



## PLAN COMMISSION AGENDA

Tuesday August 16, 2016 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 – August 4, 2016 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Designation of new parkland and adding a new park on the Town of Grand Chute Official Map, said park to be located in the Town Center area. **Action:** Hear testimony/close public hearing.
8. **Parkland Designation and Mapping** – Designation of new parkland and adding a new park on the Town of Grand Chute Official Map, said park to be located in the Town Center area. **Action:** Recommend approval/denial of new parkland designation and mapping. (TOWN BOARD ACTION 9/6/2016)
9. **Concept Plan for New Town Park** – Acceptance of Concept Plan for new park to be located in the Town Center area. **Action:** Plan Commission acceptance of the Concept Plan.
10. **Site Plan Amendment (SPA1-00-00)** – Request by Appleton Area School District and Wisconsin Connections Academy, 350 W. Capitol Drive, for installation of a new monument sign. **Action:** Approve/deny SPA1-00-00.
11. **Site Plan Amendment (SPA2-00-91)** – Request by Vision Hospitality LLC, dba Best Western Fox Valley Inn, 3033 W. College Avenue, to modify an existing pylon sign by replacing an existing sign cabinet with a new sign cabinet. **Action:** Approve/deny SPA2-00-91.
12. **Condo Plat Revision (CP-01-16)** – Request by GCW Investments, LLC, 4810 N. Indigo Lane, to approve the revised plat of Edgewood Acres Condominium South, a 29 unit single-family development. **Action:** Recommend approval/denial of CP-01-16. (TOWN BOARD ACTION 8/16/2016)
13. **Site Plan Revision (SP-06-16)** – Request by GCW Investments, LLC, 4810 N. Indigo Lane, to approve the revised site plan for construction of 29 single-family detached homes and associated site improvements. **Action:** Approve/deny SP-06-16.
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

August 4, 2016

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Julie Hidde, Vivian Huth, Duane Boeckers, John Weber

Members Absent: Commissioner Pam Crosby

Also Present: James March, Town Administrator; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Julie Wahlen, Finance Director/Treasurer; Bob Heimann, IT Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; other interested parties (audience attendance = approx. 20)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA.**

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

4. **APPROVAL OF MINUTES** – JULY 19, 2016 MEETING.

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

5. **PUBLIC INPUT** – None.

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

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-06-16) REQUESTED BY APEX PROPERTIES GROUP, LLC, 1120 S. BLUEMOUND DRIVE, TO ALLOW GRADING AND FILLING IN THE SHORELAND DISTRICT FOR CONSTRUCTION OF 6 SINGLE-FAMILY DETACHED CONDOMINIUM HOMES.

Chairman Schowalter opened Information Meeting #1 at 6:03 p.m.

Jeff Rustick, Schuler & Associates, spoke on behalf of the applicant and stated that he was available to answer any questions from the Commission.

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

8. **CONDITIONAL USE PERMIT (CUP-06-16)** – REQUEST BY APEX PROPERTIES GROUP, LLC, 1120 S. BLUEMOUND DRIVE, TO ALLOW GRADING AND FILLING IN THE SHORELAND DISTRICT FOR CONSTRUCTION OF 6 SINGLE-FAMILY DETACHED CONDOMINIUM HOMES.

**Motion (Sherman/Huth) to recommend approval of the Conditional Use Permit (CUP-06-16) requested by Apex Properties Group, LLC, 1120 S. Bluemound Drive, to allow grading and filling for construction of 6 single-family homes in the Forestbrook Condominiums west development.** Motion carried, all voting aye.

9. **CONDO PLAT (CP-03-16)** – REQUEST BY APEX PROPERTEIS GROUP, LLC, 1120 W. BLUEMOUND DRIVE, FOR APPROVAL OF FORESTBROOK CONDOMINIUMS, A 12 UNIT SINGLE-FAMILY DEVELOPMENT.

**Motion (Hidde/Huth) to recommend approval of the Condo Plat (CP-03-16) requested by Apex Properties Group, LLC, for Forestbrook Condominiums, 1120 S. Bluemound Drive.** Motion carried, all voting aye.

10. **SITE PLAN (SP-13-16)** – REQUEST BY APEX PROPERTIES GROUP, LLC, 1120 S. BLUEMOUND DRIVE, FOR OCNSTRUCTION OF 6 SINGLE-FAMILY DETACHED HOMES AND ASSOCIATED SITE IMPROVEMENTS IN FORESTBROOK CONDOMINIUMS.

**Motion (Stadel/Huth) to approve the Site Plan (SP-13-16) requested by Apex Properties Group, LLC, 1120 S. Bluemound Drive, for the Forestbrook Condominiums west development, subject to Town Board approval of Conditional Use Permit CUP-06-16 and Condominium Plat CP-03-16.** Motion carried, all voting aye.

11. **NEIGHBORHOOD INFORMATION MEETING #2** – CONDITIONAL USE PERMIT (CUP-08-16) REQUESTED BY SCA HOLDINGS, LLC, DBA ALEXANDER EYE INSTITUTE, 250 N. METRO DRIVE, TO ALLOW GRADING AND FILLING IN THE SHORELAND DISTRICT FOR CONSTRUCTION OF A FLOOD PROTECTION RETAINING WALL.

Chairman Schowalter opened Information Meeting #1 at 6:09 p.m.

Mike Siewert, Martenson & Eisele, Inc. spoke on behalf of the applicant and stated that he was available to answer any questions from the Commission.

**Motion (Hidde/Huth) to close Information Meeting #2 at 6:10 p.m.** Motion carried, all voting aye.

12. **CONDITIONAL USE PERMIT (CUP-08-16)** – REQUESTED BY SCA HOLDINGS, LLC, DBA ALEXANDER EYE INSTITUTE, 250 N. METRO DRIVE, TO ALLOW GRADNG AND FILLING IN THE SHORELAND DISTRICT FOR CONSTRUCTION OF A FLOOD PROTECTION RETAINING WALL.

