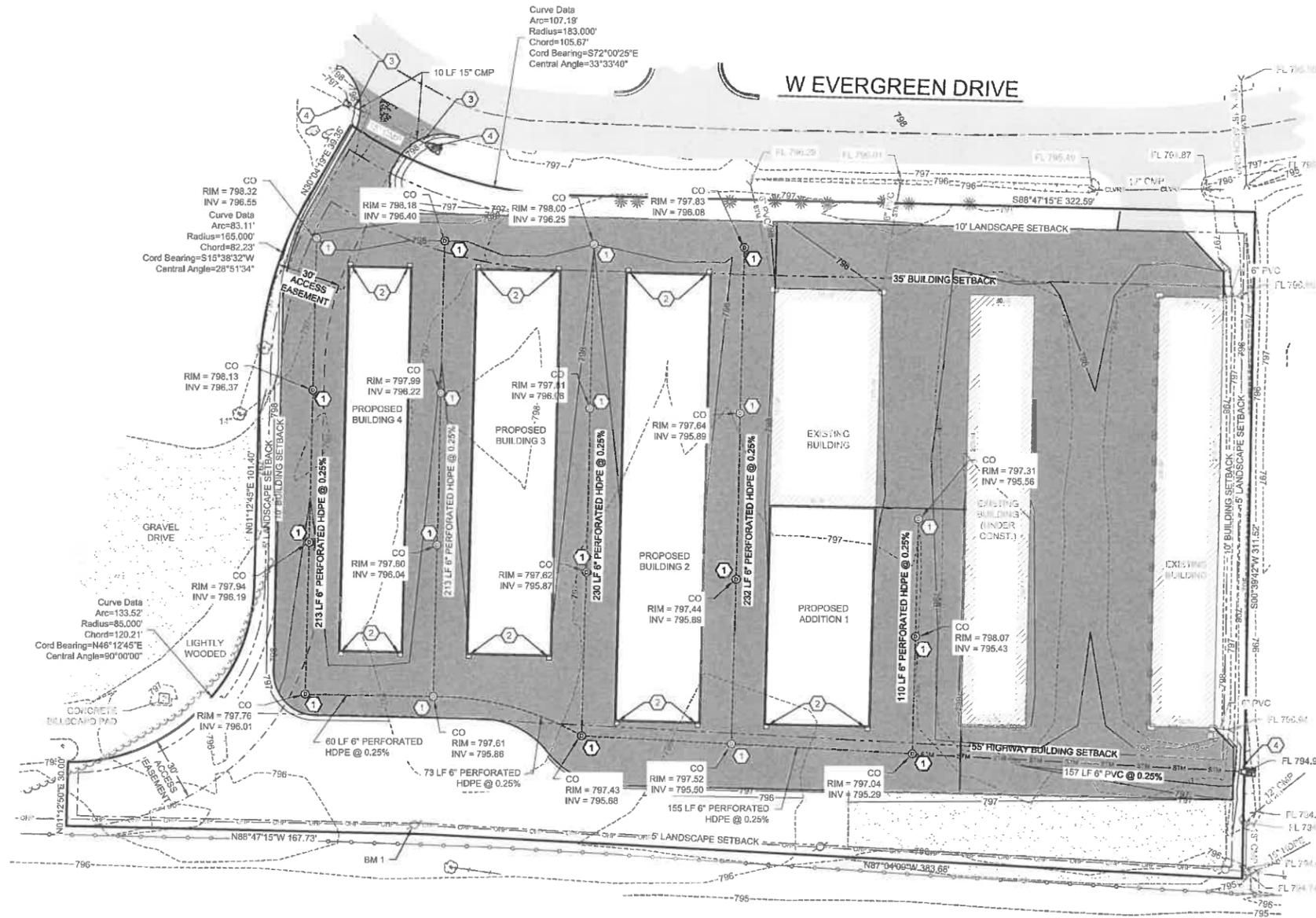
WAUSAU
 2603 Stewart Avenue
 Suite B
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

Benchmarks		
Label	Elevation	Description
BM 1	797.53	POWER POLE 85-80473 40-5, 5" SPIKE

SHEET KEY NOTES:

- STORM CLEAN OUT, SEE DETAIL E SHEET C8.0
- DOWNSPOUT, SEE DETAIL F SHEET C6.0
- EXTEND CULVERT
- APRON END WALL



PROPOSED FOR:
STOR-IT MINI STORAGE
 GRAND CHUTE,
 WISCONSIN

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EXPEDITOR:	---
SUPERVISOR:	---
CONTRACT NO.:	---
IED NO.:	---
DATE:	6/7/2017

SHEET:
C3.0

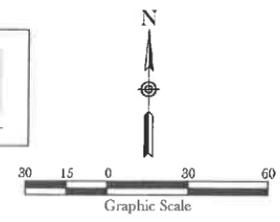
DIGGERS HOTLINE
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

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2260 Salscheider Court Green Bay, WI 54313
 PH: 920-569-5765; Fax: 920-569-5767
 www.mach-iv.com
 Project Number: 1336-01-17



GRADING PLAN

Benchmarks		
Label	Elevation	Description
BM 1	797.53	POWER POLE 85-80473 40-5, 5" SPIKE



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
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 P.O. Box 620
 Kaukauna, WI 54130
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 1-800-255-2534
 FAX (920) 768-8064

MADISON
 3306 Nursery Drive
 Madison, WI 53762
 PHONE (608) 445-2345
 FAX (608) 445-2345

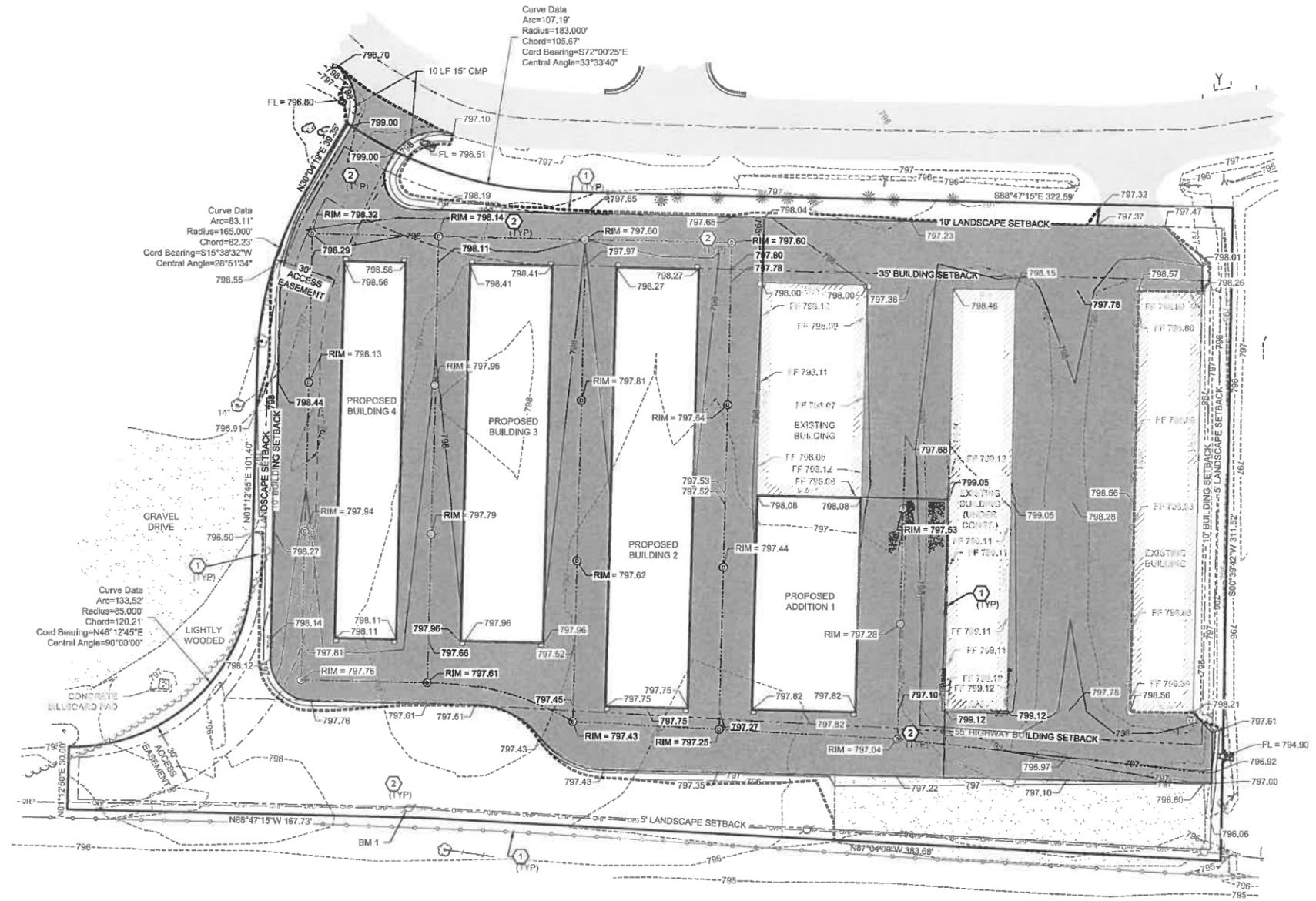
MILWAUKEE
 W177 N9886 Rivercrest Dr.
 Suite B
 Germantown, WI 53022
 PHONE (262) 250-0719
 1-800-225-2534
 FAX (262) 250-8749

