



PLAN COMMISSION AGENDA
Tuesday, June 4, 2019 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – May 21, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Rezoning (Z-01-19) requested by Joseph K. Reis, to rezone properties at the northeast corner of N. French Road and E. Evergreen Drive from AGD General Agricultural District to CL Local Commercial District. **Action:** Hear testimony/close hearing.
8. **Rezoning (Z-01-19)** – Request by Joseph K. Reis to rezone properties at the northeast corner of N. French Road and E. Evergreen Drive from AGD General Agricultural District to CL Local Commercial District. **Action:** Recommend approval/denial of Z-01-19. (TOWN BOARD ACTION 6/18/2019) *Ordinance O-06-2019.*
9. **Public Hearing #2** – Special Exception (SE-08-19) requested by D&J Custom Renovations LLC, dba Sassman Insurance Agency, LLC, 3030 N. Richmond Street, for operation of an electronic message center sign. **Action:** Hear testimony/close hearing
10. **Special Exception (SE-08-19)** – Request by D&J Custom Renovations LLC, dba Sassman Insurance Agency, LLC, 3030 N. Richmond Street, for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-08-19. (TOWN BOARD ACTION 6/18/2019)
11. **Site Plan Amendment (SPA1-00-87)** – Request by D&J Custom Renovations LLC, dba Sassman Insurance Agency, LLC, 3030 N. Richmond Street, for installation of a pylon sign, including an electronic message center. **Action:** Approve/deny SPA1-00-87.
12. **Public Hearing #3** – Special Exception (SE-09-19) requested by Appleton Area School District for operation of an electronic message center sign at Badger Elementary School, 501 S. Bluemound Drive. **Action:** Hear testimony/close hearing.
13. **Special Exception (SE-09-19)** – Request by Appleton Area School District for operation of an electronic message center sign at Badger Elementary School, 501 S Bluemound Drive. **Action:** Recommend approval/denial of SE-09-19. (TOWN BOARD ACTION 6/18/2019)
14. **Site Plan Amendment (SPA2-00-02)** – Request by Appleton Area School District for installation of a monument sign, including an electronic message center, at Badger Elementary School, 501 S. Bluemound Drive. **Action:** Approve/deny SPA2-00-02.
15. **Site Plan Amendment (SPA1-02-05)** – Request by Oral & Maxillofacial Surgery Fox Cities, S.C., 5395 W. Michaels Drive, for removal of an existing monument sign cabinet and installation of a new sign cabinet on the same base. **Action:** Approve/deny SPA1-02-05.

16. **Certified Survey Map (CSM-08-19)** – Request by Joseph K. Reis for approval of a one-lot CSM with roadway dedication on property at the northeast corner of N. French Road and E. Evergreen Drive. **Action:** Recommend approval/denial of CSM-08-19. (TOWN BOARD ACTION 6/18/2019)
17. **Certified Survey Map (CSM-11-19)** – Request by Mark A. Vivoda, 3340 N. Lynndale Drive, for approval of a one-lot CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-11-19. (TOWN BOARD ACTION 6/4/2019)
18. Adjournment.

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

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

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

GRAND CHUTE PLAN COMMISSION MINUTES

May 21, 2019

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

Also Present: James March, Town Administrator; Town Board Supervisors Eric Davidson and Jeff Nooyen; Brent Braun, IT Director; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 6)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – MAY 7, 2019 MEETING.

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

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

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

7. **SITE PLAN (SP-08-19)** – REQUEST BY STRAIGHTLINE PROPERTIES, LLC, 1925 W. PACKARD STREET, FOR CONSTRUCTION OF EXPANDED PAVED YARD AREA AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Stadel/Crosby) to approve the Site Plan (SP-08-19) requested by Straightline Properties, LLC, 1925 W. Packard Street, for construction of an expanded paved yard area and associated site improvements. Motion carried, all voting aye.

8. **SITE PLAN (SP-09-19)** – REQUEST BY INTERNATIONAL UNION OF OPERATING ENGINEERS, 5191 W. ABITZ ROAD, FOR CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

Motion (Hidde/Weber) to approve the Site Plan (SP-09-19) requested by International Union of Operating Engineers, 5191 W. Abitz Road, for construction of a building addition and associated site improvements. Motion carried, all voting aye.

9. **SITE PLAN (SP-10-19)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC ON BEHALF OF REI CO-OP, 3850 W. WISCONSIN AVENUE, FOR CONSTRUCTION OF A NEW COMMERCIAL BUILDING, STORMWATER POND AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza stated that this project is Phase 4 of the Greene Development PUD. In addition to new building construction, this phase completes the full build-out of parking for development west of the stream.

Motion (Ulrich/Crosby) to approve the Site Plan (SP-10-19) requested by Greene Development Appleton LLC, on behalf of REI Co-op, 3850 W. Wisconsin Avenue, for construction of a new commercial building, stormwater pond, and associated site improvements. Motion carried, all voting aye.

10. **SITE PLAN (SP-11-19)** – REQUEST BY CHRISTIAN DOULE LLC, DBA AVAIL WEALTH MANAGEMENT, 2101 N. CASALOMA DRIVE, FOR CONSTRUCTION OF A NEW COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza noted that prior site development provided all the parking and drive areas required for this phase.

Stormwater management facilities to serve this phase were also installed previously.

Motion (Hidde/Ulrich) to approve the Site Plan (SP-11-19) requested by Christian Doule LLC, dba Avaii Wealth Management, 2101 N. Casaloma Drive, for construction of a new commercial building and associated site improvements, subject to: (1) Town Engineer approval of Stormwater Management and Erosion Control Plans; and, (2) staff approval of the Site Lighting Plan. Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA4-38-01)** – REQUEST BY RIDGEVIEW CENTER, LLC AND RIDGEVIEW HIGHLANDS VII, LLC, 650-664 W. RIDGEVIEW DRIVE, FOR PARKING LOT EXPANSION AND ASSOCIATED SITE IMPROVEMENTS,

Planner Patza stated that this parking expansion project will provide an additional 53 spaces.

Motion (Boeckers/Hidde) to approve the Site Plan Amendment (SPA4-38-01) requested by Ridgeview Center, LLC, and Ridgeview Highlands VI, LLC, 650-664 W. Ridgeview Drive, for parking lot expansion and associated site improvements. Motion carried, all voting aye.

12. **CERTIFIED SURVEY MAP (CSM-06-19)** – REQUEST BY THE COMMUNITY DEVELOPMENT AUTHORITY OF THE TOWN OF GRAND CHUTE, 2200 N. MCCARTHY ROAD, FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION.

Director Buckingham provided background on the CSM, which will dedicate right-of-way for Champion Drive and create a future commercial lot. He noted that upon recording of the CSM, the address for the Community First Champion Center will become 5000 W, Champion Drive.

Motion (Crosby/Ulrich) to recommend approval of the Certified Survey Map (CSM-06-19) requested by the Community Development Authority of the Town of Grand Chute for property at 2200 N. McCarthy Road. Motion carried, all voting aye.

13. ADJOURNMENT.

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

Respectfully Submitted,

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

7/8.

**Town of Grand Chute
Rezoning Request
Joseph K. Reis**

To: Plan Commission

From: Michael Patza, Town Planner

Date: May 30, 2019

**Address: Properties at the Northeast Corner of N. French Road
and E. Evergreen Drive**

App. #: Z-01-19

REQUEST

Applicant requests the rezoning of four parcels, totaling 16.84 acres in size, from **AGD General Agriculture District to CL Local Commercial District.**

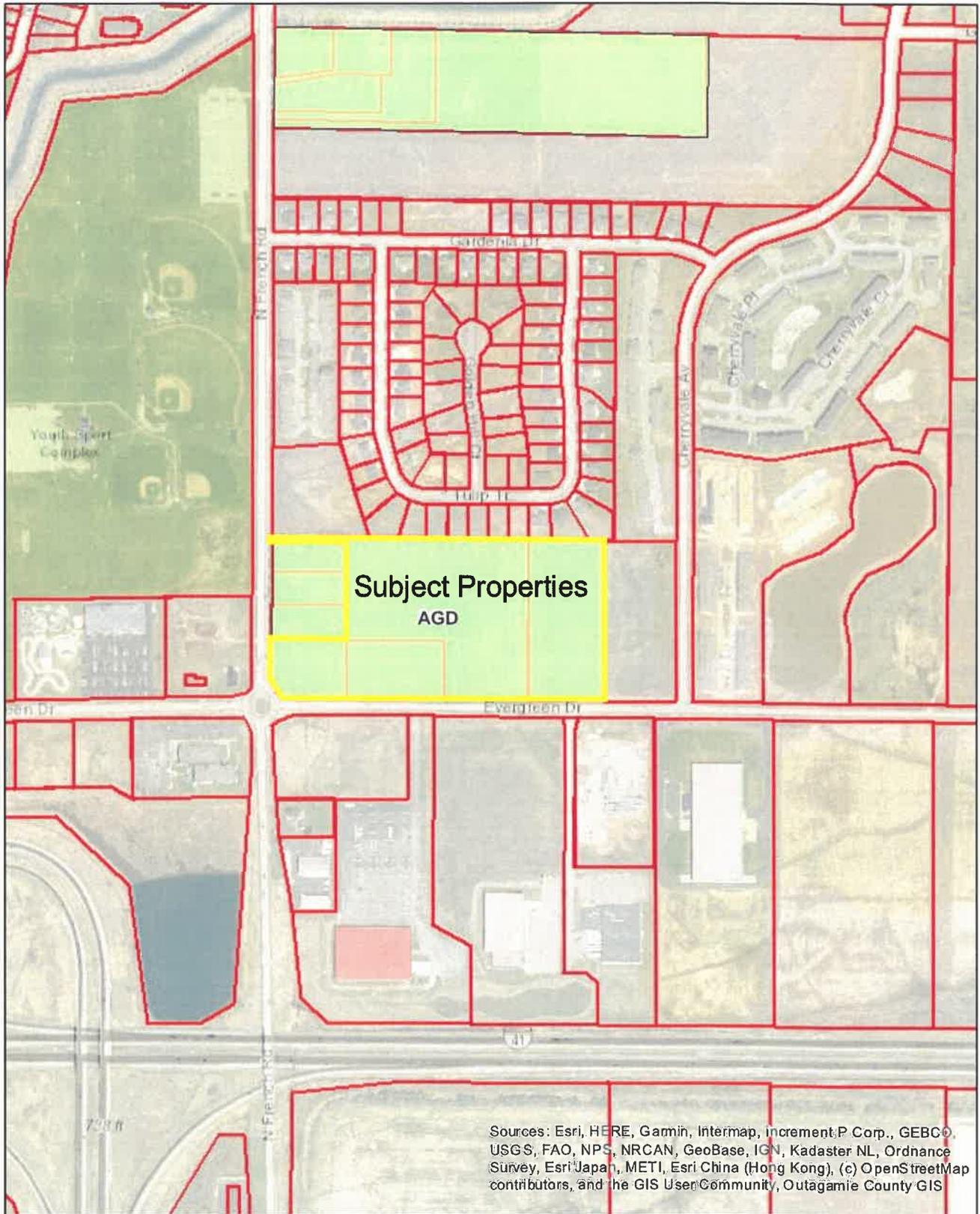
ANALYSIS

The rezoning is requested in anticipation of future commercial development. An existing self-storage building is located on the property with access from E. Evergreen Drive. Future plans for development include additional self-storage buildings on the parcels to the east, with additional commercial development to the west. A new Certified Survey Map will accommodate future development. The rezoning of these properties to a commercial classification requires an amendment to the Grand Chute Comprehensive Plan to reflect Urban – Commercial use.

Any future development that would need connection to public sewer/water utilities would require annexation into the Village of Little Chute. The properties are identified as Future Commercial in the Village of Little Chute Comprehensive Plan.

RECOMMENDATION

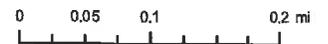
Staff has reviewed and supports a Plan Commission recommendation to amend the Comprehensive Plan to reflect Urban - Commercial for the properties at the Northeast Corner of N. French Road and E. Evergreen Drive, and to rezone the property from AGD General Agricultural District to CL Local Commercial District (Ordinance No. O-06-2019).