Planner Patza explained the work being done to protect the walkout lower level from flooding.

**Motion (Huth/Sherman) to recommend approval of the Conditional Use Permit (CUP-08-16) requested by SCA Holdings LLC, dba Alexander Eye Institute, 250 N. Metro Drive, to allow grading and filling for the construction of a flood protection retaining wall within the Shoreland Zoning District.** Motion carried, all voting aye.

13. **SITE PLAN (SP-16-16)** - REQUEST BY SCA HOLDINGS, LLC, DBA ALEXANDER EYE INSTITUTE, 250 N. METRO DRIVE, FOR CONSTRUCTION OF A FLOOD PROTECTION RETAINING WALL.

**Motion (Sherman/Hidde) to approve the Site Plan (SP-16-16) requested by SCA Holdings LLC, dba Alexander Eye Institute, 250 N. Metro Drive, for the construction of a flood protection retaining wall, subject to: (1) Town Engineer approval of Stormwater Management and Erosion Control Plans; and, (2) Town Board approval of Conditional Use Permit CUP-08-16.** Motion carried, all voting aye.

14. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-16-16) REQUESTED BY RAMI REALTY, LLC, DBA KALDAS CENTER FOR FERTILITY, SURGERY & PREGNANCY, S.C., 701 S. NICOLET ROAD, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Chairman Schowalter opened Public Hearing #1 at 6:12 p.m.

Jeff Dreier, 34 Springbrook Cercle Dr, stated the he and other neighbors are concerned about light pollution from the proposed sign. He also asked for information on the landscaping that would be done along the west edge of the property.

Planner Patza explained the technical standards that must be met for the sign, which prevent glare and flickering. He also provided information on the evergreen buffer that will be planted along the west property line.

**Motion (Hidde/Huth) to close Public Hearing #1 at 6:16 p.m.** Motion carried, all voting aye.

15. **SPECIAL EXCEPTION (SE-16-16)** – REQUEST BY RAMI REALTY, LLC, DBA KALDAS CENTER FOR FERTILITY, SURGERY & PREGNANCY, S.C., 701 S. NICOLET ROAD, FOR OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Planner Patza and Director Buckingham both provided additional sign details in response to questions raised in the public hearing.

**Motion (Hidde/Boeckers) to recommend approval of the Special Exception Permit (SE-16-16) requested by Rami Realty LLC, dba Kaldas Center for Fertility, Surgery & Pregnancy, S.C., 701 S. Nicolet Road, to allow operation of an electronic message center sign.**

In response to a question from Commissioner Sherman, Director Buckingham stated that the evergreen trees in the bufferyard are required to be minimum 5' height at planting and are to be staggered in a pattern that provides a dense screen within 2 years.

**Motion to approve SE 16-16 carried, all voting aye.**

16. **SITE PLAN AMENDMENT (SPA1-09-16)** – REQUEST BY RAMI REALTY, LLC, DBA KALDAS CENTER FOR FERTILITY, SURGERY & PREGNANCY, S.C., 701 S. NICOLET ROAD, FOR INSTALLATION OF A MONUMENT SIGN, INCLUDING AN ELECTRONIC MESSAGE CENTER.

**Motion (Hidde/Sherman) to approve the Site Plan Amendment (SPA1-09-16) requested by Rami Realty LLC, dba The Kaldas Center for Fertility, Surgery & Pregnancy, S.C., 701 S. Nicolet Road, for installation of a monument sign, including an electronic message center, subject to Town Board approval of Special Exception SE-16-16.** Motion carried, all voting aye.

17. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-17-16) REQUESTED BY MICHAEL SCHOEMAKER, DBA THE EURO SHOP LLC, 2437 W. COLLEGE AVENUE, FOR OPERATION OF AN AUTOMOBILIE SALES, SERVICE AND REPAIR BUSINESS.

Chairman Schowalter opened Public Hearing #2 at 6:21 p.m.

There was no public input.

**Motion (Stadel/Huth) to close Public Hearing #2 at 6:21 p.m.** Motion carried, all voting aye.

18. **SPECIAL EXCEPTION (SE-17-16)** – REQUEST BY MICHAEL SCHOEMAKER, DBA THE EURO SHOP LLC, 2437 W. COLLEGE AVENUE, FOR OPERATION OF AN AUTOMOBILE SALES, SERVICE AND REPAIR BUSINESS.

Director Buckingham stated that this permit recognizes a change in ownership of a previously approved auto business.

**Motion (Hidde/Huth) to recommend approval of the Special Exception Permit (SE-17-16) requested by Michael Shoemaker, dba The Euro Shop LLC, 2437 W. College Avenue, for operation of an automobile sales, service and repair business.** Motion carried, all voting aye.

19. **CONDO PLAT (CP-02-16)** – REQUESTED BY CASALOMA CONDOS, INC., 1830 N. MARGARET STREET, FOR APPROVAL OF CASALOMA CONDOS INCORPORATED, A 13 UNIT SINGLE-FAMILY DEVELOPMENT.

Director Buckingham advised that this development was approved as a PUD in 2014. The owner initially proceeded with a plan to build and own all of the homes in the development. He now has opted to create the Condo Plat so that individual units can be sold under terms of the condominium declaration for the development.

**Motion (Sherman/Boeckers) to recommend approval of the Condo Plat (CP-02-16) for Casaloma Condos Incorporated, 1830 N. Margaret Street.** Motion carried, all voting aye.