WAUSAU
 3500 Stewart Avenue
 Suite B
 Wausau, WI 54481
 PHONE (715) 849-3141
 FAX (715) 849-3111

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SHEET KEY NOTES:

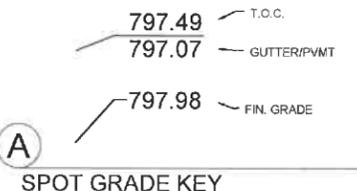
- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET



Curve Data
 Arc=107.19'
 Radius=183.000'
 Chord=105.67'
 Cord Bearing=S72°00'25"E
 Central Angle=33°33'40"

Curve Data
 Arc=83.11'
 Radius=165.000'
 Chord=82.23'
 Cord Bearing=S15°38'32"W
 Central Angle=28°51'34"

Curve Data
 Arc=133.52'
 Radius=85.000'
 Chord=120.21'
 Cord Bearing=N46°12'45"E
 Central Angle=90°00'00"



DIGGERS HOTLINE

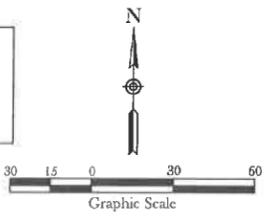
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 Project Number: 1336-01-17



PROPOSED FOR:
STOR-IT MINI STORAGE
 GRAND CHUTE, WISCONSIN

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DESIGNER:	R. MACH
DRAWN BY:	R. HERTER
EXPEDITOR:	---
SUPERVISOR:	---
CONTRACT NO.:	---
IED NO.:	---
DATE:	6/7/2017
SHEET:	C4.0

EROSION CONTROL PLAN



Keller

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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

Benchmarks		
Label	Elevation	Description
BM 1	797.53	POWER POLE 85-80473 40-5, 5" SPIKE

SHEET KEY NOTES:

1. SILT FENCE; SEE DETAIL A SHEET C6.0
2. STONE TRACKING PAD; SEE DETAIL B SHEET C6.0
3. MEDIUM RIP RAP OVER GEOTEXTILE FABRIC, 20 SF
4. TEMPORARY STOCKPILES

PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

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

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED. HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

PROPOSED FOR:

STOR-IT MINI STORAGE

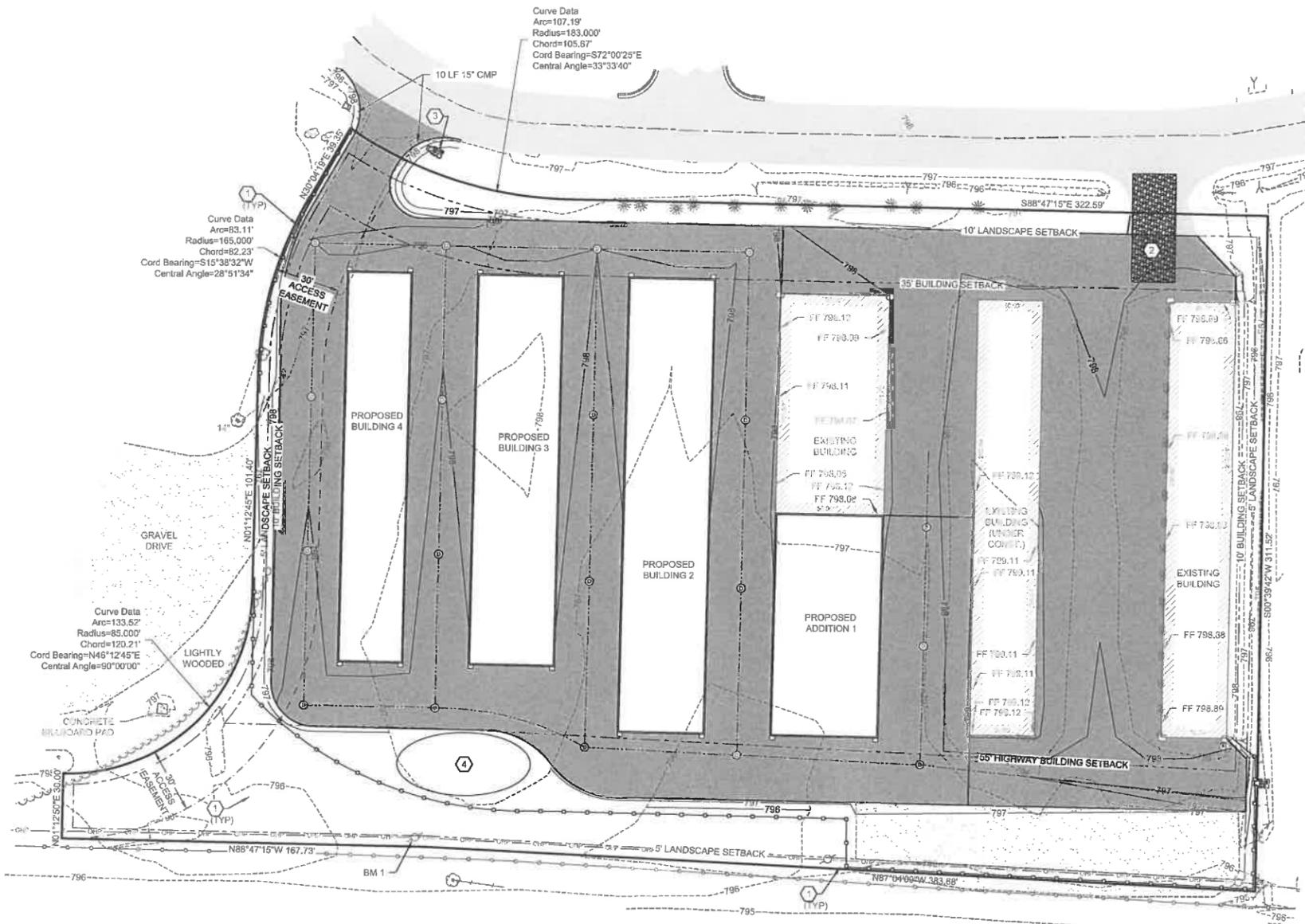
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REVISIONS	

PROJECT MANAGER:	J. HALL
DESIGNER:	R. MACHER
DRAWN BY:	R. MACHER
EXPEDITOR:	---
SUPERVISOR:	---
CONTRACT NO.:	---
IED NO.:	---
DATE:	6/7/2017
SHEET:	C5.0



CONSTRUCTION SEQUENCE:

- SUMMER 2017 - FALL 2017
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE SITE
 - CONSTRUCT BUILDING
 - INSTALL SITE UTILITIES
 - INSTALL BASECOURSE
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - INSTALL PAVEMENT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

DIGGERS HOTLINE

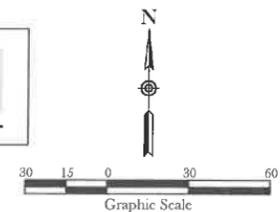
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GRADING & EROSION CONTROL PLAN



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STOR-IT MINI STORAGE
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REVISIONS