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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Author:
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1-164902

Rezoning Map

CERTIFIED SURVEY MAP

BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, T21N, R18E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE: I, DAVID J. SCHROEDER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. S-1912 DO HEREBY CERTIFY THAT BY THE ORDER OF THE OWNER, I HAVE MADE A SURVEY OF A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 8, T21N, R18E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SECTION 8; THENCE N00°40'11"W ALONG THE WEST LINE OF SAID SW 1/4 OF SECTION 8 A DISTANCE OF 262.00 FEET; THENCE N89°39'25"E 332.50 FEET; THENCE N00°40'11"W 390.50 FEET; THENCE N89°54'44"W 332.52 FEET TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 18; THENCE N00°40'11"W ALONG SAID WEST LINE A DISTANCE OF 7.49 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SAID SECTION 8; THENCE N89°46'59"E ALONG SAID NORTH LINE A DISTANCE OF 1340.97 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 8; THENCE S00°27'21"E ALONG SAID EAST LINE A DISTANCE OF 659.53 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 8; THENCE S89°39'25"W ALONG SAID SOUTH LINE A DISTANCE OF 1338.49 FEET TO THE POINT OF BEGINNING CONTAINING 17.339 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF

LEGEND

- 3/4" STEEL REBAR SET (24" LONG, 1.502#/LIN.FT.)
- ▲ P.K. NAIL SET IN ROAD
- S/L DENOTES SECTION LINE

SURVEY FOR: STOR IT
 c/o JOE REIS
 P.O. BOX 7023
 APPLETON, WI 54914

PREPARED BY: OHNI ENGINEERS
 303 S. BLUENOUND DR.
 APPLETON, WI 54914
 PROJECT NO. S-2562A

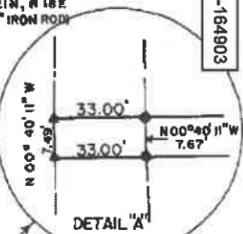
DATED: APRIL 30, 1991

J. 1361, I. 39

NORTH IS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 8, T21N, R18E, WHICH IS ASSUMED TO BEAR N00°40'11"W.

SCALE: 1"=200'

WEST 1/4 CORNER SECTION 8, T21N, R18E (EXISTING 1 1/4" IRON ROD)



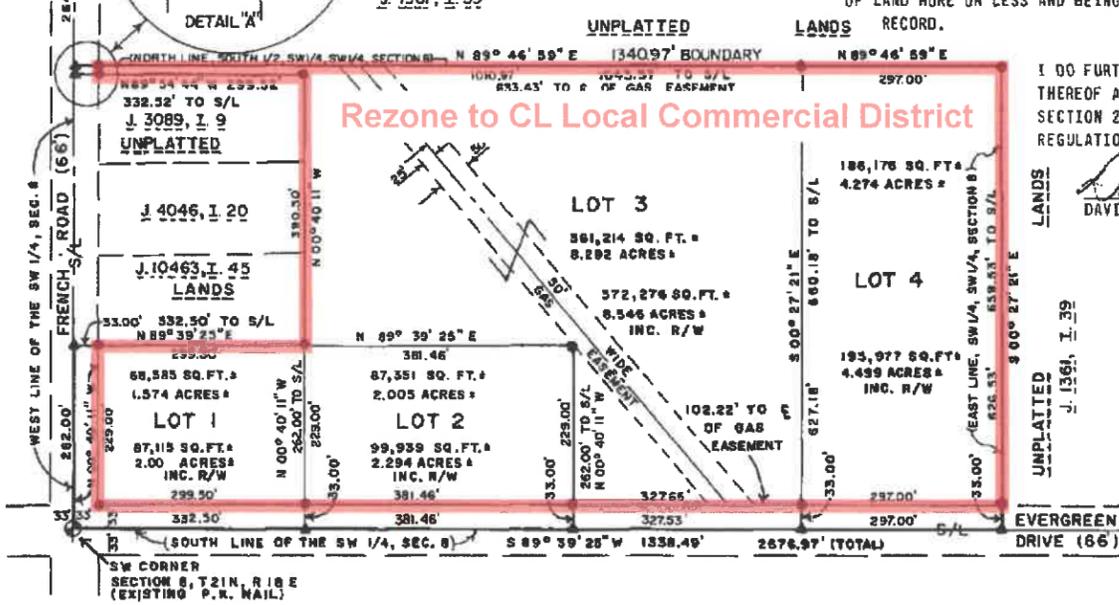
101-164803

UNPLATTED LANDS RECORD.

Rezone to CL Local Commercial District

I DO FURTHER CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF OUTAGAMIE COUNTY IN SURVEYING AND MAPPING THE SAME.

David J. Schroeder 4-30-91
 DAVID J. SCHROEDER, RLS NO. S-1912 DATED
 REVISED 5/07/91



SOUTH 1/4 CORNER SECTION 8, T21N, R18E (EXISTING P.K. NAIL)

SHEET 1 OF 2

Page 929 (Two Pages)

ENTERED

17/2/21 to 14/24 (11)

APRIL 24, 2019



RE: DAVE STURM
A1802.13

615 N. Lynndale Drive
P.O. Box 1297
Appleton, Wisconsin 54912-1297
Phone (920) 731-4168
Fax (920) 731-5673

**DESCRIPTION OF PARCEL TO BE REZONED FROM GENERAL AG TO CL
(LOCAL COMMERCIAL):**

ALL OF LOTS 1, 2, 3 & 4 OF CERTIFIED SURVEY MAP NO. 929 AS RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 929 AS DOCUMENT NO. 1005418, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

TOWN OF GRAND CHUTE

ORDINANCE, SERIES OF O-06-2019

AN ORDINANCE AMENDING EXISTING CHAPTER 535 OF THE CODE OF GENERAL ORDINANCES FOR THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN BY CHANGING THE ZONING CLASSIFICATION OF PROPERTIES LOCATED AT THE NORTHEAST CORNER OF N. FRENCH ROAD AND E. EVERGREEN DRIVE FROM AGD GENERAL AGRICULTURAL DISTRICT TO CL LOCAL COMMERCIAL DISTRICT.

WHEREAS, Chapter 535 of the Town of Grand Chute Municipal Code provides for establishment of the Official Town Zoning Atlas, upon which all zoning district classifications are mapped; and,

WHEREAS, The Town of Grand Chute has determined the need to amend said Official Zoning Atlas for purposes of changing the zoning classification for property located within the Town.

NOW THEREFORE BE IT ORDAINED by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, that Chapter 535 of the Code of General Ordinances for the Town of Grand Chute is hereby amended by changing the zoning classification of properties located at the northeast corner of N. French Road and E. Evergreen Drive from AGD General Agricultural District to CL Local Commercial District. Said properties further described as follows:

All of Lots 1, 2, 3 & 4 of Certified Survey Map No. 929 as recorded in Volume 5 of Certified Survey Maps on Page 929 as Document No. 1005418, located in the Southwest ¼ of the Southwest ¼ of Section 8, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin, subject to all easements and restrictions of record. Tax Key Parcel Nos. 101-164902, 101-164903, 101-164900 & 101-164901.

If any provision of this ordinance is invalid or unconstitutional, or the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the above provisions or applications of this ordinance, which can be given effect without the invalid or unconstitutional provision, or its application.

Approved and adopted this _____ day of _____, 20__

Town of Grand Chute

Number Voted For _____

Number Voted Against _____

David A. Schowalter
Town Chairman

Angie Cain
Town Clerk

Approved as to form:

Charles Koehler, Attorney
Herrling Clark Law Offices
800 N. Lynndale Drive
Grand Chute, WI 54914

Town of Grand Chute
Special Exception Request
D & J Custom Renovations LLC, dba Sassman Insurance Agency, LLC
Electronic Message Center Sign

9/10.

To: Plan Commission
From: Michael Patza, Town Planner
Date: May 30, 2019
Address: 3030 N. Richmond Street

App. #: SE-08-19

REQUEST

1. **Proposed Use(s):** Continued business office use.
2. **Project Description:** Operation of an electronic message center sign.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to operate an electronic message center sign (EMU) that will be a part of a new pylon sign. The sign will be 18'-2" in height with a total size of 42 sq. ft., including a 17 sq. ft. EMU. The EMU will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center sign.

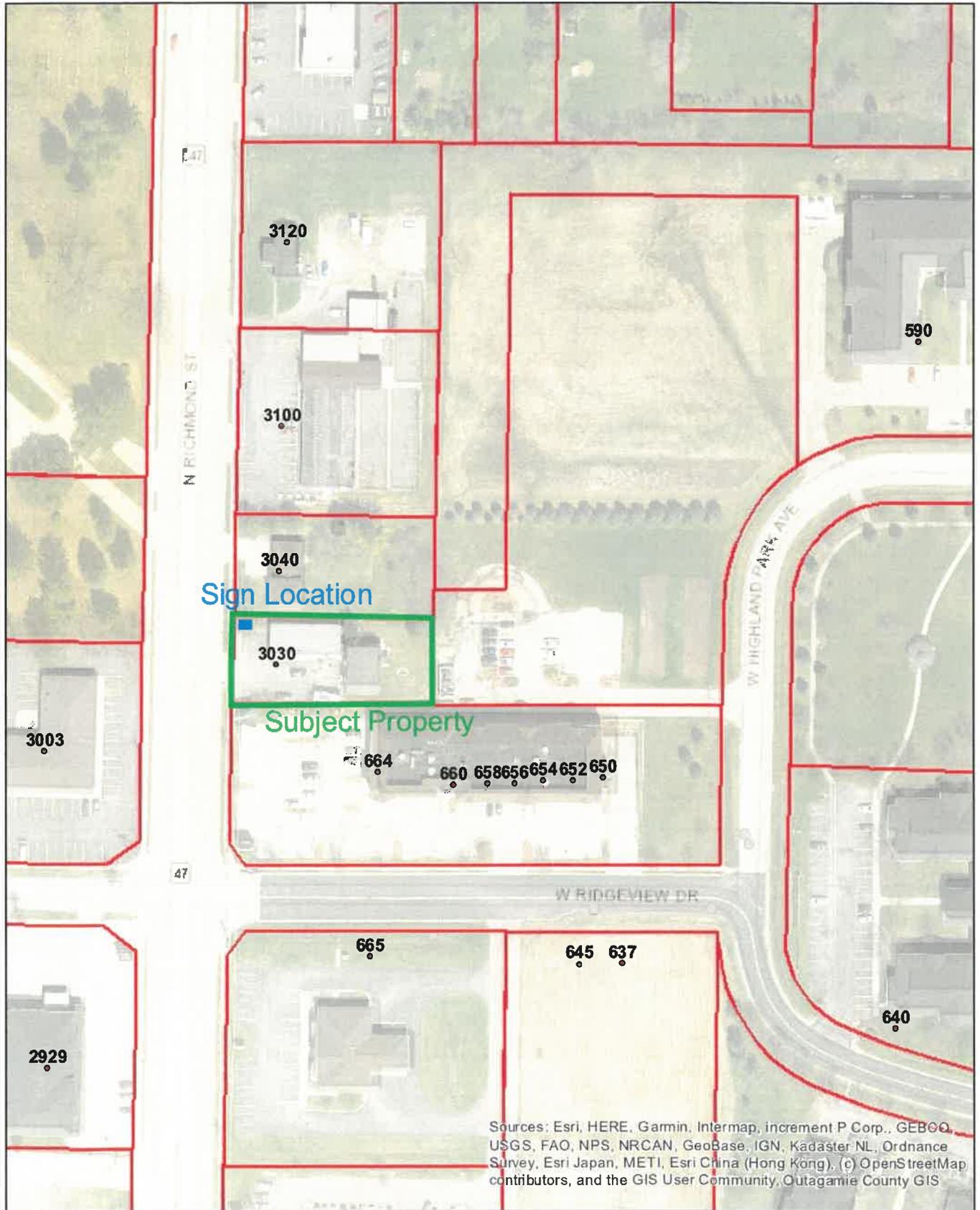
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- 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. *NA.*
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *NA.*

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-08-19) requested by D & J Custom Renovations LLC, dba Sassman Insurance Agency, LLC, 3030 N. Richmond Street, to allow operation of an electronic message center sign.