20. **SITE PLAN REVISION (SP-10-16)** – REQUEST BY 1401 APPLETON LLC, DBA ANYTIME FITNESS, 1401 N. CASALOMA DRIVE, FOR APPROVAL OF REVISIONS TO THE PREVIOUSLY APPROVED SITE PLAN TO ALLOW A BUILDING ADDITION, PARKING, LOT EXPANSION AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza explained the revisions to building layout and parking areas, necessitated by Outagamie County's denial of a variance to allow some parking within the 75' setback from Mud Creek. The revised plan meets Town code requirements, and Outagamie County has approved the Conditional Use Permit for the project.

**Motion (Stadel/Hidde) to approve a site plan revision requested by 1401 Appleton LLC, dba Anytime Fitness, 1401 N. Casaloma Drive, for approval of revisions to the previously approved Site Plan (SP-10-16), to allow a building addition, parking lot expansion and associated site improvements.** Motion carried, all voting aye.

21. **PARKLAND DESIGNATION AND MAPPING** – DISCUSS THE DESIGNATION AND MAPPING OF A NEW TOWN PARK (TOWN CENTER AREA).

**Motion (Hidde/Sherman) to schedule a Public Hearing on August 16, 2016, to consider designation of new parkland and an Official Map amendment to add a new park in the Town Center Area.** Motion carried, all voting aye.

22. ADJOURNMENT.

**Motion (Huth/Sherman) to adjourn at 6:31 p.m.** Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB  
Community Development Secretary

7/8, 9)

# MEMORANDUM

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**To:** Chairman Schowalter and Plan Commission members  
**From:** Michael Patza, Town Planner  
**Date:** August 11, 2016  
**Address:** Outlot 32 of recorded plat White Hawk Meadows III & Lot 4 of CSM 4941

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## **BACKGROUND**

The Town owns the two parcels directly to the north of the Town Hall, identified on Exhibit A, which together make up 23.8 acres. The property is currently zoned AGD General Agricultural District and parks are a permitted use under this classification.

In January 2016, the Park Commission and staff began working on the preliminary planning stages to develop a new Town park on this property. A Park Development Committee was created, as a subsection of the Park Commission, to focus solely on this project. East Central Wisconsin Regional Planning Commission (ECWRPC) assisted the Town with the planning process, and worked with the Park Commission, Park Development Committee, and staff to develop a Concept Plan. An Executive Summary and conceptual maps from the plan are included in Exhibit B. The full Concept Plan will be loaded on the Town's website located at the following address: [www.grandchute.net/departments/parks-recreation/parks/](http://www.grandchute.net/departments/parks-recreation/parks/)

Staff has developed a timeline for park development, which is included in Exhibit C. Pending approvals, a planning consultant would be contracted to develop a Master Plan for the new park. The Master Plan would be developed using the information provided in the Concept Plan to specifically detail new facilities in the park. The consultant would also prepare bidding documents for new facilities that would be done with the first phase of construction. Due to the size of the new park and the cost associated with new facilities, implementation of the Master Plan would be done in phases over an extended period of time.

## **RECOMMENDATION (for Agenda Item #8)**

Staff supports a Plan Commission recommendation for approval for the designation of a new Town park located on Outlot 32 of the recorded plat White Hawk Meadows III & Lot 4 of CSM 4941 (identified on Exhibit A), and the corresponding update to the Town of Grand Chute Official Map.

## **RECOMMENDATION (for Agenda Item #9)**

Staff supports a Plan Commission recommendation for acceptance for the Concept Plan for the new park.