PROJECT MANAGER: J. HALL

DESIGNER: R. MACH

DRAWN BY: R. HERTER

EXPIRED BY: ---

SUPERVISOR: ---

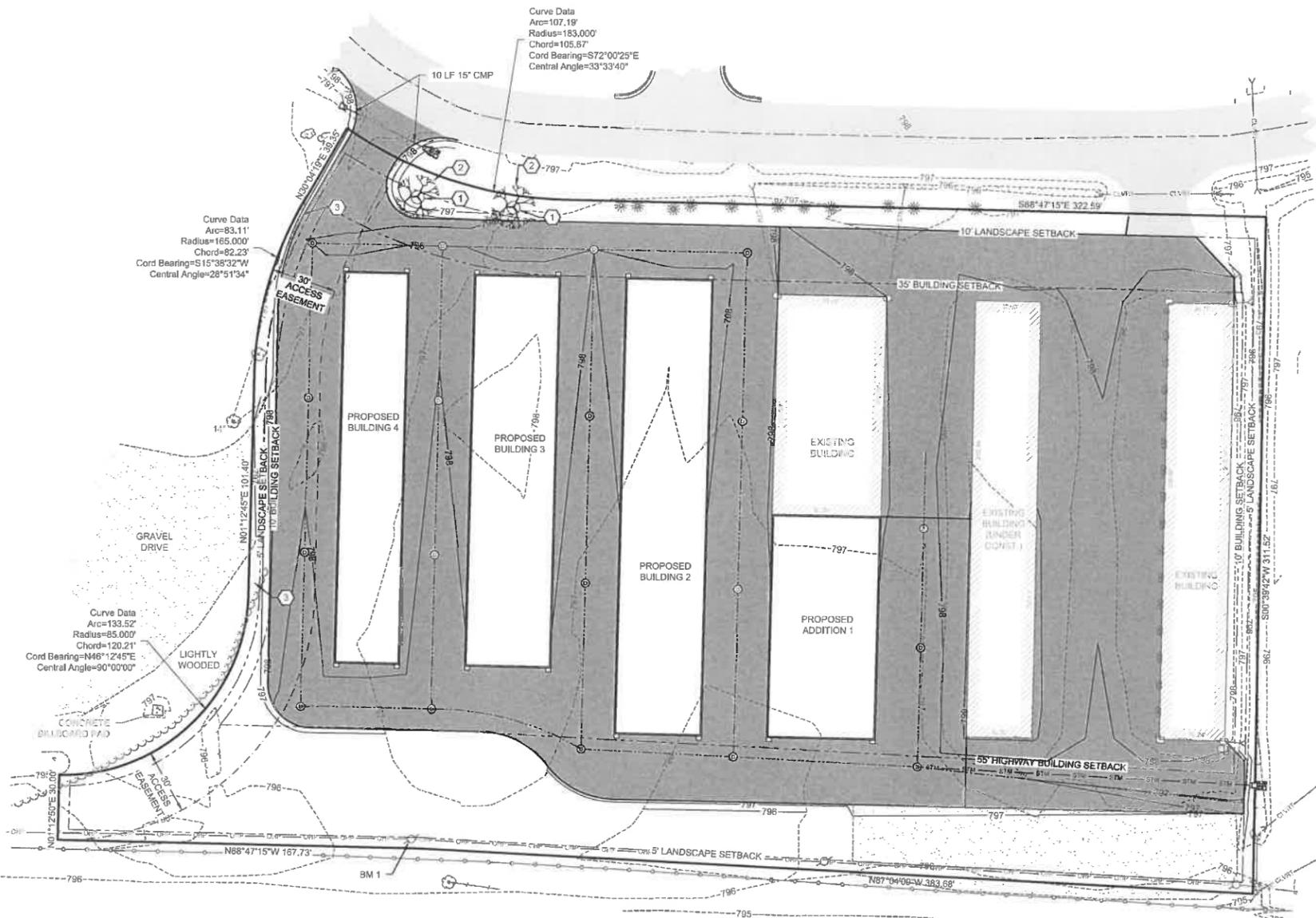
CONTRACT NO: ---

FEED NO: ---

DATE: 6/7/2017

SHEET: ---

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PLANT TABLE

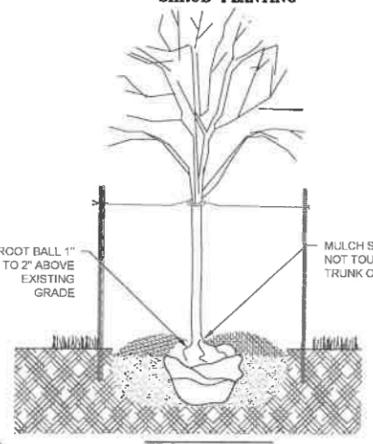
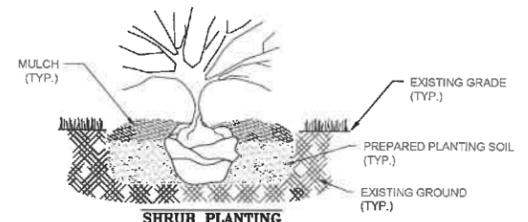
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	MAX. HT.	MAX. DIA.
	RED MAPLE	ACER RUBUM	2	2 1/2"	40'-60'	40'-60'

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WdOT No. 40 GRASS MIX.

SHEET KEY NOTES:

- 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- RED MAPLE
- LANDSCAPE NOT REQUIRED DUE TO CROSS-ACCESS EASEMENT AGREEMENT



PLANTING DETAIL

PLANTING NOTES:

- PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
- PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
- IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CLIP THE BURLAP TWIN, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
- MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK NOT CRUSHED STONE)
- IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

DIGGERS HOTLINE

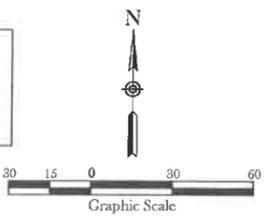
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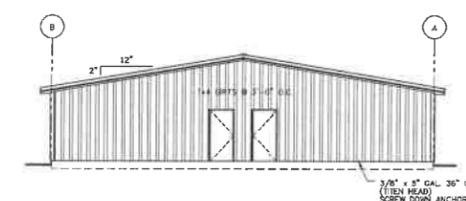
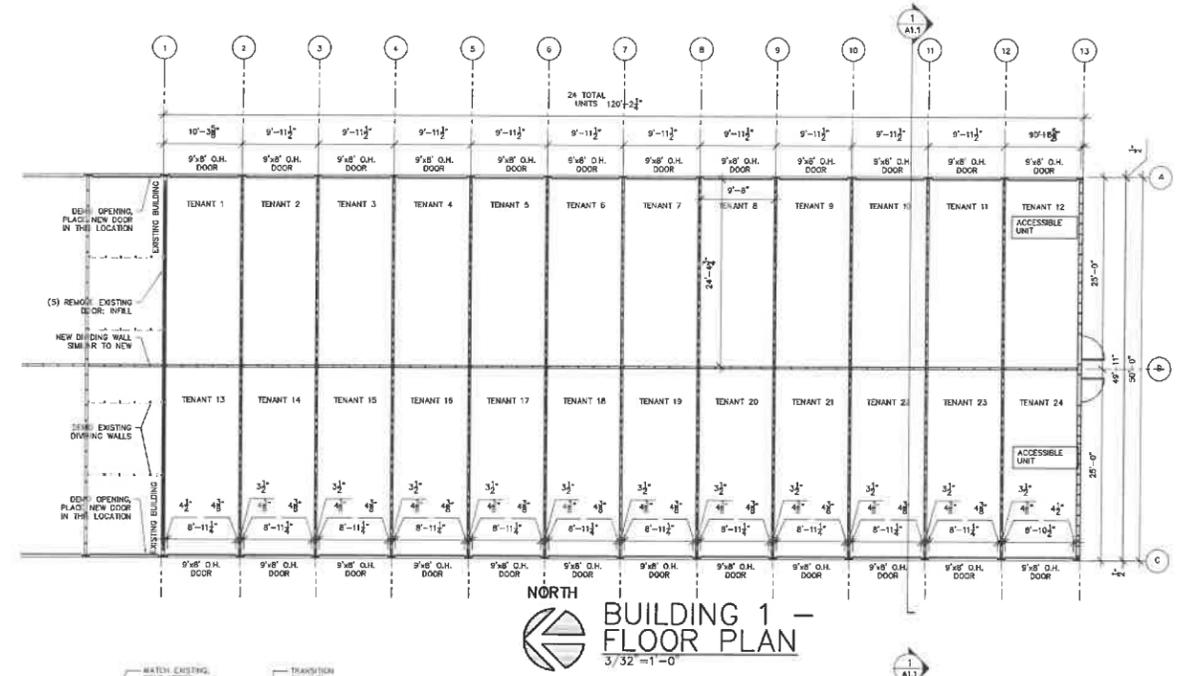
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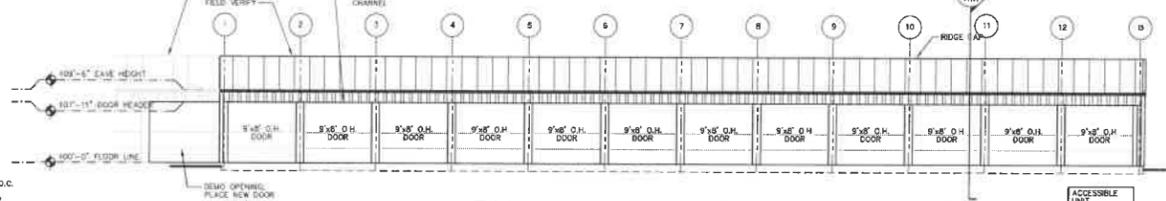
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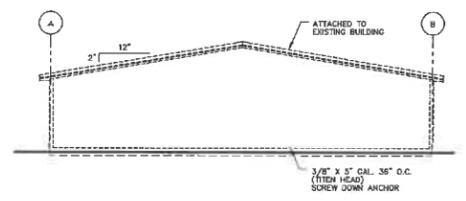
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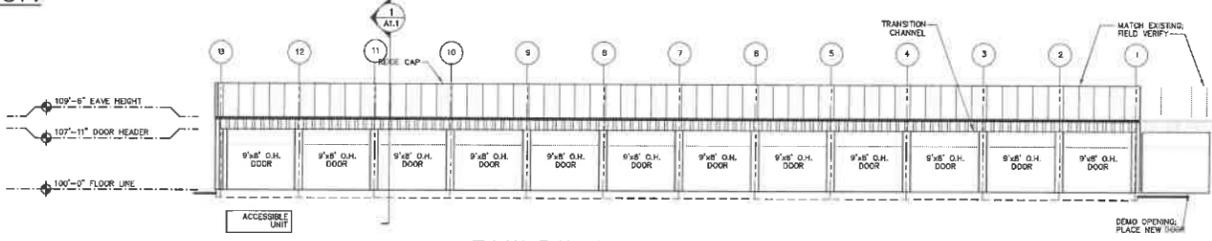
BUILDING 1 - SOUTH ELEVATION
3/32 = 1'-0"