SE-08-19 -- 3030 N. Richmond Street



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SIGN SPECIFICATIONS

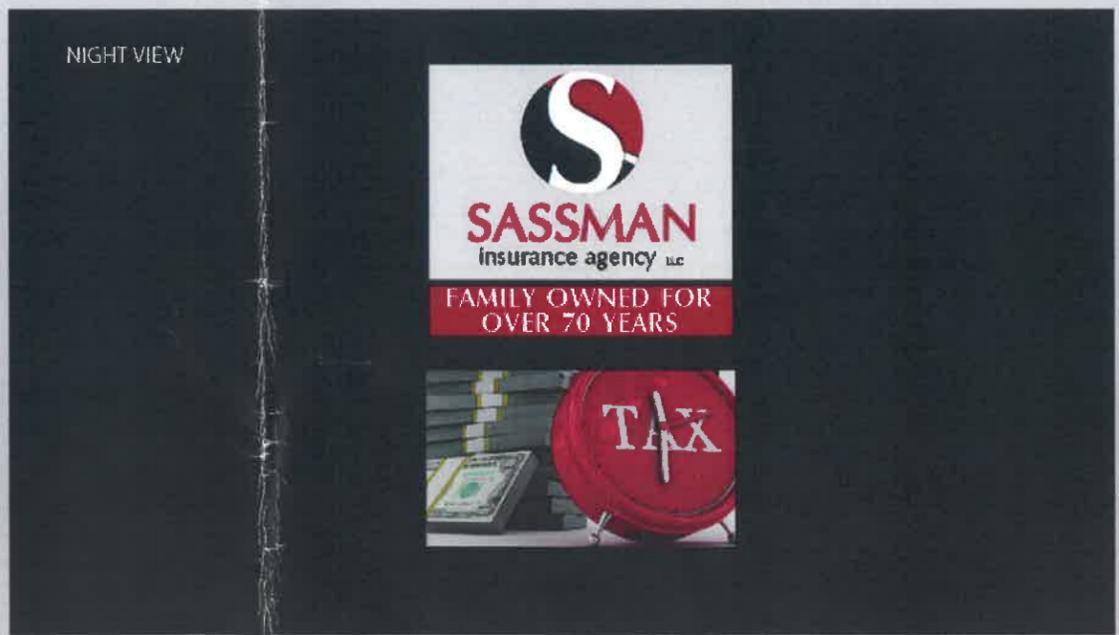
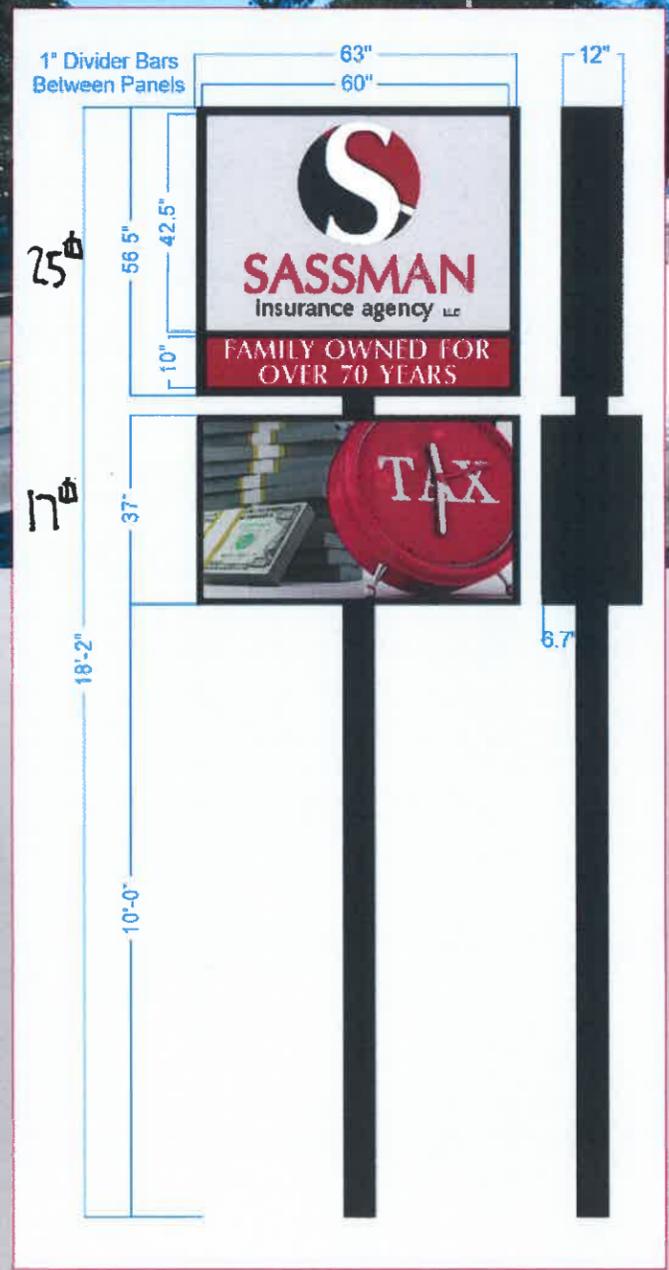
QUANTITY: 1
SIDES: D/F
SIGNAGE: PYLON CABINET
LIGHTING: LED (WHITE)
FACES: POLYCARBONATE
DEPTH: 12"
RETAINER: 1.5"
DIVIDER BARS: 1"
GRAPHICS: TRANSLUCENT FULL COLOR
MOUNTING: TO POLE
POLE DIAMETER: 6"
INSTRUCTION: PRODUCE & INSTALL
UNDERCLEARANCE: 10'

EMC: OPTEC
LIGHTING: RGB 16MM
 INCLUDED SIDE
 FILLER PANELS

AREA: CABINET 24.72 SQFT
 EMC 16.19 SQFT

- CABINET PAINT - BLACK
- POLE PAINT - BLACK
- PMS - 187C

Presite Required



FOX CITIES SIGN & LIGHTING

1125D W. Tuckaway Ln.
 Menasha, WI 54952
 T: 920-378-3515
 F: 920-221-3243
 FoxCitiesSign.com
 Sales@FoxCitiesSign.com



PROJECT NO: 4042.2R4
Client: Sassman Insurance
Placement: TBD
Job Location: 3030 N. Richmond Ave, Appleton, WI
Salesperson: Kristina
Date: 4-17-2019
Artist: Dana

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Color Approval Required

Client Approval:

Date:



Ask Us About The Latest Energy Efficient Options!

*Proof is an approximate simulation that may vary from final production

**Town of Grand Chute
Site Plan Amendment Review
D & J Custom Renovations LLC, dba Sassman Insurance Agency, LLC**

To: Plan Commission
From: Michael Patza, Town Planner
Date: May 30, 2019
Address: 3030 N. Richmond Street

App. #: SPA1-00-87

REQUEST

- 1. Proposed Use(s):** Continued business office use.
- 2. Project Description:** Installation of a pylon sign, including an electronic message center.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

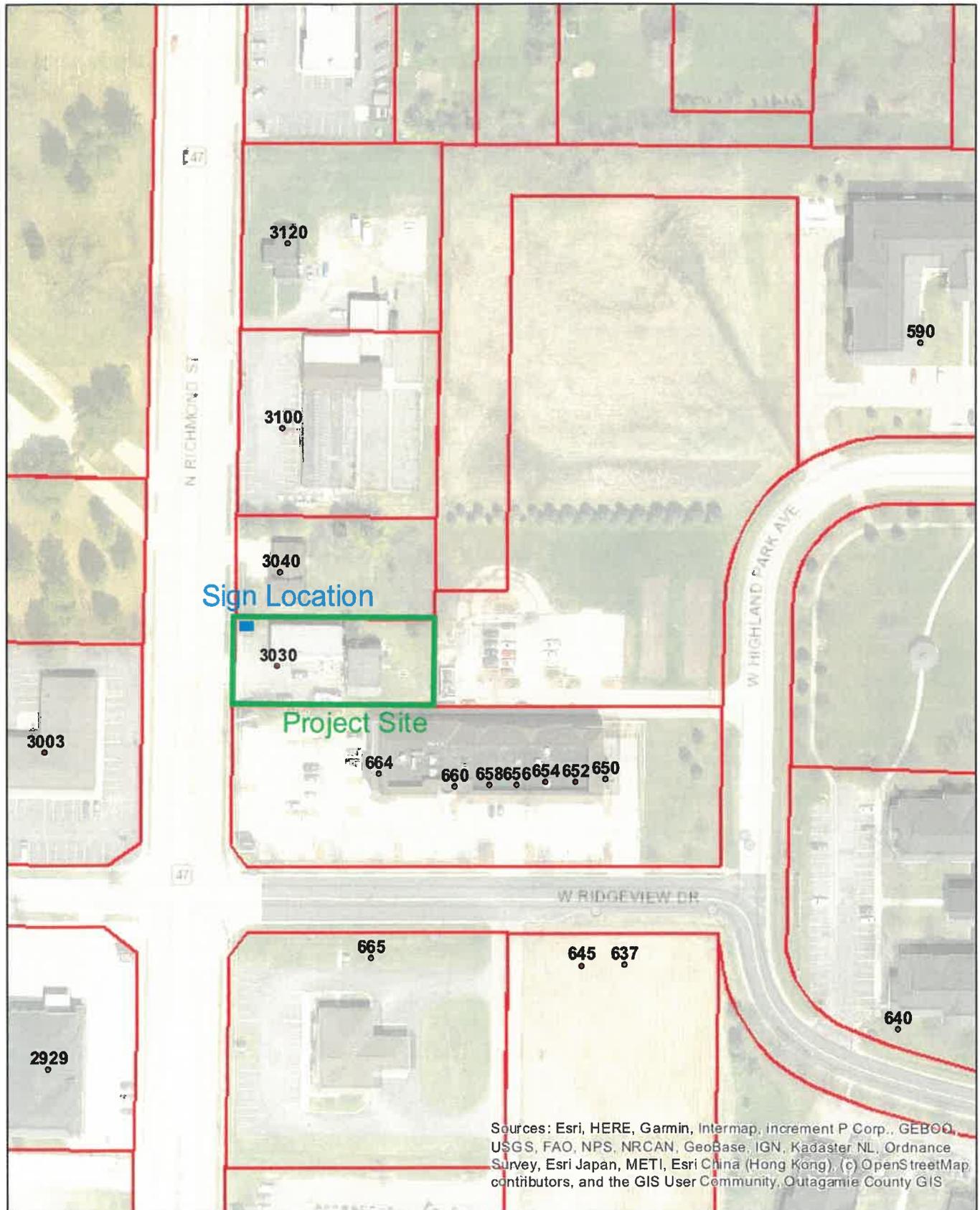
ANALYSIS

Applicant seeks approval to install a new pylon sign, including a new electronic message center (EMU). The sign will be 18'-2" in height with a total size of 42 sq. ft., including a 17 sq. ft. EMU. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-87) requested by D & J Custom Renovations LLC, dba Sassman Insurance Agency, LLC, 3030 N. Richmond Street, for installation of a pylon sign, including an electronic message center, subject to Town Board approval of Special Exception SE-08-19.