Exhibit A - Proposed Park Location



# Town of Grand Chute

## "Town Center Park" Concept Plan and Development Strategy

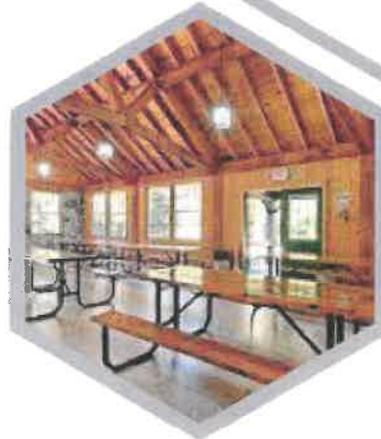
*Visioning and Recommendations 2016*

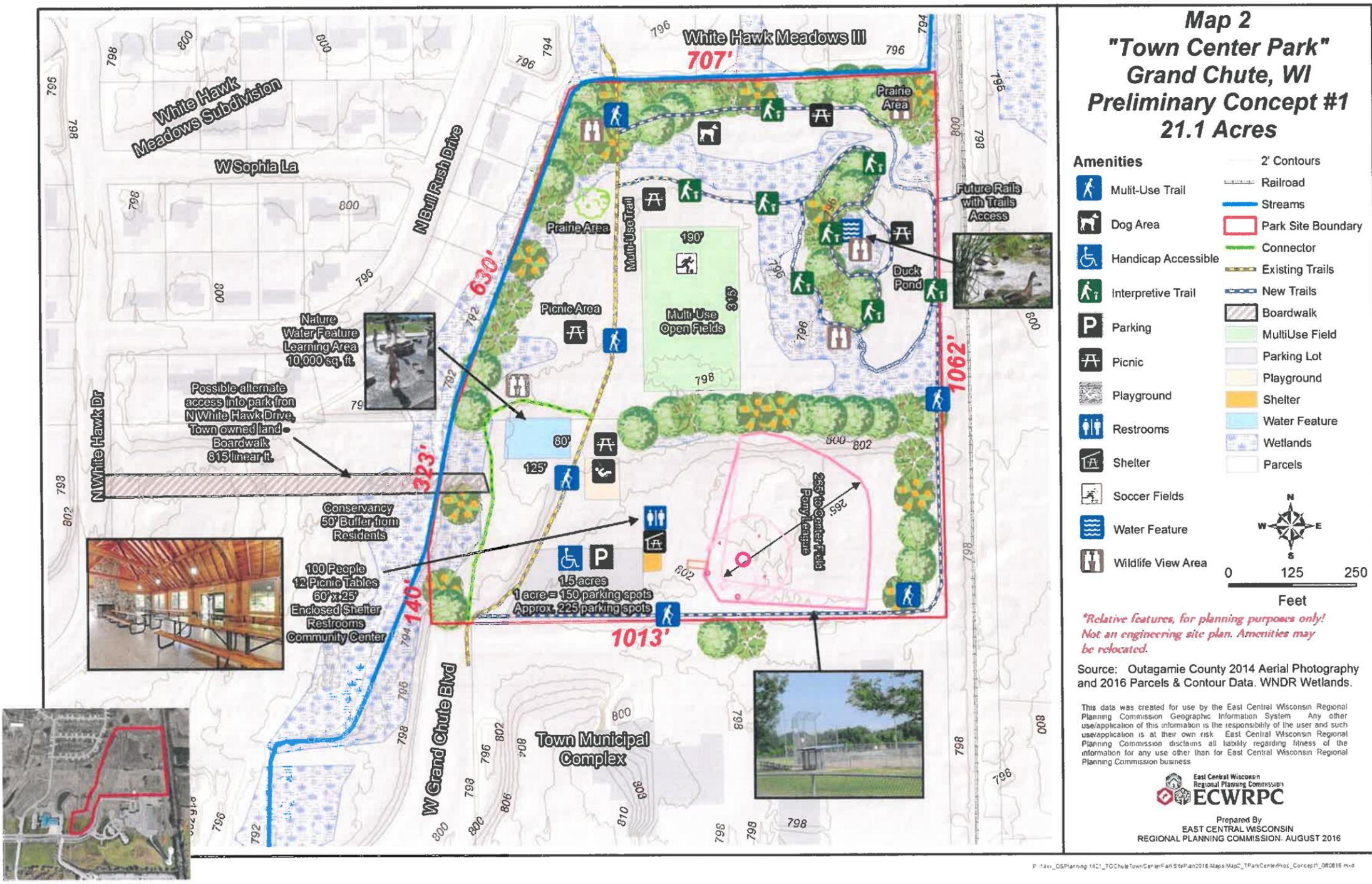
### Executive Summary

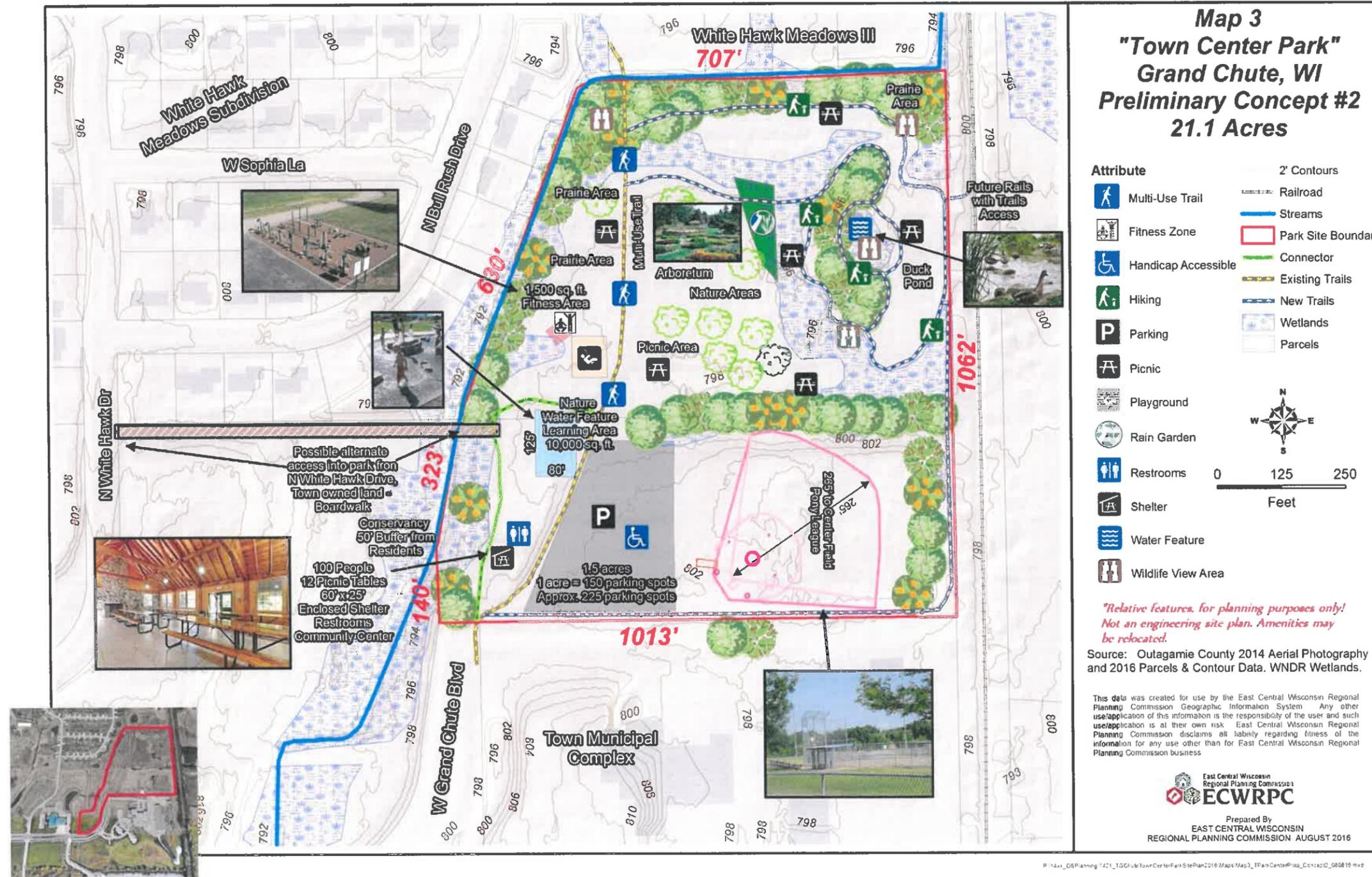
The Concept Plan identifies and prioritizes potential facilities that could be incorporated into a new park directly north of the Grand Chute Town Hall. An inventory and analysis of existing Town parks helped identify the types of facilities that currently exist in the community. This data was used to identify park facilities that would best serve the community and provide new recreational opportunities for residents. A public participation process, which included a survey and public workshops, helped guide the development of the plan. This process ensured Grand Chute residents had the opportunity to provide input on future park facilities and the overall development of the property. Below is a list of the top 3 new park facilities identified by survey respondents:

- 1. Shelter with restrooms**
- 2. Exercise areas**
- 3. Playgrounds**

Existing environmental conditions on site will result in a large area of the park remaining in a relatively unchanged, natural state. It will be important during the park development process to ensure these environmentally sensitive areas are protected and enhanced. The Concept Plan identifies key facilities to incorporate into the park that will complement these natural features, and create a positive and fulfilling experience for park users.







**Exhibit C - Town of Grand Chute -- New Town Park Development Process**

August	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec				
2016					2017															
<p>August 4 - Plan Commission will discuss the Concept Plan timeline and schedule a Public Hearing for 8/16</p> <p>August 16 - Plan Commission holds a Public Hearing and makes recommendation to Town Board regarding the Concept Plan and dedicating the property as Parkland.</p>	<p>September 6 - Town Board will (1) act on the recommendation to approve the Concept Plan, (2) act on a resolution dedicating the property as Parkland, and (3) act on a recommendation to solicit proposals for a Master Plan.</p> <p>September 27 - Open bids for Master Plan.</p>	<p>October 4 - Town Board will act on a recommendation to approve the proposal for Master Plan. Consultant work on Master Plan begins October 17. Park Development Committee works with consultant during development of Master Plan.</p>	<p>Master Plan Development</p>	<p>Park Commission reviews final Draft of Master Plan and makes recommendation to Plan Commission.</p> <p>Plan Commission reviews Master Plan and makes recommendation to Town Board.</p> <p>Town Board will act on recommendation to approve the Master Plan.</p>	<p>Park Commission reviews Site Plan for first phase of park facilities.</p> <p>Plan Commission reviews Site Plan for first phase of park facilities.</p> <p>Town Board acts on authorizing bidding and construction plans for first phase of park facilities.</p>	<p>Construction plans and bidding documents are developed for first phase of park facilities.</p>	<p>Open bids for park facilities.</p>	<p>First phase park facilities construction.</p>												

10.)

**Town of Grand Chute  
Site Plan Amendment Review  
Appleton Area School District and Wisconsin Connections Academy**

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**To:** Plan Commission  
**From:** Michael Patza, Town Planner  
**Date:** August 11, 2016  
**Address:** 350 W. Capitol Drive

**App. #: SPA1-00-00**

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**REQUEST**

- 1. Proposed Use(s):** Administrative and teaching/instructional operations
- 2. Project Description:** Installation of a new monument sign
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes

**ANALYSIS**

Applicant proposes the construction of a new monument sign for its educational building at this location. The new sign will be 5' – 8" in height and 19 sq. ft. in size. The sign will be along the frontage of W. Capitol Drive. All code requirements are met with this request.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-00-00) requested by Appleton Area School District and Wisconsin Connections Academy, for installation of a new monument sign.**

CLIENT:	AASD - WISCONSIN CONNECTIONS ACADEMY
STREET ADDRESS:	350 W CAPITAL DR
CITY / STATE:	APPLETON, WI
SCOPE:	2016 - MONUMENT
DATE:	07/5/16
SALES:	RON ERICKSON
DESIGNER:	-