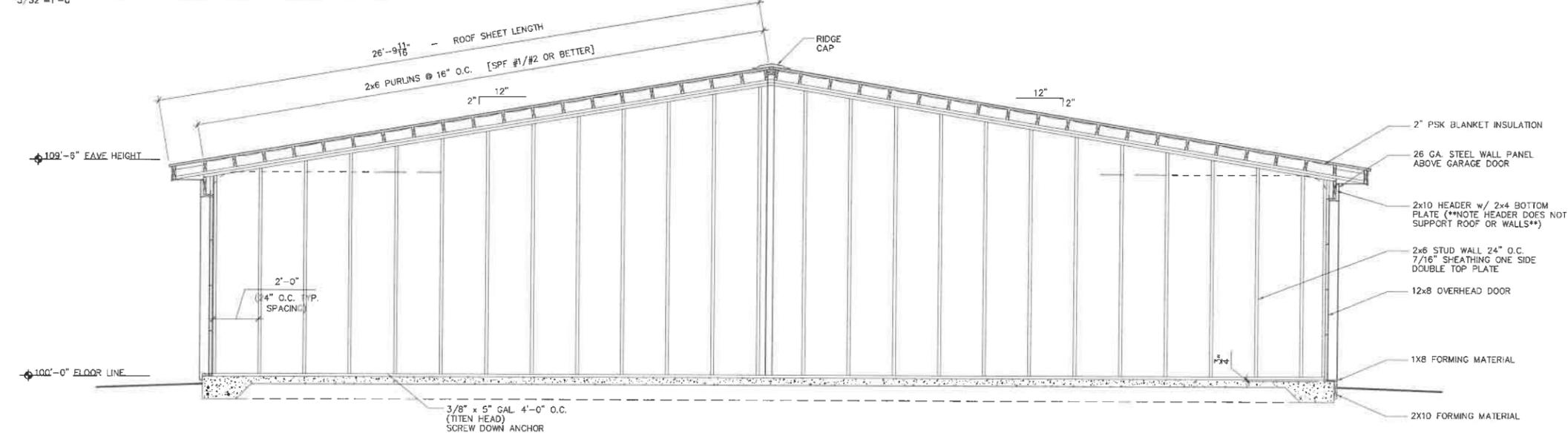
BUILDING 1 - WEST ELEVATION
3/32 = 1'-0"



BUILDING 1 - NORTH ELEVATION
3/32 = 1'-0"



BUILDING 1 - EAST ELEVATION
3/32 = 1'-0"



BUILDING 1 - BUILDING SECTION
3/8 = 1'-0"

PROPOSED FOR:

STOR-IT MINI STORAGE

WISCONSIN
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REVISIONS

1	5/3/2017	J.S.B.

PROJECT MANAGER: J. HALL

DESIGNER: T. TISLAU

DRAWN BY: J. BOCHE

EXPEDITOR: _____

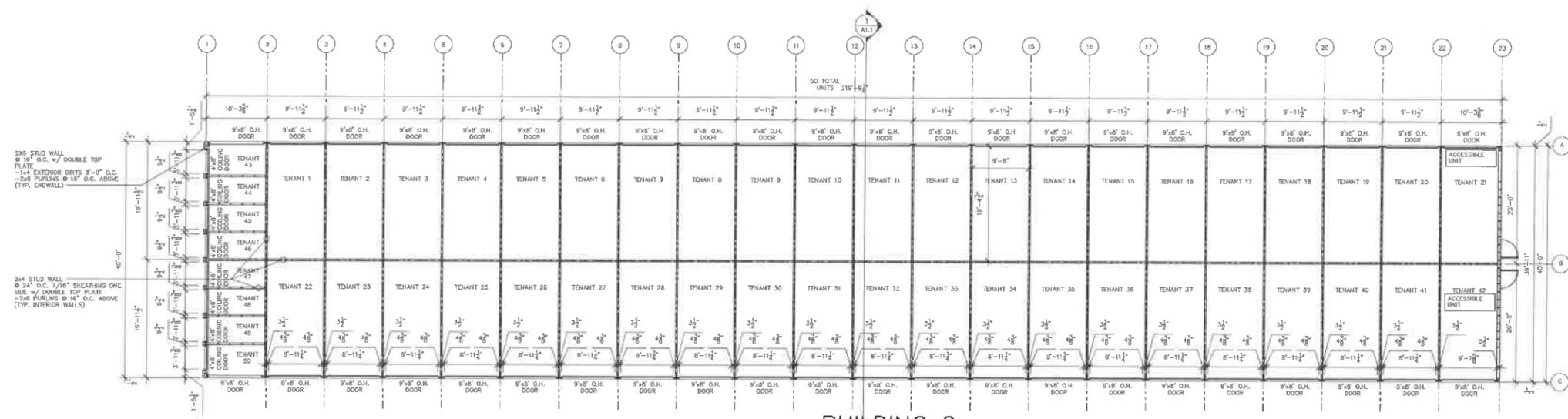
SUPERVISOR: _____

PRELIMINARY NO: P17110

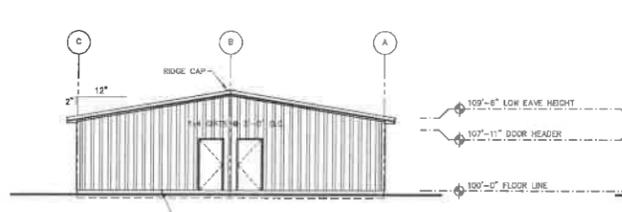
CONTRACT NO: _____

DATE: 4/14/2017

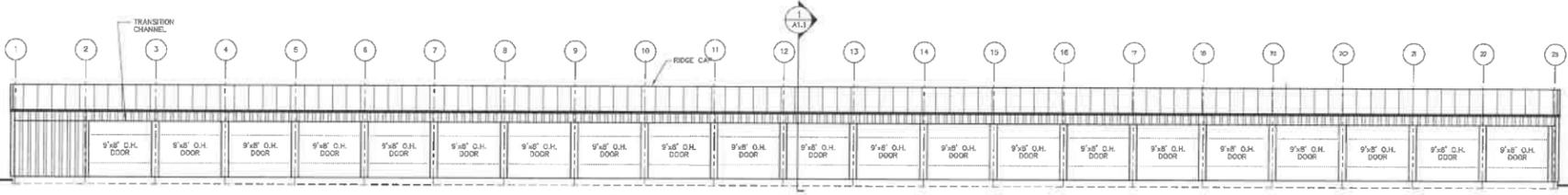
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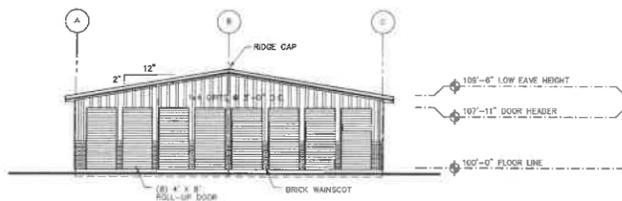
BUILDING 2 - FLOOR PLAN
3/32=1'-0"



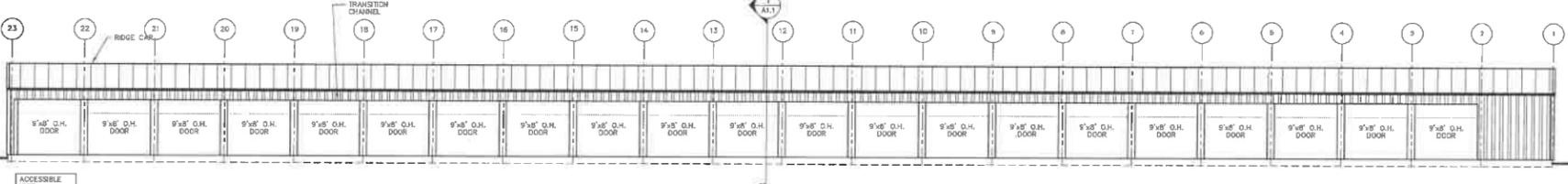
BUILDING 2 - SOUTH ELEVATION
3/32=1'-0"