SPA1-00-87 -- 3030 N. Richmond Street

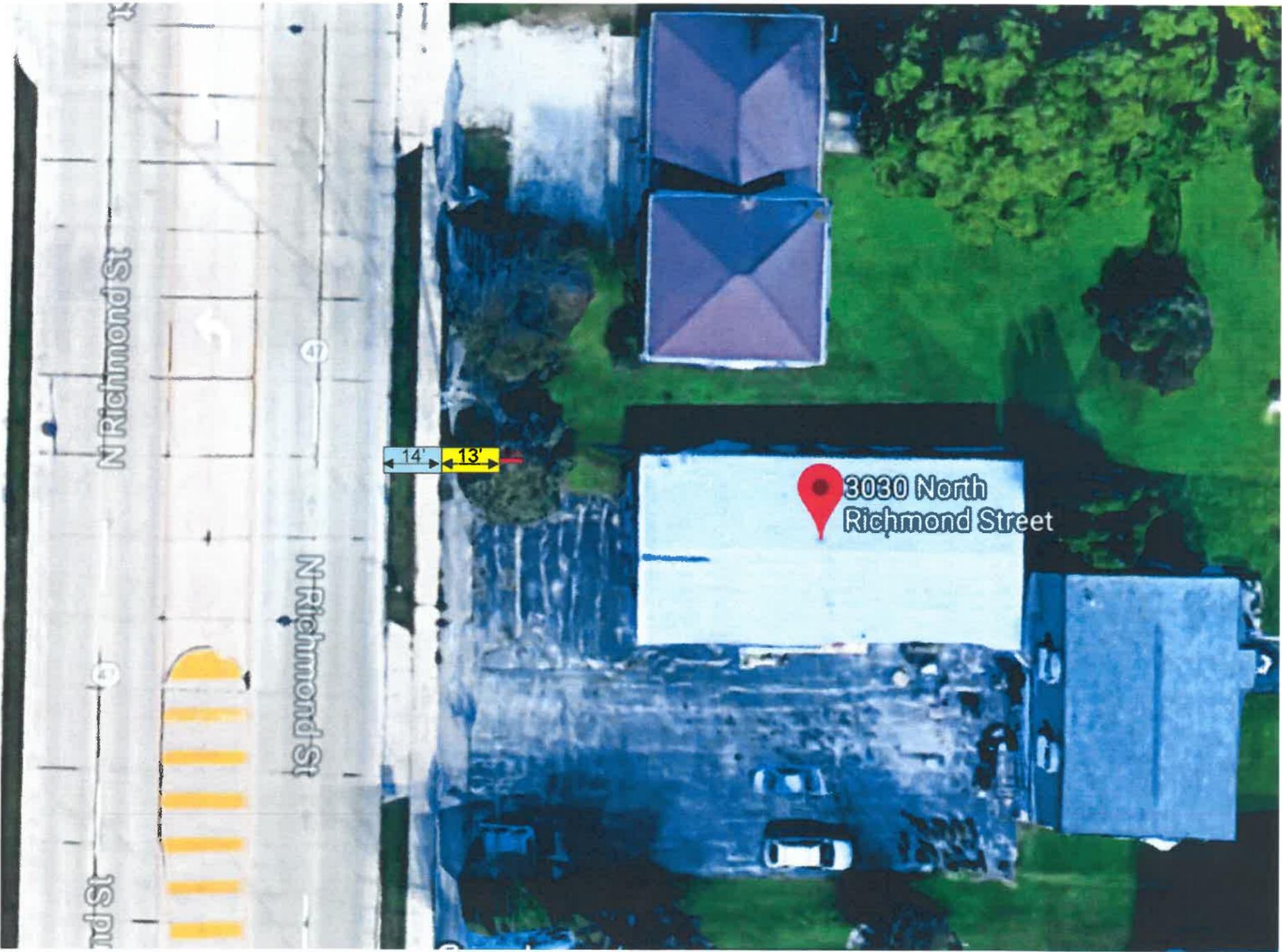


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SIGN SPECIFICATIONS

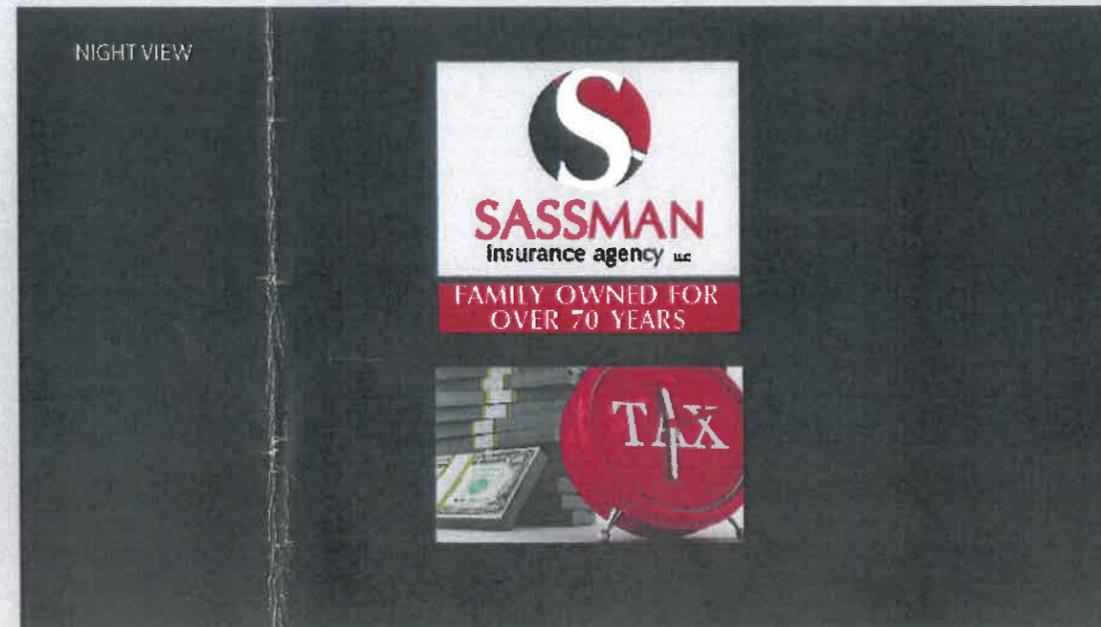
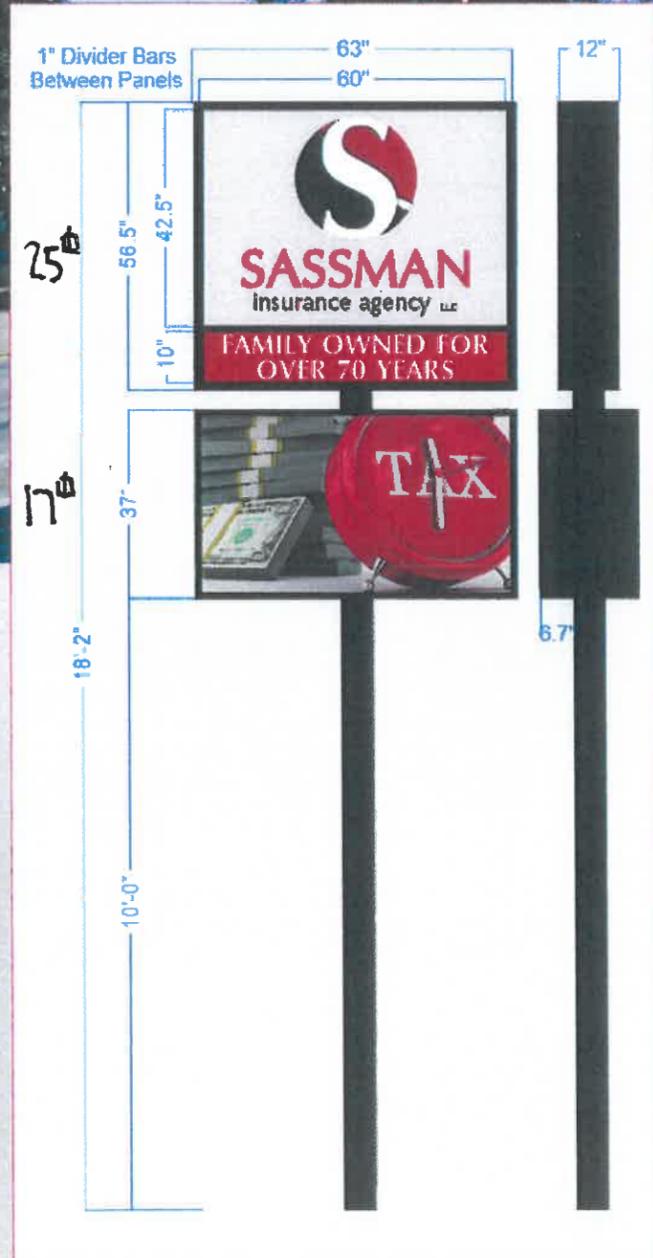
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- POLE PAINT - BLACK
- PMS - 187C

Presite Required



FOX CITIES SIGN & LIGHTING

1125D W. Tuckaway Ln.
 Menasha, WI 54952
 T: 920-378-3515
 F: 920-221-3243
 FoxCitiesSign.com
 Sales@FoxCitiesSign.com



PROJECT NO
 4042.2R4
Client: Sassman Insurance
Placement: TBD
Job Location: 3030 N. Richmond Ave, Appleton, WI
Salesperson: Kristina
Date: 4-17-2019
Artist: Dana

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Color Approval Required

Client Approval:

Date:



Ask Us About The Latest Energy Efficient Options!

*Proof is an approximate simulation that may vary from final production

12/13.

**Town of Grand Chute
Special Exception Request
Appleton Area School District
Electronic Message Center Sign – Badger Elementary School**

To: Plan Commission
From: Michael Patza, Town Planner
Date: May 30, 2019
Address: 501 S. Bluemound Drive

App. #: SE-09-19

REQUEST

1. **Proposed Use(s):** K-6 Public School.
2. **Project Description:** Operation of an electronic message center sign.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to operate an electronic message center sign (EMU) that will be a part of a new pylon sign. The sign will be 6'-11" in height with a total size of 30 sq. ft., including a 16 sq. ft. EMU. The EMU will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center sign.

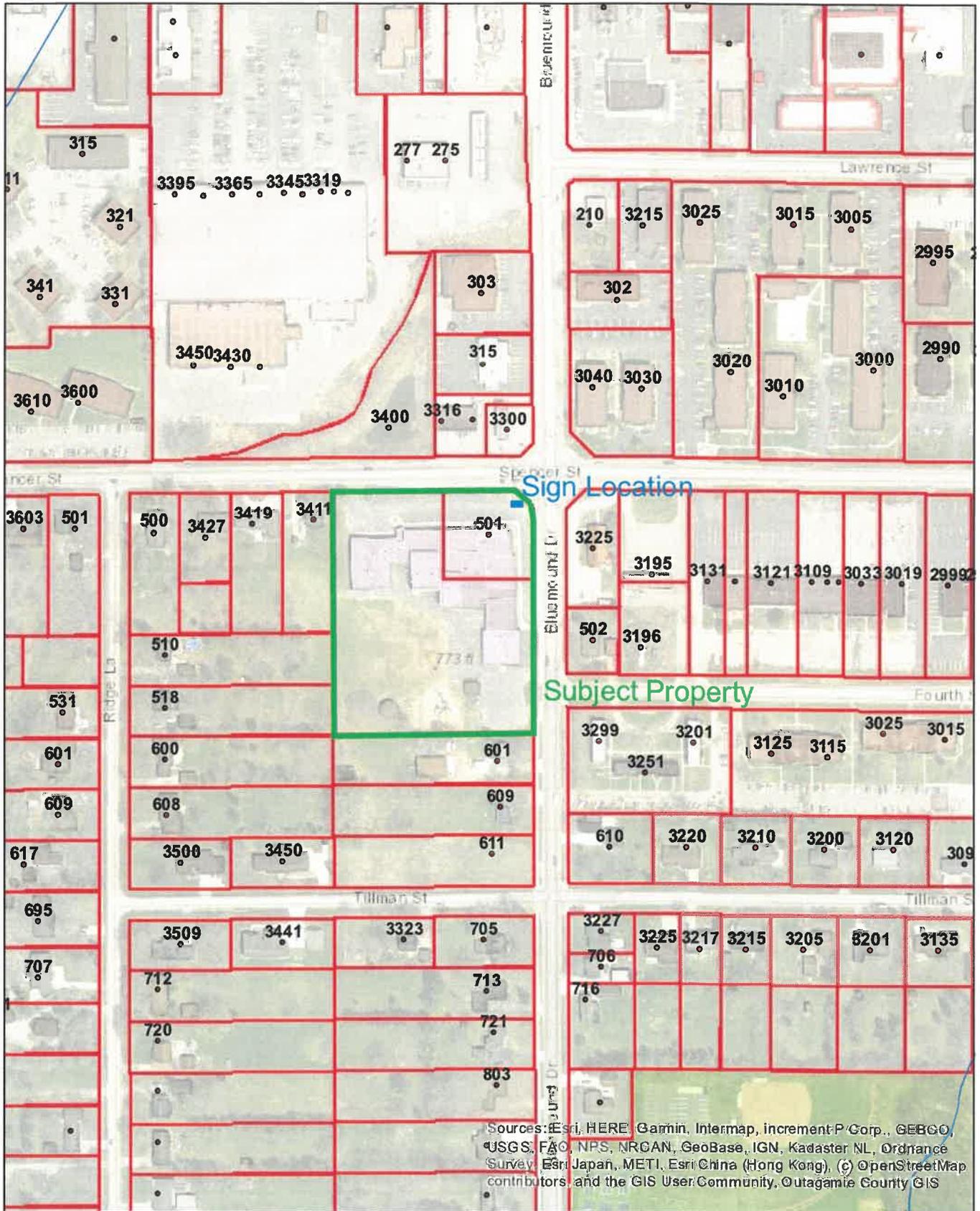
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- 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. *NA.***
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. *NA.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-09-19) requested by Appleton Area School District, to allow operation of an electronic message center sign at Badger Elementary School, 501 S. Bluemound Drive.