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	
1	
2	
3	
4	

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

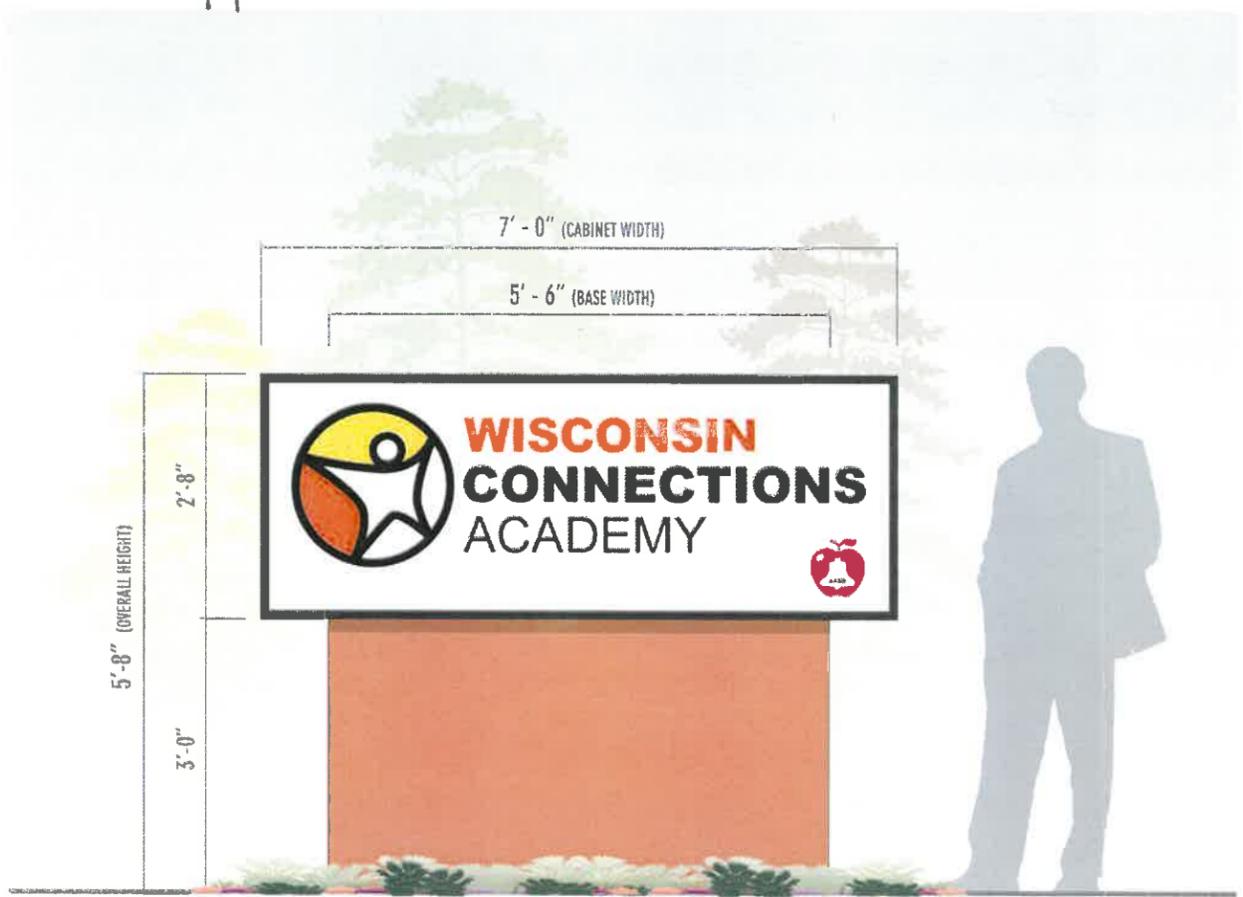
REVISION SCHEDULE	

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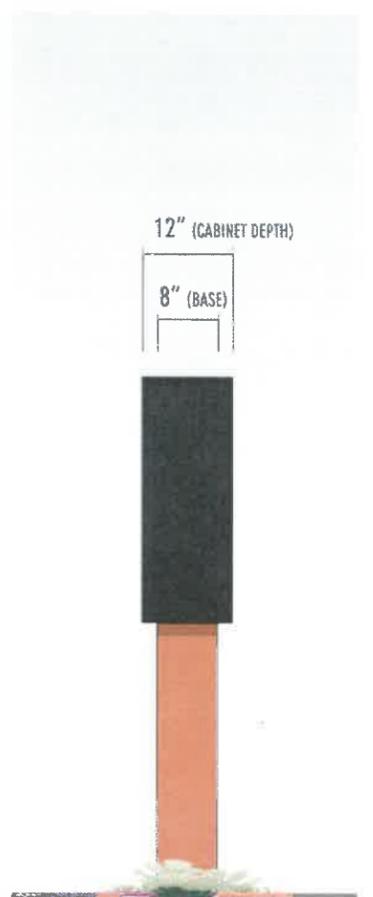
DETAIL VIEW



SCALE: 1/2" = 1' 0"