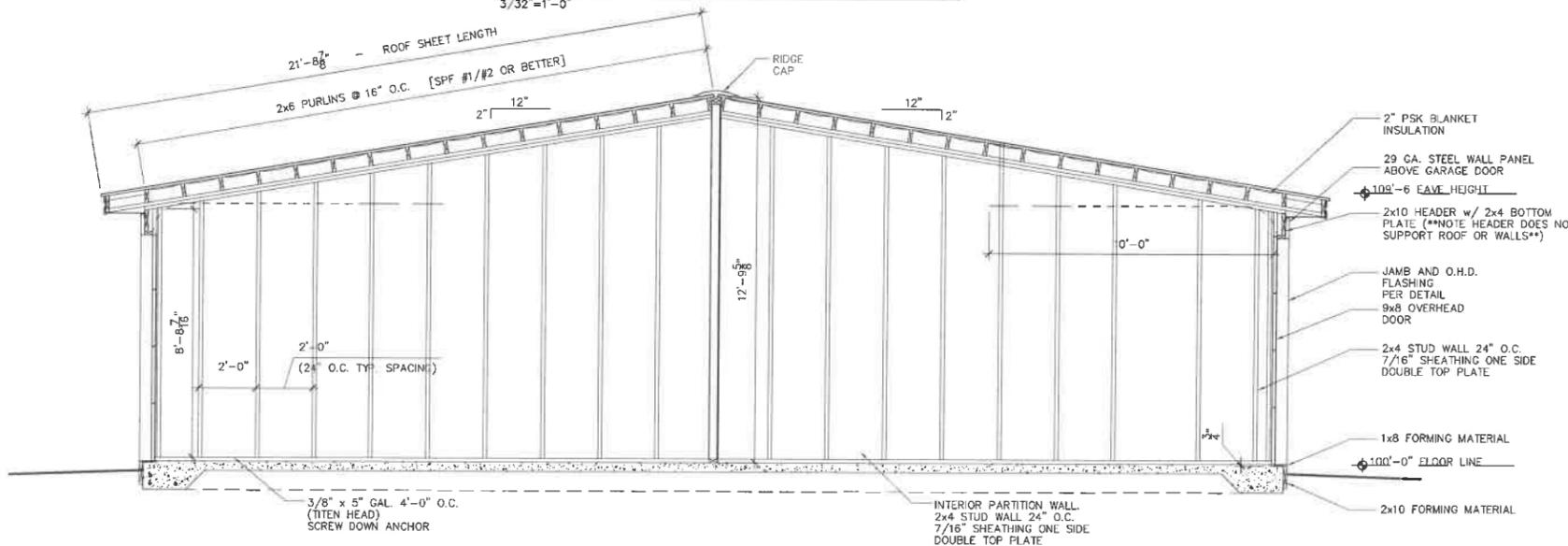
BUILDING 2 - WEST ELEVATION
3/32=1'-0"



BUILDING 2 - NORTH ELEVATION
3/32=1'-0"



BUILDING 2 - EAST ELEVATION
3/32=1'-0"



BUILDING 2 - BUILDING SECTION
3/8=1'-0"



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REVISIONS

5/3/2017	J.S.B.
----------	--------

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DRAWN BY: J. BOCHE
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P17110
CONTRACT NO:
DATE: 4/14/2017
SHEET: A1.2



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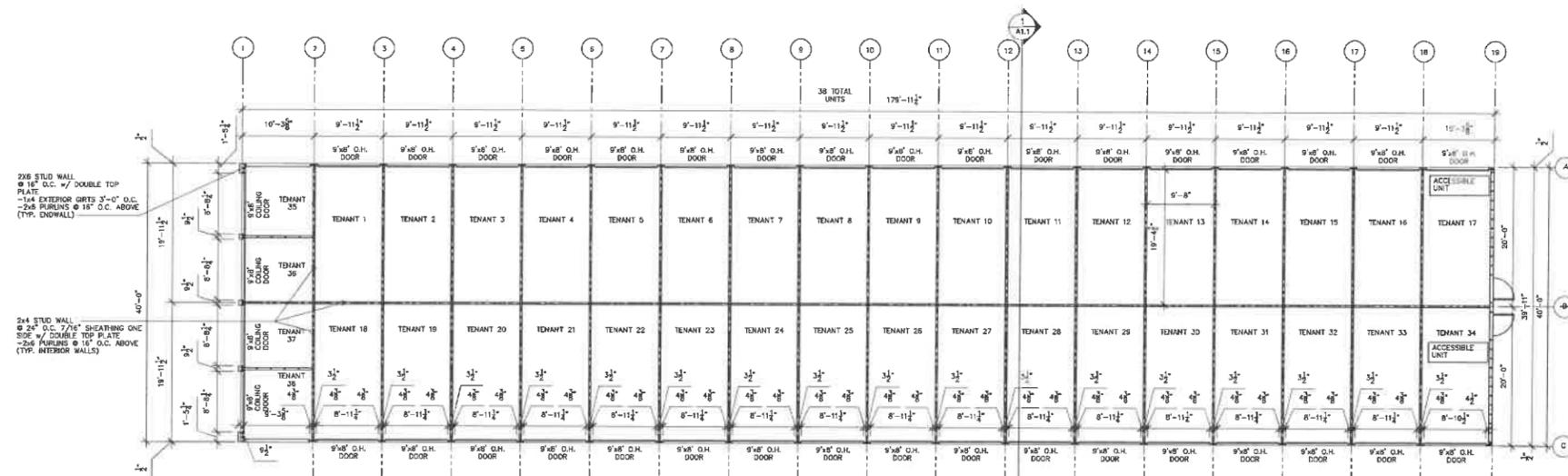
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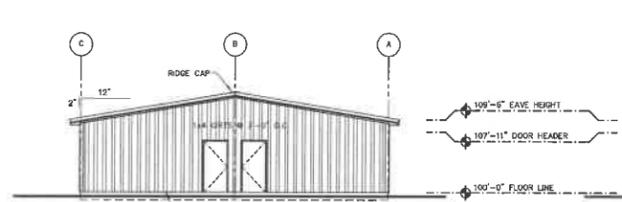
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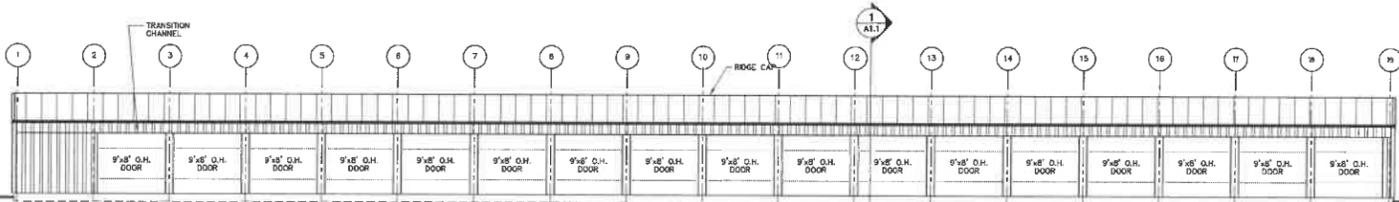
NORTH BUILDING 3 - FLOOR PLAN

3/32=1'-0"



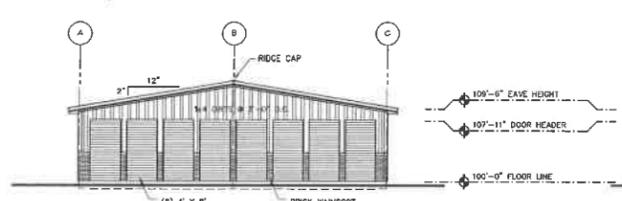
BUILDING 3 - SOUTH ELEVATION

3/32=1'-0"



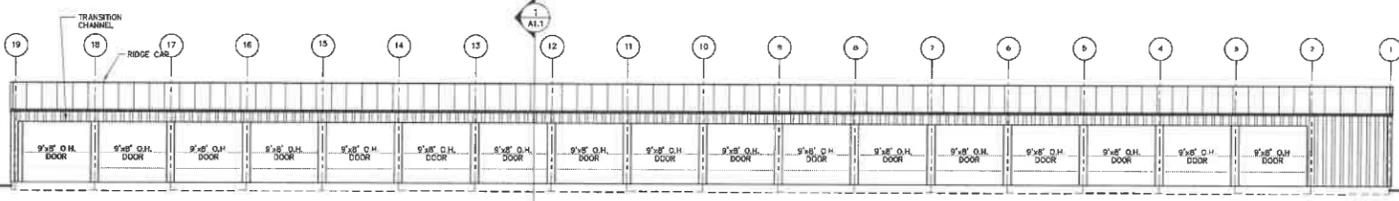
BUILDING 3 - WEST ELEVATION

3/32=1'-0"