SE-09-19 -- 501 S. Bluemound Drive



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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Author:
Copyright:



CLIENT: BADGER ELEMENTARY SCHOOL

LOCATION: 501 S. BLUEMOUND DRIVE, APPLETON WI 54914
DRAWN BY: CHINOY X
SALESPERSON: KELLI L
DATE: 3/4/19
DESIGN #: D14836
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	--	00/00/0000	DESCRIPTION

MONUMENT

QUANTITY: 1
SIDES: D/F
CABINET: FABRICATED ALUM (12")
LIGHTING: LED (WHITE)
RETAINER: 2"
FACES: LEXAN
GRAPHICS: DIRECT PRINT 1ST SURFACE
FONT: LOGO
BRICK: CONTEMPORARY BRICK FAUX WALL PANELS
STANDARD-RED BRICK GRAY GROUT.

MESS CENTER: 16MM WATCHFIRE (COLOR)
BROADBAND: YES
TEMP PROBE: YES
MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODCUE AND INSTALL.
LOCATION TBD

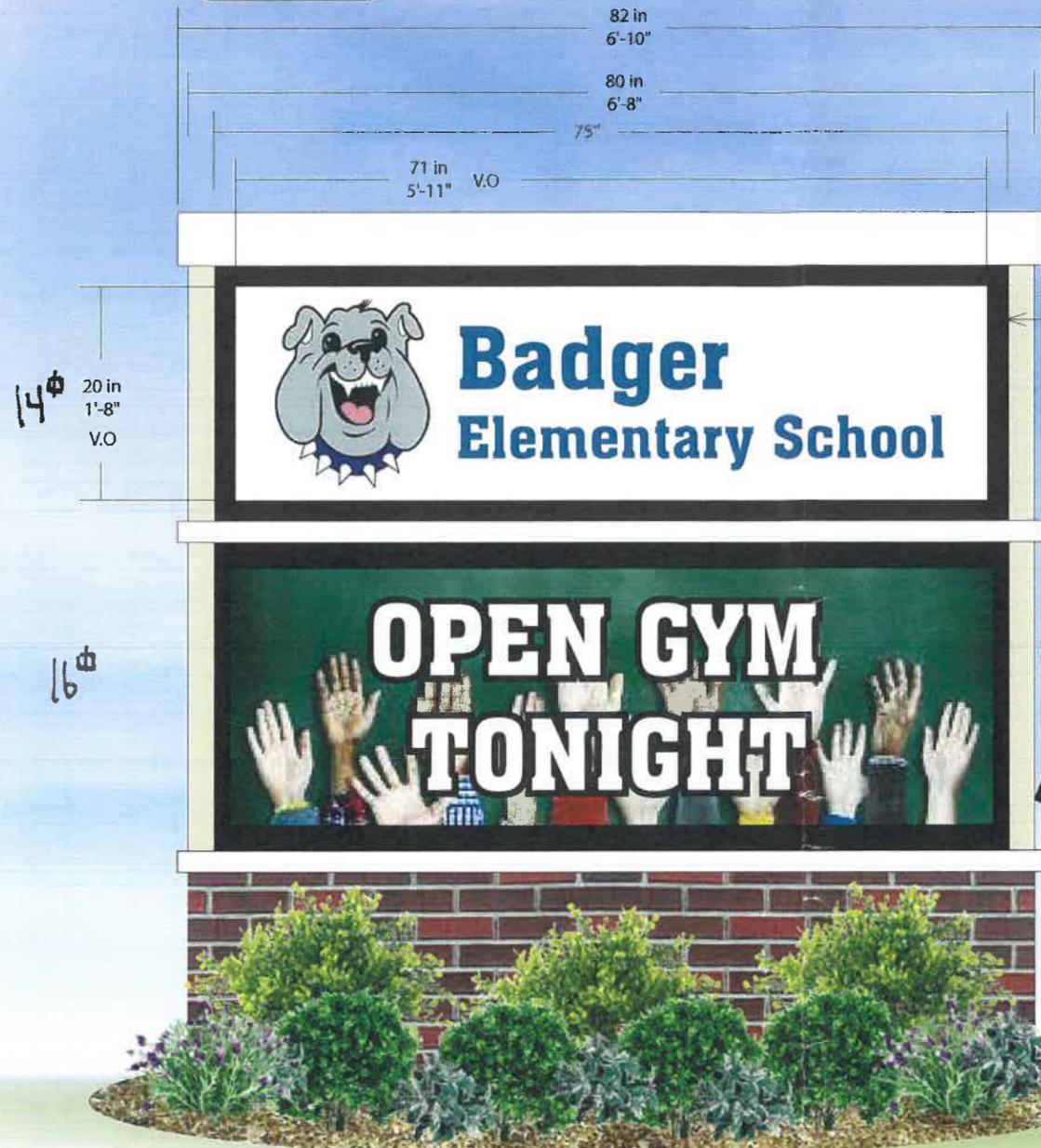
COLORS:

- P-1 PMS WHITE
- P-2 PMS 7500 C TO MATCH BUILDING
- P-3 PMS 440 C

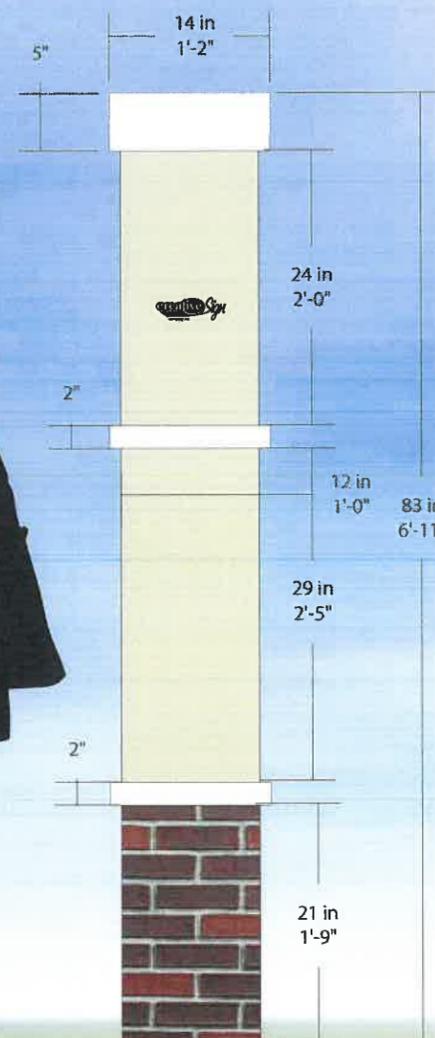
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

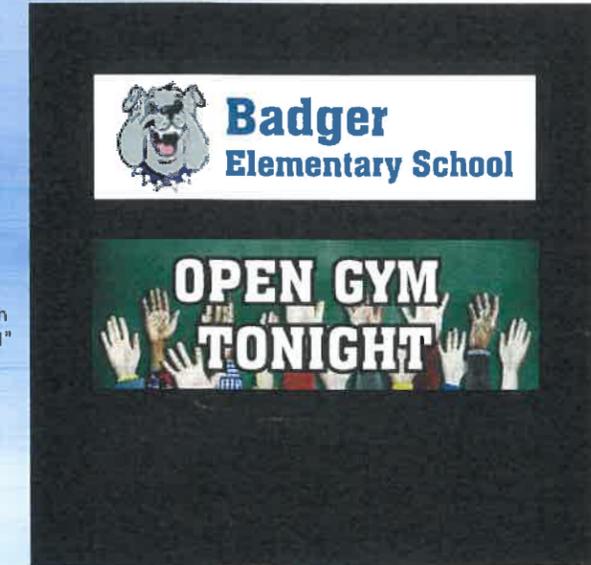
A DETAIL VIEW
1 SCALE: 3/4" = 1'



A END VIEW
2 SCALE: 3/4" = 1'

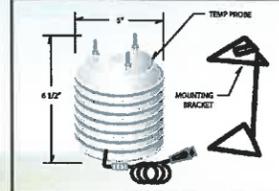


A NIGHT VIEW
3 NTS



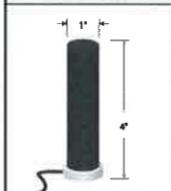
TEMPERATURE PROBE DETAILS

TO BE MOUNTED TO MESSAGE CENTER AS REQUIRED PER SITE CONDITIONS FOR ACCURATE READINGS



BROADBAND ANTENNA DETAILS

TO BE MOUNTED TO SIGN AS REQUIRED



CONTEMPORARY BRICK FAUX WALL PANELS
STANDARD-RED BRICK GRAY GROUT.

EMC-16MM 29" X 6'3"

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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VECTOR ART

COLOR MATCH

**Town of Grand Chute
Site Plan Amendment Review
Appleton Area School District – Badger Elementary School**

To: Plan Commission

From: Michael Patza, Town Planner

Date: May 30, 2019

Address: 501 S. Bluemound Drive

App. #: SPA2-00-02

REQUEST

- 1. Proposed Use(s):** K-6 Public School.
- 2. Project Description:** Installation of a pylon sign, including an electronic message center.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