- ALUMINUM SIGN CABINETS AND FACES (PAINTED)
- APPLIED OPAQUE VINYL GRAPHICS

SIDE VIEW



**FABRICATE & INSTALL ONE(1) D/F NON-LIT MONUMENT ID SIGN**

**OPT. #1**

**9870**

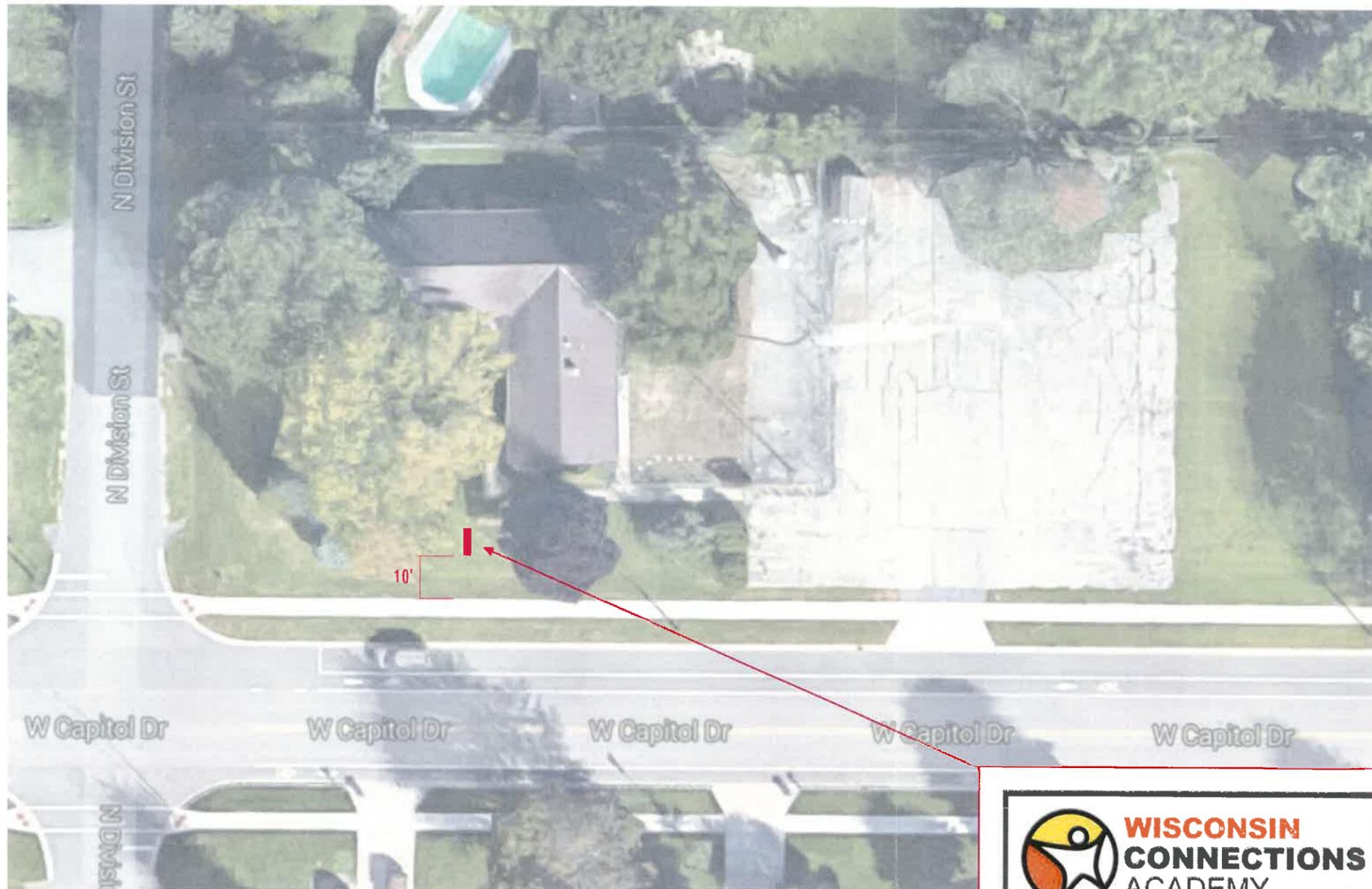
**1**

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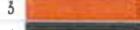
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CLIENT:	AASD - WISCONSIN CONNECTIONS ACADEMY
STREET ADDRESS:	350 W CAPITAL DR
CITY / STATE:	APPLETON, WI
SCOPE:	2016 - MONUMENT
DATE:	07/5/16
SALES:	RON ERICKSON
DESIGNER:	-

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE	
1	
2	
3	
4	

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

REVISION SCHEDULE	

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11)

**Town of Grand Chute  
Site Plan Amendment Review  
Vision Hospitality LLC, dba Best Western Fox Valley Inn**

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**To: Plan Commission**

**From: Robert Buckingham, Community Development Director**

**Date: August 11, 2016**

**Address: 3033 W. College Avenue**

**App. #: SPA2-00-91**

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**REQUEST**

- 1. Proposed Use(s):** No change in hotel use of property
- 2. Project Description:** Modify existing pylon by replacing an existing sign cabinet with a new sign cabinet
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

Applicant seeks approval to modify the existing pylon sign by replacing the top sign cabinet with a new, smaller sign cabinet. This sign structure was granted a variance in 2012 to characterize it as nonconforming to the Sign Code, at a height of 42.5 feet and a total sign size of 198 sq. ft. The proposed modification will not alter the established sign height of 42.5 feet, and it will reduce total sign size to 197 sq. ft. All other code requirements are met with this request.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA2-00-91) requested by Vision Hospitality LLC, dba Best Western Fox Valley Inn, 3033 W. College Avenue, to modify an existing pylon sign by replacing an existing sign cabinet with a new sign cabinet.**



**EXISTING**  
 10'-7" x 11'-7" PYLON SIGN  
 APPROX. 42' 6" OAH



© 2016 Google  
 © 2016 Google

**PROPOSED**



GRAPHIC DETAIL  
 SCALE 1/4" = 1'-0"

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer <b>BEST WESTERN</b>	Date: <b>06/15/16</b>	Prepared By <b>IDV</b>	<small>Note: Color, font may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <b>persona</b> SIGNS   LIGHTING   IMAGE	<b>DISTRIBUTED BY SIGN UP COMPANY</b> 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: <b>APPLETON, WI</b>	File Name: <b>148034 - R2 - APPLETON, WI</b>	Eng -			

**Town of Grand Chute  
Revised Condominium Plat Review  
Edgewood Acres Condominium South**

12.)

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**To:** Plan Commission  
**From:** Robert Buckingham, Community Development Director  
**Date:** August 12, 2016  
**Address:** 4810 N. Indigo Lane **App#:** CP-01-16

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**REQUEST**

- 1. Proposed Use(s):** Single-family condominium homes
- 2. Project Description:** 29 detached single-family homes
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, new condominium plat pending

**ANALYSIS**

This Condo Plat was approved by the Town Board in May 2016. Prior to the plat being signed and recorded, the developer's engineer discovered an error in some floodplain elevations that necessitated a revision to both the condo plat and site plan for the project. The revised plat has been resubmitted for Town approval. The net result of the revision is the elimination of 1 unit, shortening the distance of the north-south private road (Tony Court), and lengthening the distance of the ped/bike trail between Elsner Road and Tony Court. All other features of the development remain unchanged, as described below from my report of April 14, 2016:

*This is the first of three condominium sites within the overall Edgewood Acres subdivision that previously received Town approval as a Planned Unit Development. The development will be served by private roads with access from Indigo Lane, in accordance with prior subdivision approvals. A ped/bike trail and easement is provided to extend through the condominium. It provides a connection point to the future ped/bike trail along Elsner Road, and provides the first leg of the north-south ped/bike trail between CTH JJ and Elsner Road. This trail will continue being constructed with future phases of the Edgewood Acres subdivision. All of the homes will be 2-bedroom, 2-bath detached single family buildings, ranging up to 1670 s.f. in size, based on a set of available floor plans. Units will feature a 2-stall garage, full basement and first floor laundry. Some units will have a sunroom and some will have finished basements. All homes will feature patios, stone or brick fronts, and complete landscaping. The Condominium Plat has been reviewed and meets all statutory requirements. The development plans conform to the approved Special Exception Permit (SE-04-11) and the proposed Site Plan (SP-06-16) for the project.*

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of the revised plat of Edgewood Acres Condominium South (CP-01-16).**