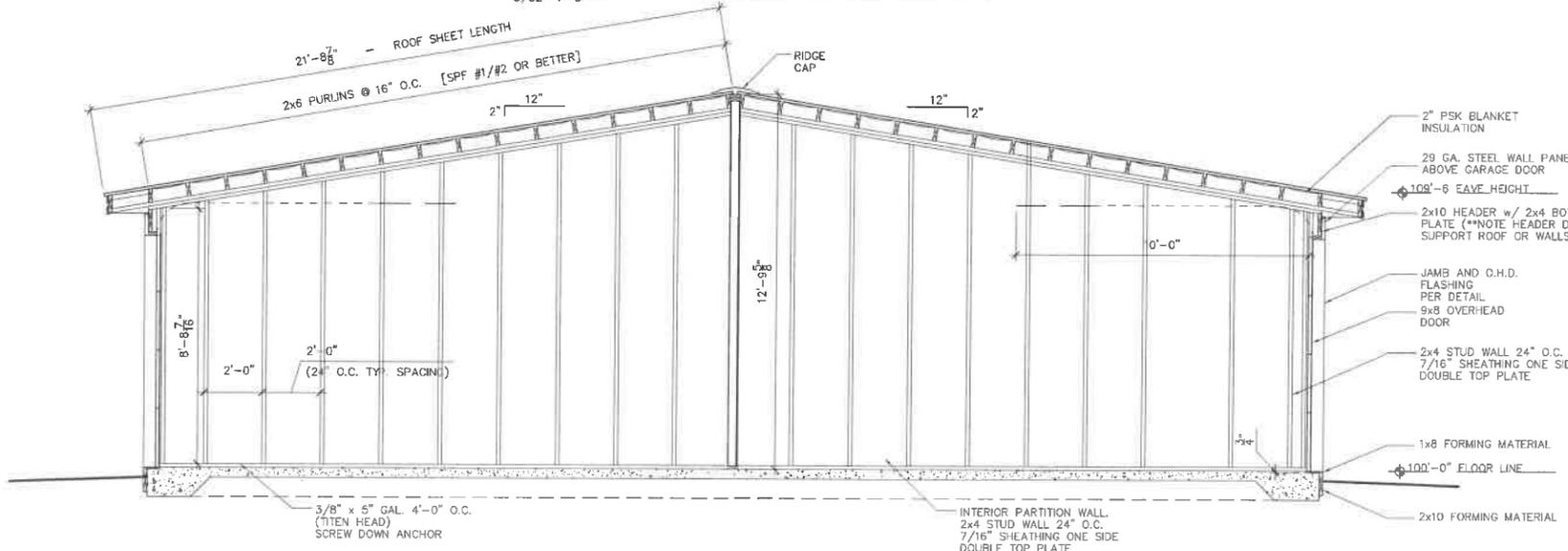
BUILDING 3 - NORTH ELEVATION

3/32=1'-0"



BUILDING 3 - EAST ELEVATION

3/32=1'-0"



BUILDING 3 - BUILDING SECTION

3/8=1'-0"

PROPOSED FOR:

STOR-IT MINI STORAGE

WISCONSIN
GRAND CHUTE,

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REVISIONS
5/3/2017 J.S.B.

PROJECT MANAGER: J. HALL

DESIGNER: T. TISLAU

DRAWN BY: J. BOCHE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO: P17110

CONTRACT NO:

DATE: 4/14/2017

SHEET: A1.3



Keller

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Fax (920)766-5004

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Middleton, WI 53562
Phone (608)445-2245
MILWAUKEE
W204 N11509
Goldenside Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2334
Fax (262)250-9740

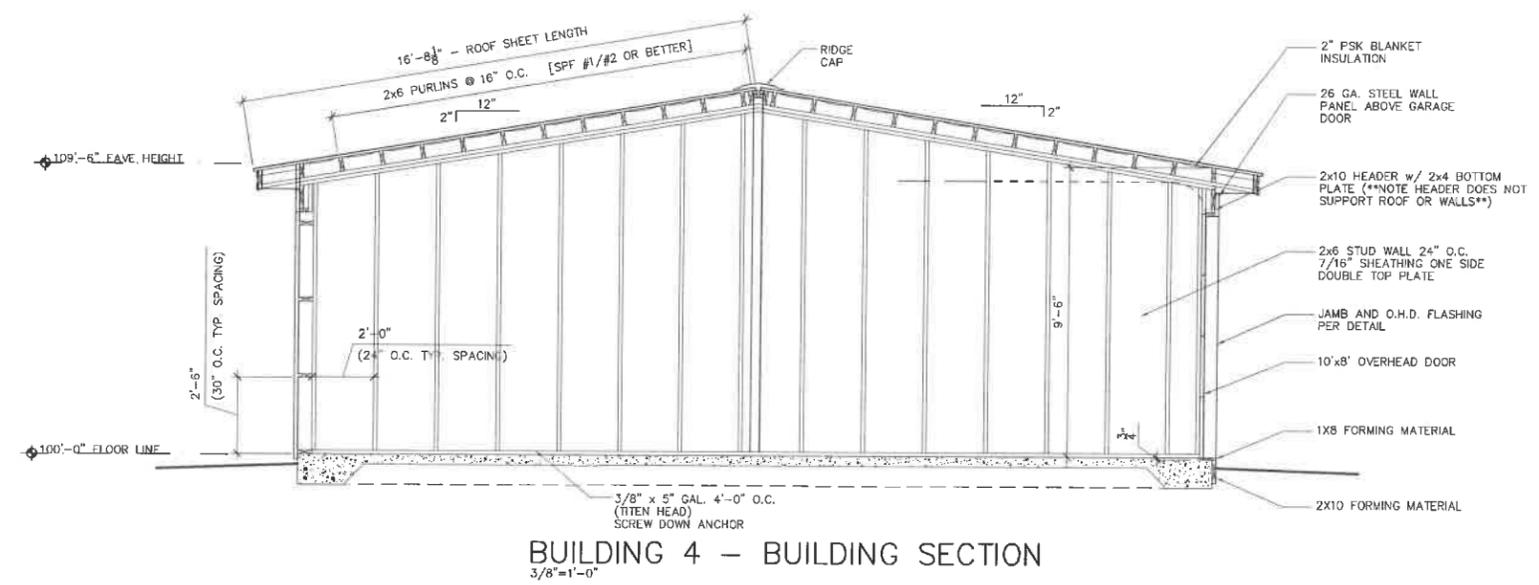
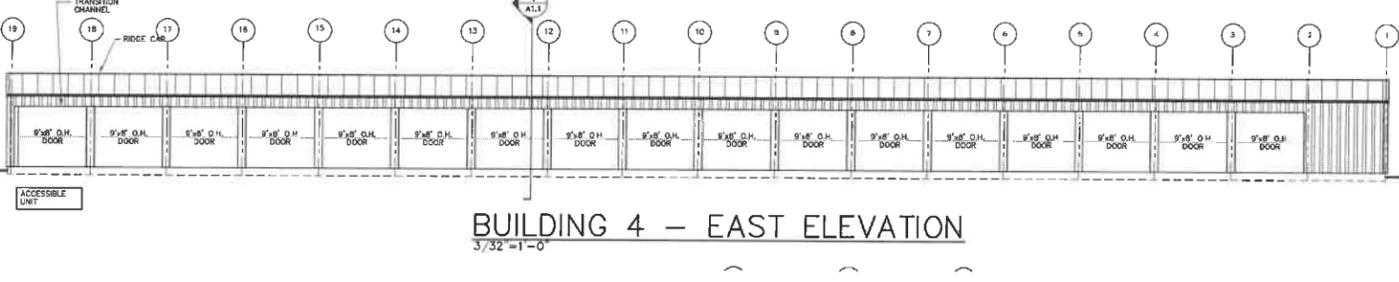
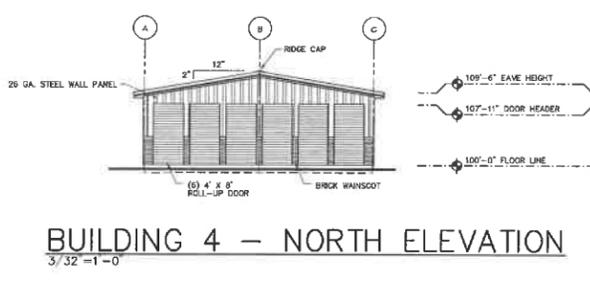
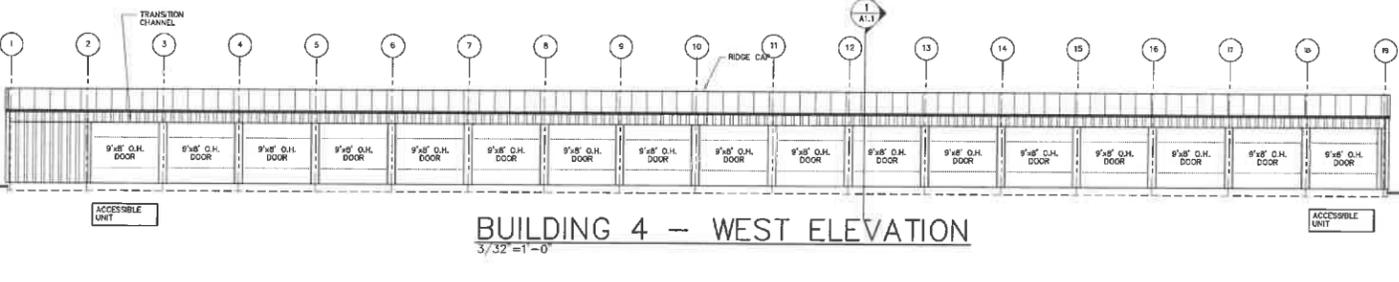
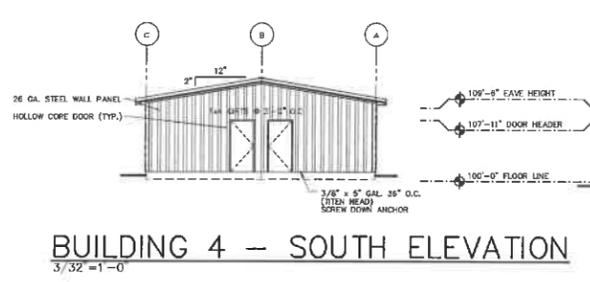
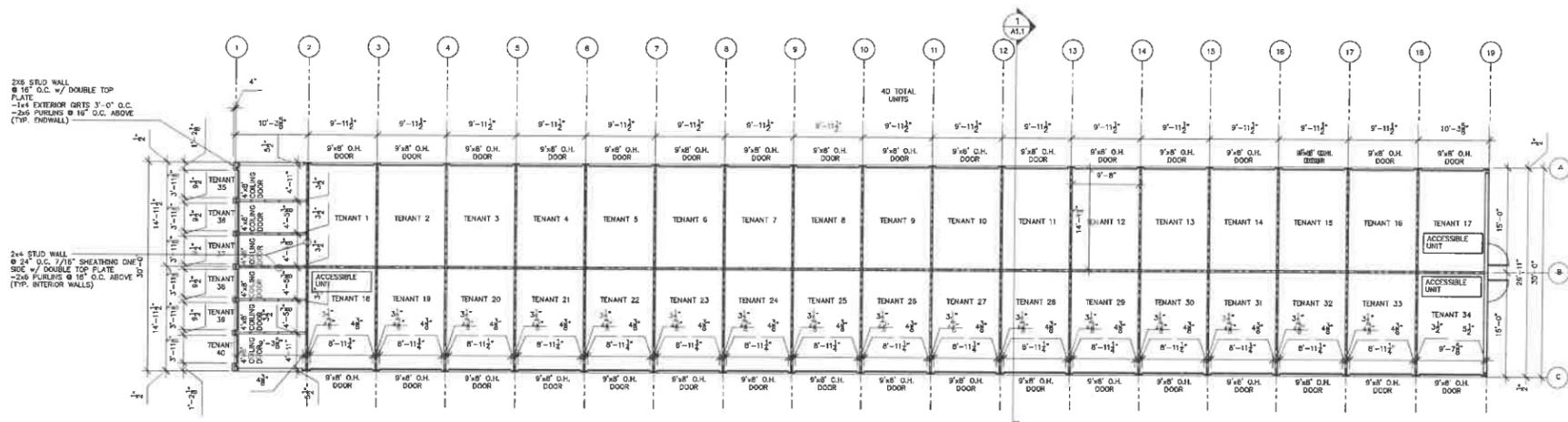
www.kellerbuilds.com