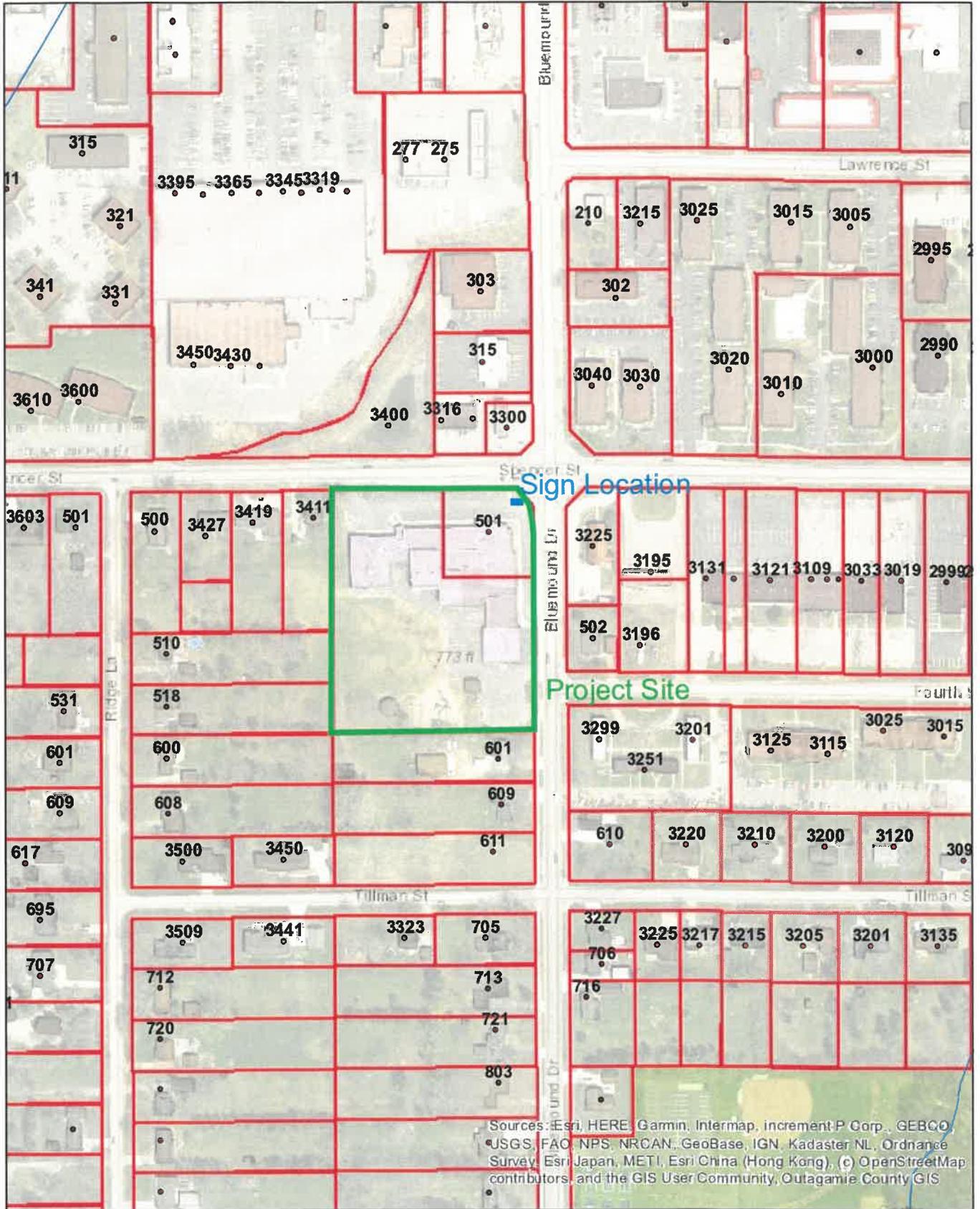
ANALYSIS

Applicant seeks approval to install a new pylon sign, including a new electronic message center (EMU). Located on the corner of S. Bluemound Drive and W. Spencer Street, the sign will be 6'-11" in height with a total size of 30 sq. ft., including a 16 sq. ft. EMU. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA2-00-02) requested by Appleton Area School District, for installation of a pylon sign, including an electronic message center, at Badger Elementary School, 501 S. Bluemound Drive, subject to Town Board approval of Special Exception SE-09-19.

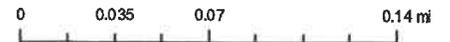
SPA2-00-02 -- 501 S. Bluemound Drive



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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Author:
Copyright:



CLIENT: BADGER ELEMENTARY SCHOOL

LOCATION: 501 S. BLUEMOUND DRIVE, APPLETON WI 54914

DRAWN BY: CHINOY X

SALESPERSON: KELLI L

DATE: 3/4/19

DESIGN #: D14836

PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
	CX	4/29/19	LOCATION ADDED

LOCATION

COLORS:

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



**SIGN MUST BE 10' BACK SHOWN LINE
* WILL PHYSICALLY NEED SOMETHING TO
MEASURE 10FT FROM.**

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CLIENT: BADGER ELEMENTARY SCHOOL

LOCATION: 501 S. BLUEMOUND DRIVE, APPLETON WI 54914
DRAWN BY: CHINOY X
SALESPERSON: KELLI L
DATE: 3/4/19
DESIGN #: D14836
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
---		00/00/0000	DESCRIPTION

MONUMENT

QUANTITY: 1
SIDES: D/F
CABINET: FABRICATED ALUM (12")
LIGHTING: LED (WHITE)
RETAINER: 2"
FACES: LEXAN
GRAPHICS: DIRECT PRINT 1ST SURFACE
FONT: LOGO
BRICK: CONTEMPORARY BRICK FAUX WALL PANELS
STANDARD-RED BRICK GRAY GROUT.

MESS CENTER: 16MM WATCHFIRE (COLOR)
BROADBAND: YES
TEMP PROBE: YES
MOUNTING: DIRECT EMBEDMENT

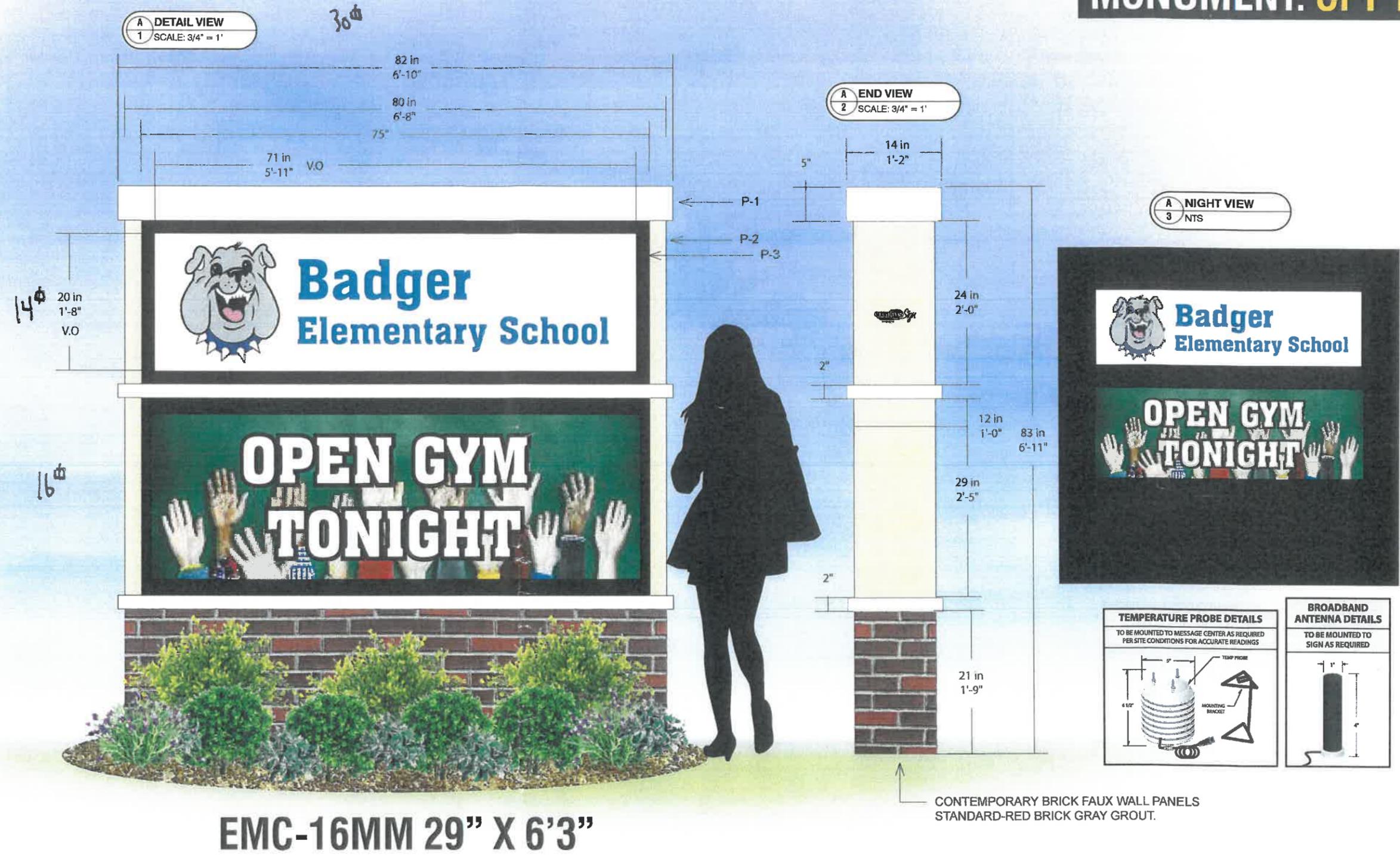
INSTRUCTION: PRODCUE AND INSTALL.
LOCATION TBD

COLORS:

- P-1 PMS WHITE
- P-2 PMS 7500 C TO MATCH BUILDING
- P-3 PMS 440 C

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

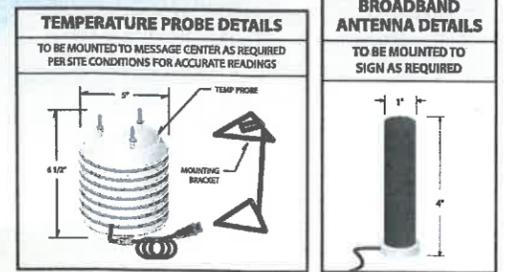
DATE



EMC-16MM 29" X 6'3"

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VECTOR ART



COLOR MATCH

**Town of Grand Chute
Site Plan Amendment Review
Oral & Maxillofacial Surgery Fox Cities, S.C.**

To: Plan Commission

From: Michael Patza, Town Planner

Date: May 30, 2019

Address: 5395 W. Michaels Drive

App. #: SPA1-02-05

REQUEST

- 1. Proposed Use(s):** Medical office use.
- 2. Project Description:** Remove an existing monument sign cabinet and install a new sign cabinet on the existing base.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

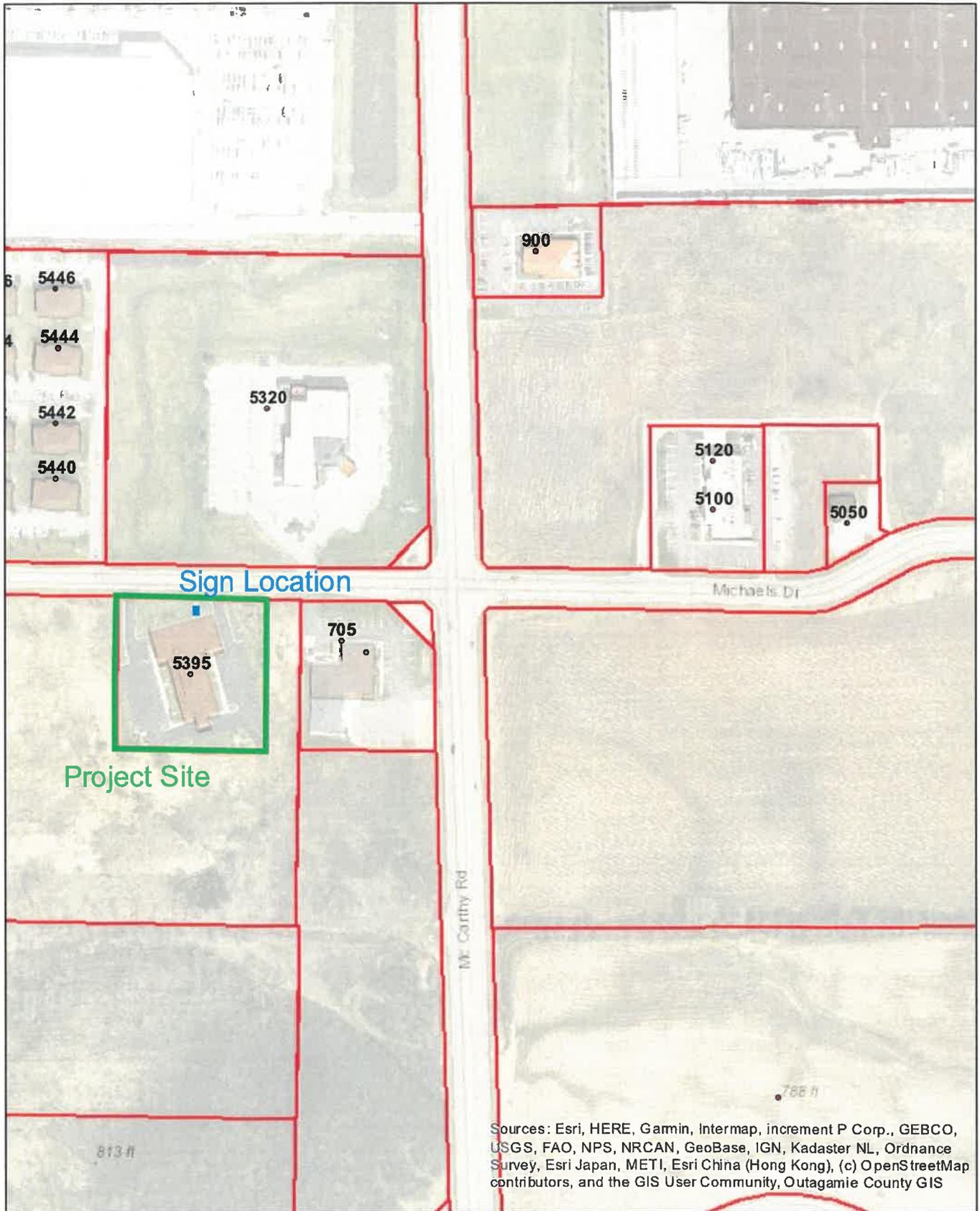
ANALYSIS

Applicant seeks approval to install a new illuminated sign cabinet. The sign cabinet will be 75 sq. ft. in size and placed on the existing base. The sign will have an overall height of 7'-3". All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-02-05) requested by Oral & Maxillofacial Surgery Fox Cities, S.C., 5395 W. Michaels Drive, to remove an existing monument sign cabinet and install a new sign cabinet on the existing base.