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WISCONSIN
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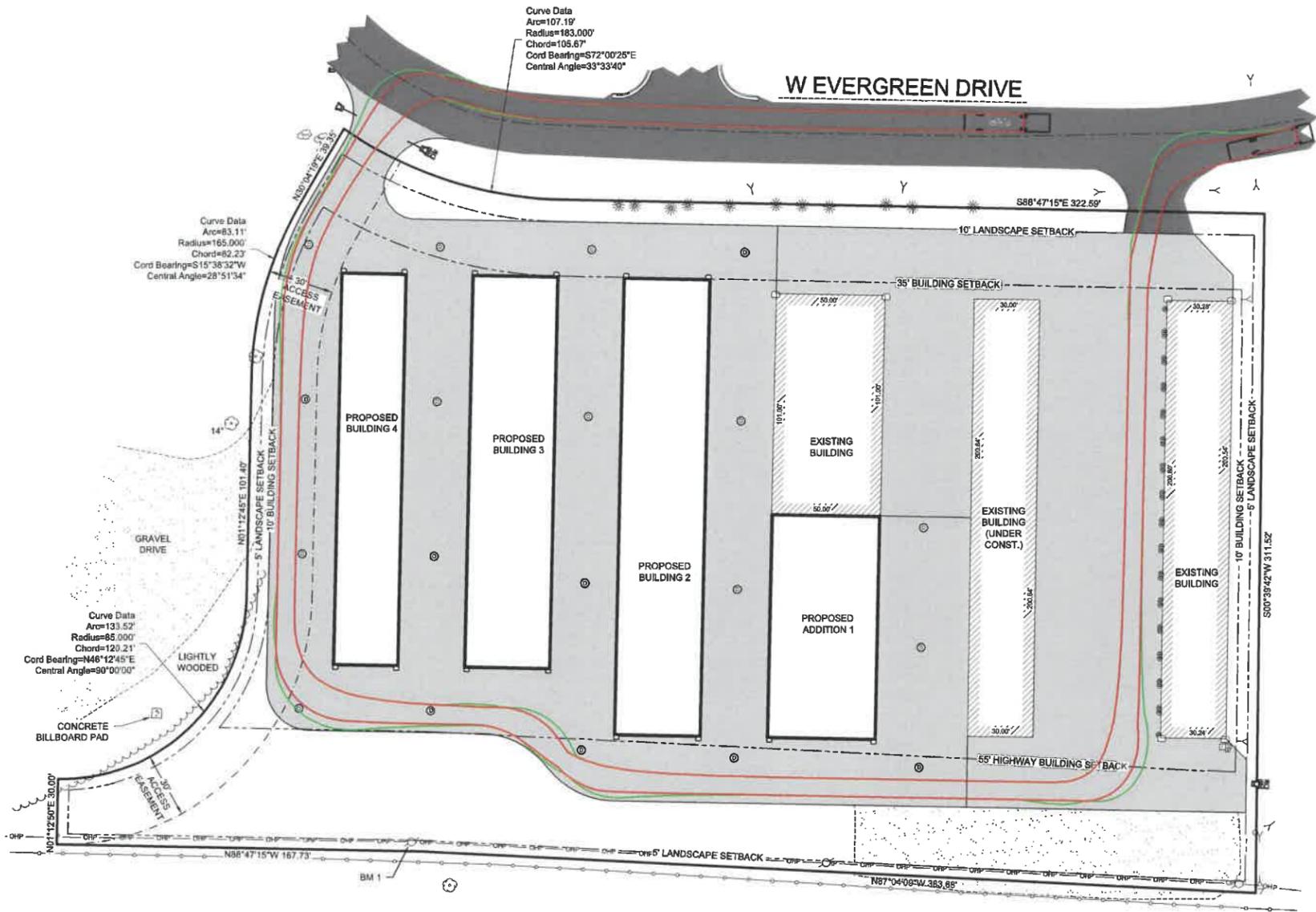
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REVISIONS	
1	5/3/2017 J.S.B.

PROJECT MANAGER:	J. HALL
DESIGNER:	T. TISLAU
DRAWN BY:	J. BOCHE
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P17110
CONTRACT NO:	-----
DATE:	4/14/2017
SHEET:	A1.4



FIRE TRUCK MANEUVERINGS



Keller

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Madison, WI 53704
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MILWAUKEE
W177 N8556 Rivercrest Dr.
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Germanstown, WI 53022
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1-800-235-5234
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WAUSAU
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Wausau, WI 54401
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FAX (715) 843-2181

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PROPOSED FOR:
STOR-IT MINI STORAGE
GRAND CHUTE,
WISCONSIN

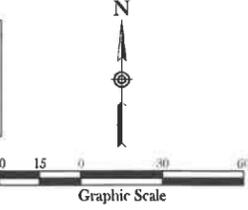
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REVISIONS

PROJECT MANAGER:	J. HALL
DESIGNER	R. MACH
DRAWN BY:	R. HERTER
EXPEDITOR:	---
SUPERVISOR:	---
CONTRACT NO.:	---
IED NO.:	---
DATE:	6/7/2017
SHEET:	AVT1.0