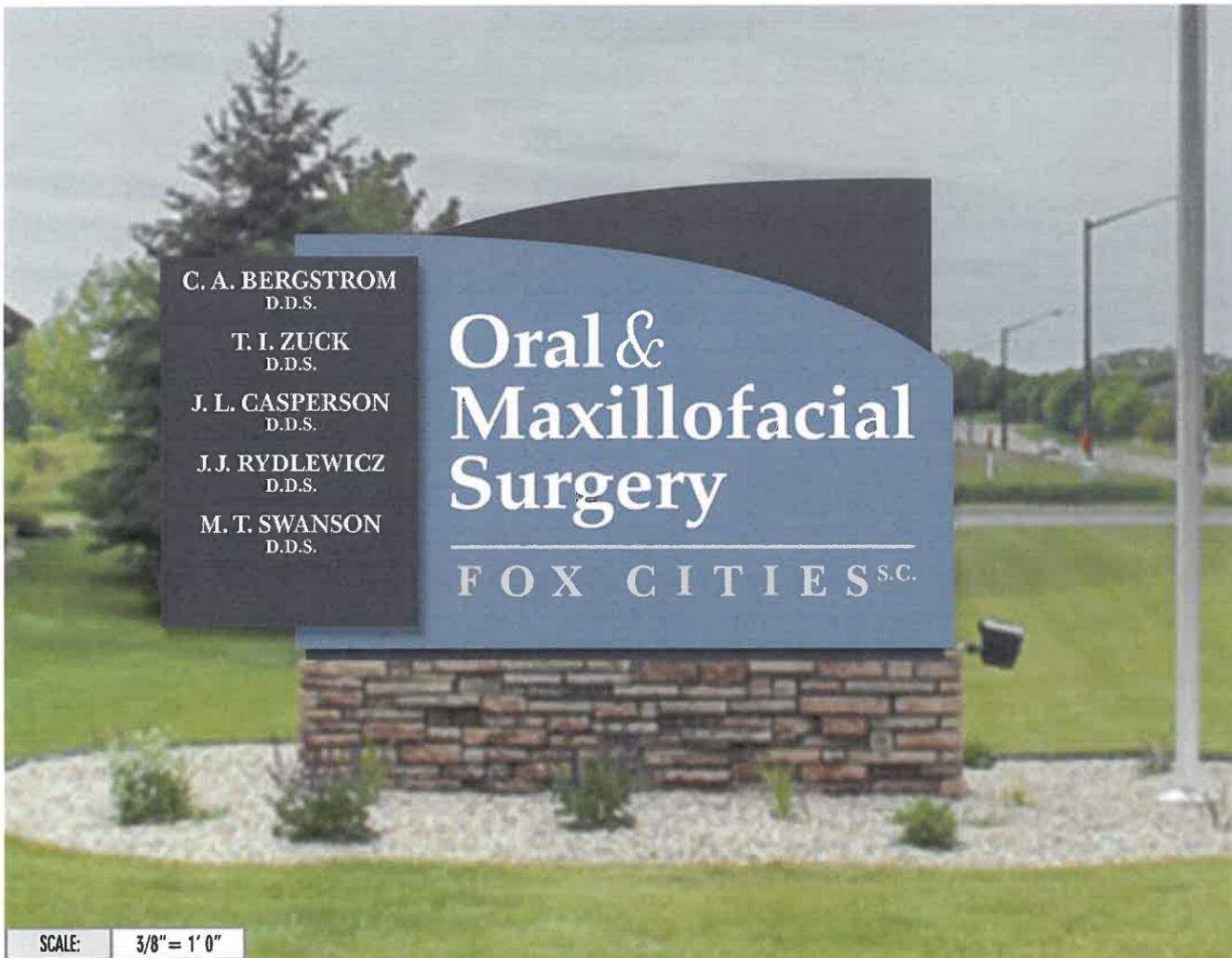
SPA1-02-05 -- 5395 W. Michaels Drive



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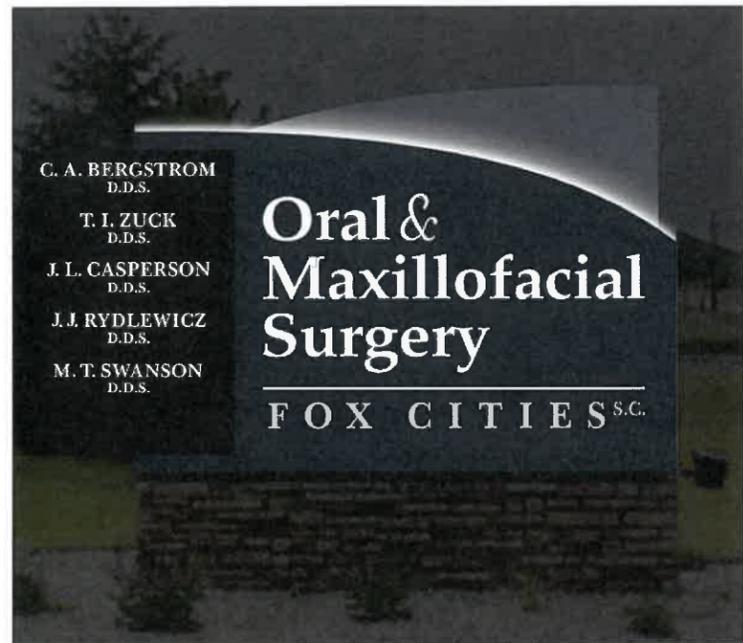
Author:
Copyright:





SCALE: 3/8" = 1' 0"

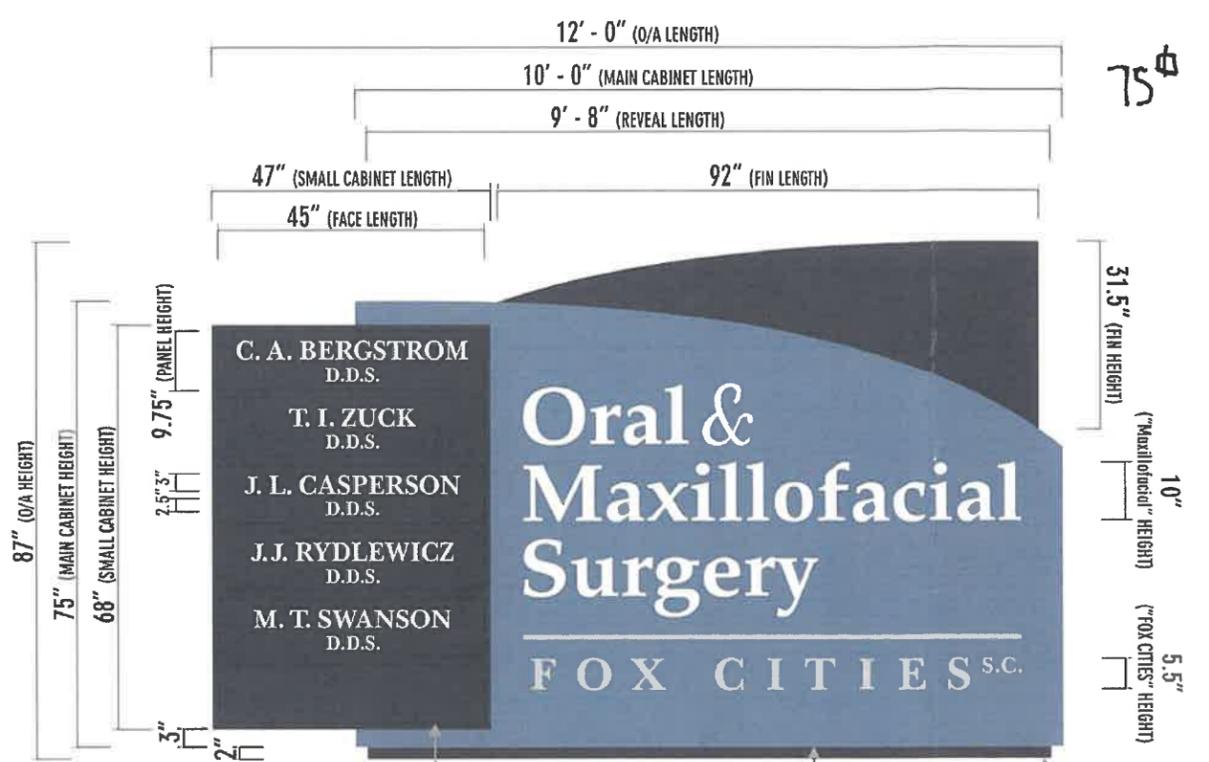
LOCATION VIEW



NIGHT VIEW



EXISTING VIEW



SCALE: 3/8" = 1' 0"

DETAIL VIEW

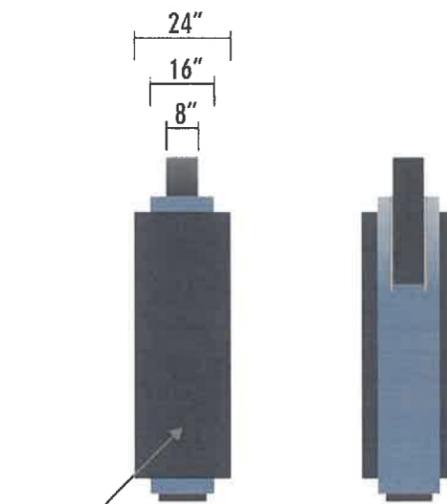
24" DEEP FORMED ALUMINUM CABINET
1" RETAINER - 1.5" ALUMINUM T-BARS
PAINTED ONE (1) COLOR
LEXAN FACES W/ PAINTED VINYL
(REVERSE WEEDED)
INTERNALLY LIT W/ WHITE LEDs
MOUNTED FLUSH TO MAIN CABINET

16" DEEP FORMED ALUMINUM CABINET
PAINTED ONE (1) COLOR
TOP EDGE LIT W/ WHITE LED STRIP

FORMED ALUMINUM FIN
PAINTED ONE (1) COLOR
MOUNTED FLUSH TO TOP OF CABINET

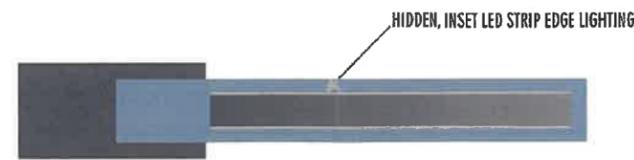
ALUMINUM REVEAL
PAINTED ONE (1) COLOR

TRANSLUCENT WHITE ACRYLIC FLUSH PUSH-THROUGHS
W/ ONE (1) COLOR CUT VINYL
INTERNALLY LIT W/ WHITE LEDs



SCALE: 1/4" = 1' 0"

SIDE VIEWS



SCALE: 1/4" = 1' 0"

TOP VIEW

CLIENT:	ORAL MAXILLOFACIAL SURGERY
STREET ADDRESS:	5395 W MICHAELS DR
CITY / STATE:	APPLETON, WI
SCOPE:	12319-1 - MONUMENT
DATE:	02/21/19
SALES:	JOSH TURKOW
DESIGNER:	COURTNEY MUELLER

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	
1	PAINT: MP12446 INDIAN BLUE
2	PAINT: MP02774 WALOON BLUE
3	ORACAL 8500072 LIGHT GREY

REQUIRED ITEMS

CLEAN ART?	
X FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIAL
COLORS?	
MISC. ITEMS?	

REVISION SCHEDULE

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

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

FABRICATE & INSTALL ONE(1) D/E, CUSTOM ILLUMINATED MONUMENT SIGN CABINET w/(6) CHANGEABLE PANELS FOR EXISTING STONE BASE.

OPT. #3

12319-1

1

CONCEPTUAL DESIGN ONLY!
NOT TO BE USED FOR PRODUCTION

**Town of Grand Chute
Certified Survey Map Review
Joseph K. Reis**

To: Plan Commission
From: Michael Patza, Town Planner
Date: May 30, 2019
Address: Property at the Northeast Corner of N. French Road and E. Evergreen Drive **App. #: CSM-08-19**

REQUEST

The proposed CSM will modify an existing property line, creating a lot of 6.10 acres. The CSM provides dedication of 33' of road right-of-way along E. Evergreen Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

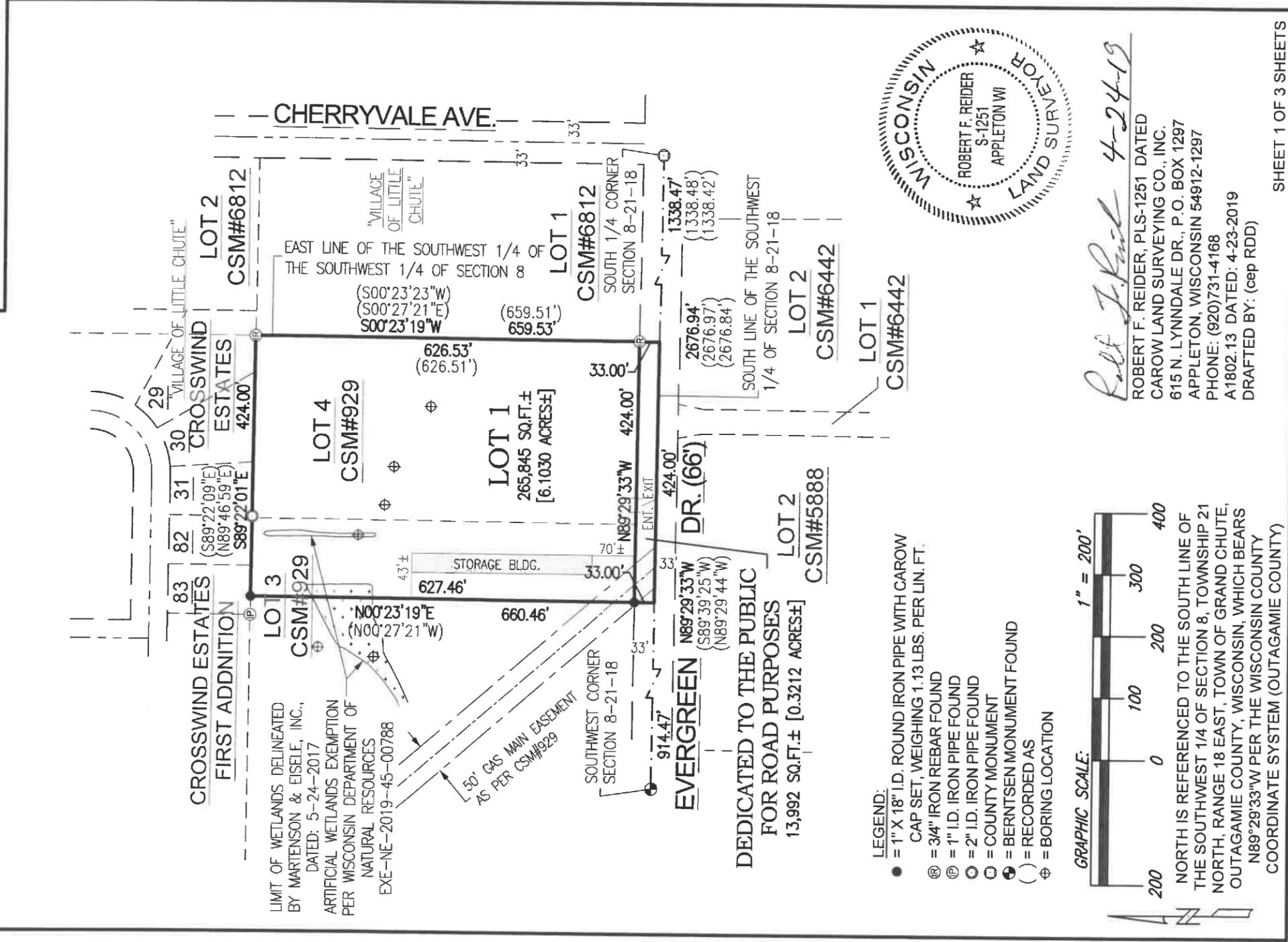
The proposed CSM relocates an existing property line west in anticipation of future commercial development. The proposed CSM meets all Town requirements for division of land.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-08-19) requested by Joseph K. Reis for property at the Northeast corner of N. French Road and E. Evergreen Drive.

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 4 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 929 AS RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 929 AS DOCUMENT NO. 1005418, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

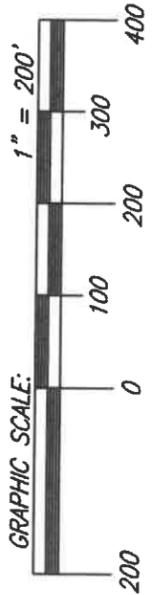


LIMIT OF WETLANDS DELINEATED BY MARTENSON & EISELE, INC., DATED: 5-24-2017
 ARTIFICIAL WETLANDS EXEMPTION PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES EXE-NE-2019-45-00788

50' GAS MAIN EASEMENT AS PER CSM#929

EVERGREEN DR. (66')
 13,992 SQ.FT.± [0.3212 ACRES±]
 DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

- LEGEND:
- = 1" X 18" I.D. ROUND IRON PIPE WITH CAROW CAP SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊗ = 3/4" IRON REBAR FOUND
 - ⊕ = 1" I.D. IRON PIPE FOUND
 - ⊙ = 2" I.D. IRON PIPE FOUND
 - ⊚ = COUNTY MONUMENT
 - ⊛ = BERTNSEN MONUMENT FOUND
 - () = RECORDED AS
 - ⊕ = BORING LOCATION



NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N89°29'33"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)



Robert F. Reider 4-24-19
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1802.13 DATED: 4-23-2019
 DRAFTED BY: (cep RDD)

**Town of Grand Chute
Certified Survey Map Review
Mark A. Vivoda**

To: Plan Commission
From: Michael Patza, Town Planner
Date: May 30, 2019
Address: 3340 N. Lynndale Drive

App. #: CSM-11-19

REQUEST

The proposed CSM will combine two existing parcels, creating a lot of 1.16 acres. The CSM provides road right-of-way dedication along W. Capitol Drive and N. Lynndale Drive. Because of the RW dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

The Zoning Code does not allow construction of an accessory structure on a lot without a principal structure. The lot consolidation CSM is proposed to allow construction of an accessory structure in the location desired by the property owner. The proposed CSM meets all Town requirements for division of land.

RECOMMENDATION

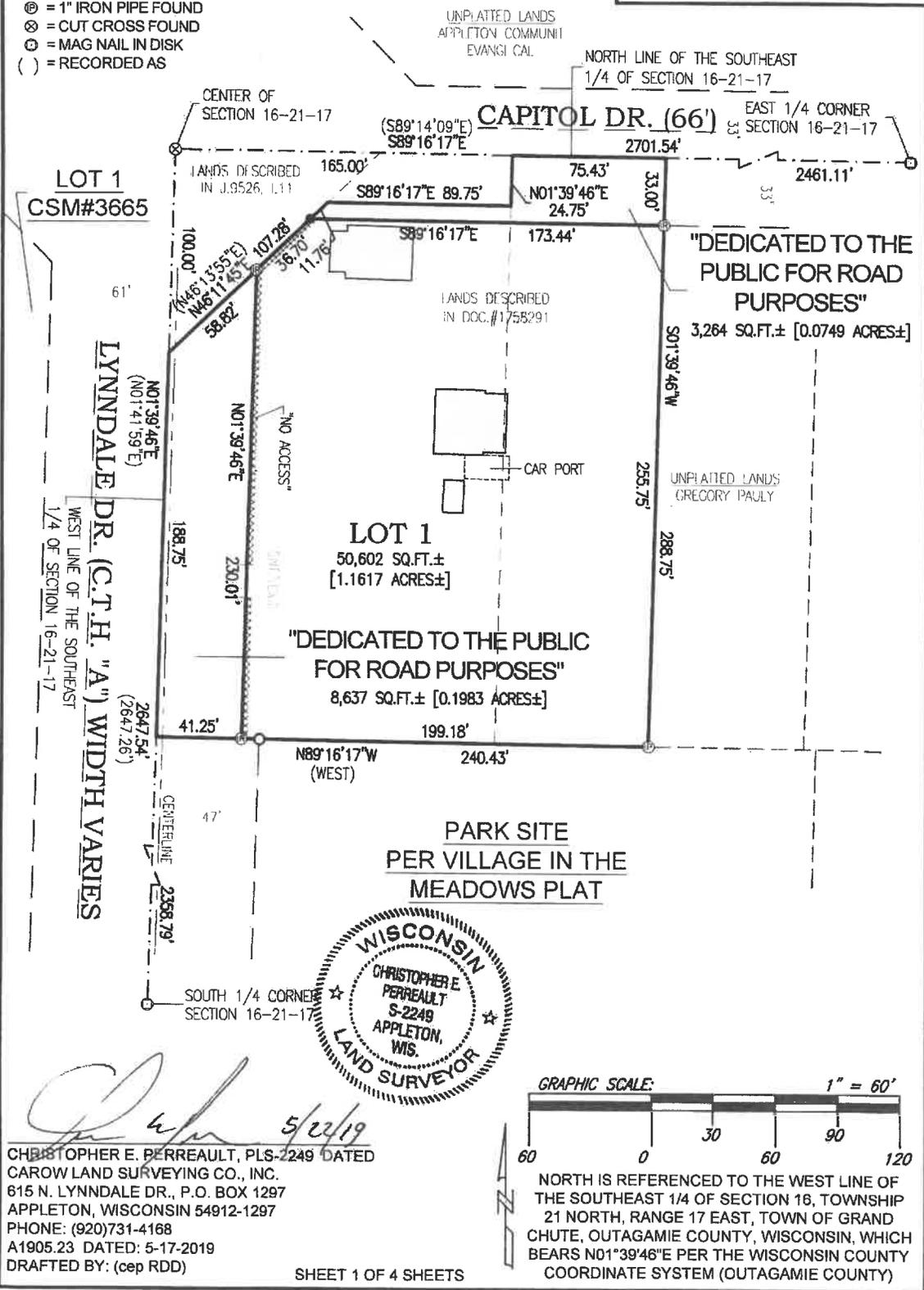
Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-11-19) requested by Mark A. Vivoda, 3340 N. Lynndale Drive.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND:

- = 1" X 18" I.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊗ = 3/4" IRON REBAR FOUND
- ⊙ = 1-1/4" IRON REBAR FOUND
- ⊕ = 1" IRON PIPE FOUND
- ⊗ = CUT CROSS FOUND
- ⊙ = MAG NAIL IN DISK
- () = RECORDED AS



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1905.23 DATED: 5-17-2019
 DRAFTED BY: (cep RDD)