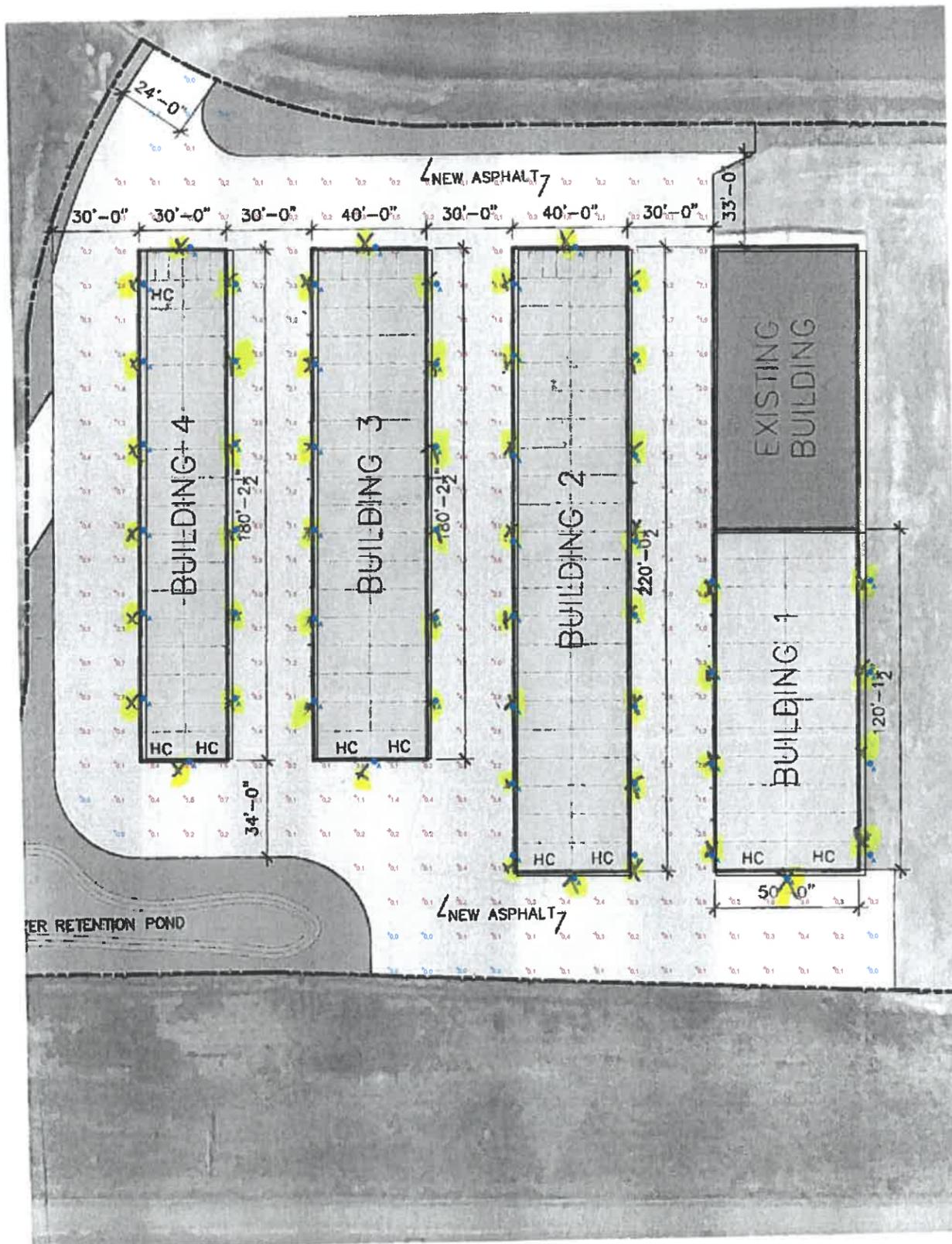


2260 Salschelder Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1336-01-17



Schedule				
Symbol	Label	Quantity	Manufacturer	Catalog Number
	A	55	TEXAS	DC056L25W2700LMV50K

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	9.8 fc	0.0 fc	N/A	N/A



Plan View

**Town of Grand Chute
Site Plan Amendment Review
Nicolet Square, LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: September 1, 2016

Address: 213 S. Nicolet Road

App. #: SPA1-00-96

REQUEST

- 1. Proposed Use(s):** Continued commercial retail use
- 2. Project Description:** Replace an existing multi-tenant monument sign with a new multi-tenant pylon sign
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes to replace the existing multi-tenant sign at this location with a new multi-tenant pylon sign. The new sign will be 25' in height and 87 sq. ft. in size. The new sign will be located in the same location as the existing sign, on the northeast corner of the property. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-00-96) requested by Nicolet Square, LLC, 213 S. Nicolet Road, to replace an existing multi-tenant monument sign with a new multi-tenant pylon sign.

SPA1-00-96 -- 213 S. Nicolet Road



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys





PROPOSED SIGN TO REPLACE EXISTING

AppletonSIGN
COMPANY

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

CLIENT:	NICOLET SQUARE
STREET ADDRESS:	247 S NICOLET RD
CITY / STATE:	APPLETON, WI
SCOPE:	2017 - TENANT Pylon
DATE:	10/29/16
SALES:	BOB ERICKSON
DESIGNER:	MIKE FRASSETTO
GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	100 - APPROX.
COLOR SCHEDULE	
REQUIRED ITEMS	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS?	
REVISION SCHEDULE	

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SIGN LOCATION PLAN **OPT. #1** **10141-A** **2**

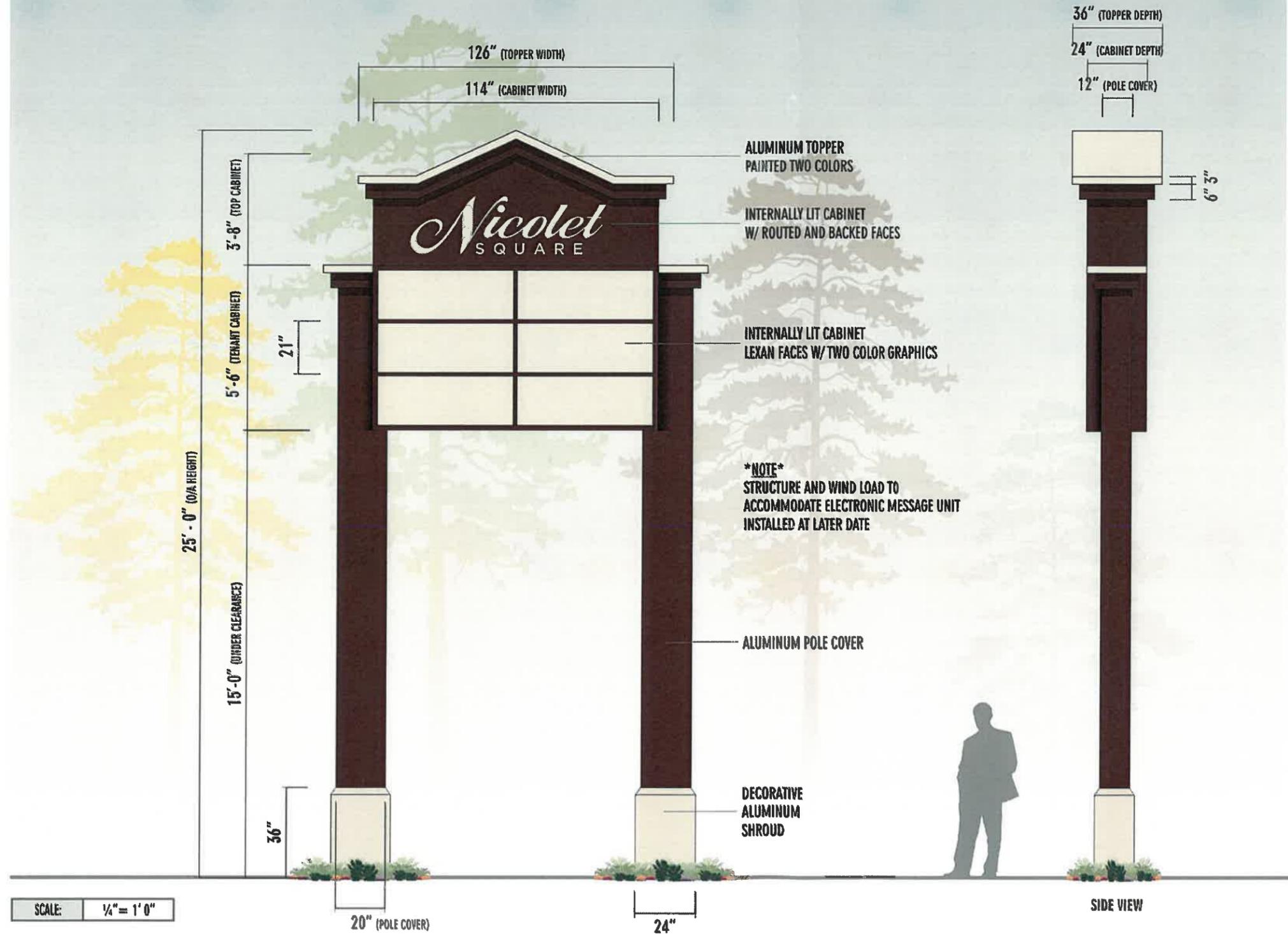
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DETAIL VIEW



CLIENT:	NICOLET SQUARE
STREET ADDRESS:	247 S NICOLET RD
CITY / STATE:	APPLETON, WI
SCOPE:	201T - TENANT PYLON
DATE:	10/25/16
SALES:	RON ERICKSON
DESIGNER:	MIKE FRASSETTO
GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	100 - APPROX.
COLOR SCHEDULE	
1	COLOR CALL OUT
2	COLOR CALL OUT
3	COLOR CALL OUT
REQUIRED ITEMS	
<input checked="" type="checkbox"/> CLEAN ART?	
<input type="checkbox"/> FIELD SURVEY?	
<input checked="" type="checkbox"/> COLORS?	COLORS ON THIS DOCUMENT WERE SELECTED BY DESIGNER FOR CLIENT REVIEW. COLORS MUST BE APPROVED BY CLIENT PRIOR TO PRODUCTION
<input type="checkbox"/> MISC. ITEMS ?	
REVISION SCHEDULE	
05/3/17	UPDATED DETAILS FOR FUTURE EMC

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OPT. #1

10141-A

1

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