# EDGEWOOD ACRES CONDOMINIUM SOUTH

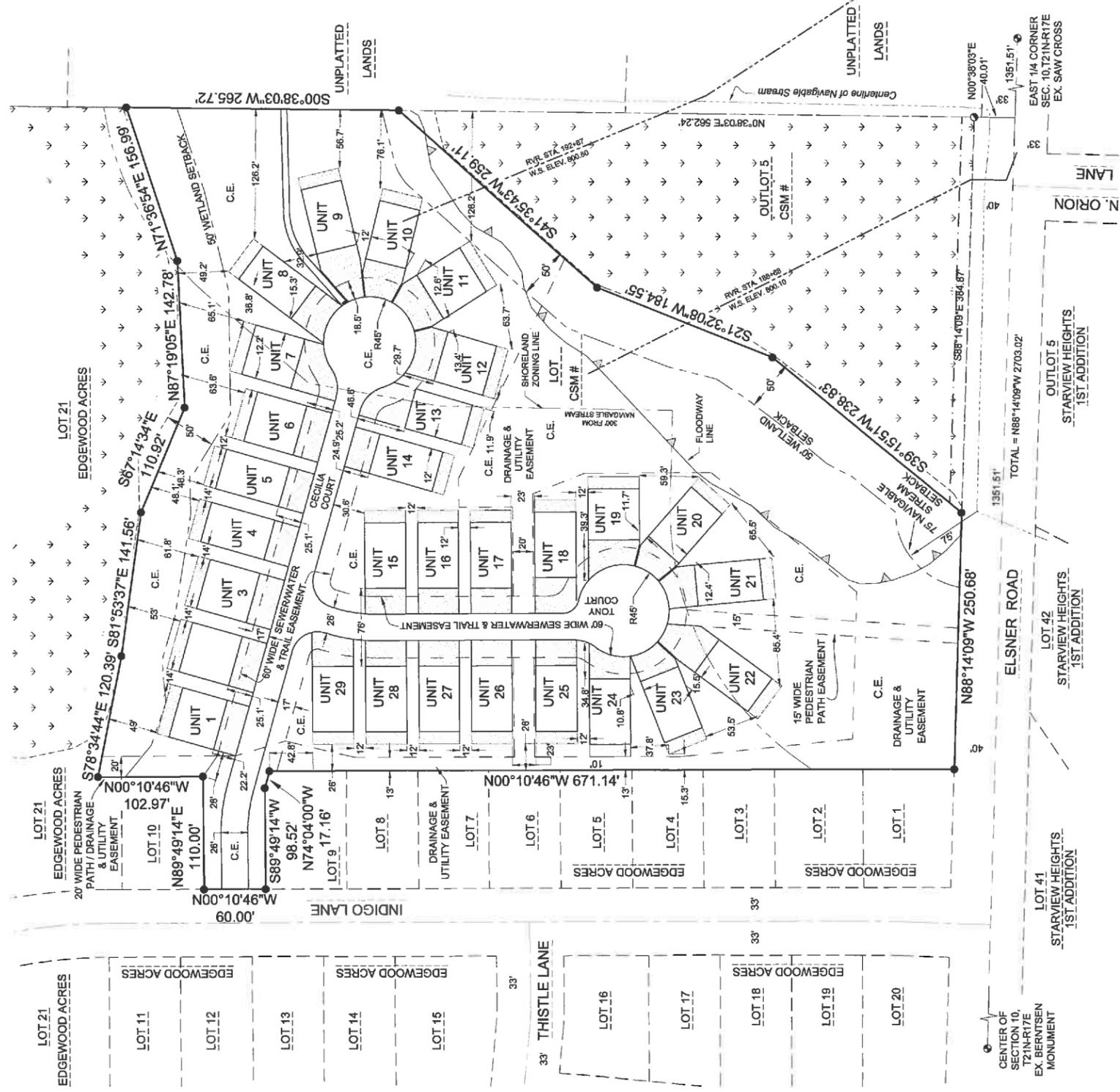
ALL OF LOT 1 OF CERTIFIED SURVEY MAP # \_\_\_\_\_ OUTAGAMIE COUNTY RECORDS, BEING PART OF LOT 21 OF THE RECORDED PLAT OF EDGEWOOD ACRES, RECORDED IN CABINET L, PAGES 55-59 (DOC #1998650), OUTAGAMIE COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

DECLARANT:  
GCW INVESTMENTS, LLC  
1317 LOMBARDI ACCESS ROAD  
GREEN BAY, WI 54304



NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, T21N-R17E, WHICH BEARS N88°14'09"W.

THIS MAP IS BASED ON THE OUTAGAMIE COUNTY COORDINATE SYSTEM



## LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- ⊙ OUTAGAMIE COUNTY MONUMENT
- ⊙ C.E. COMMON ELEMENT
- UTILITY/DRAINAGE EASEMENT (WIDTH NOTED)
- FLOODPLAIN PER FEMA
- FLOODWAY DATA MAP NUMBER 55087C0316D
- DATED: JULY 22, 2010
- FLOOD STUDY CROSS-SECTION WITH STATION & FLOODPLAIN ELEVATION INFORMATION
- WETLAND

R.V.R. STA. XXX+XX  
W.S. ELEV. XXX.XX

PORTION OF UNIT RESERVED FOR DRIVES AND PATIOS (UNITS ARE TO MAINTAIN AT LEAST ONE FOOT BETWEEN DRIVEWAYS)



GCW INVESTMENTS LLC

EDGEWOOD ACRES  
CONDOMINIUM SOUTH

DRAFTED BY: RJO  
CHECKED BY: ASC  
PROJECT# 0003-20-15  
SCALE: 1"=100'  
SHEET NUMBER  
**1 OF 3**  
DRAWING NUMBER

1129

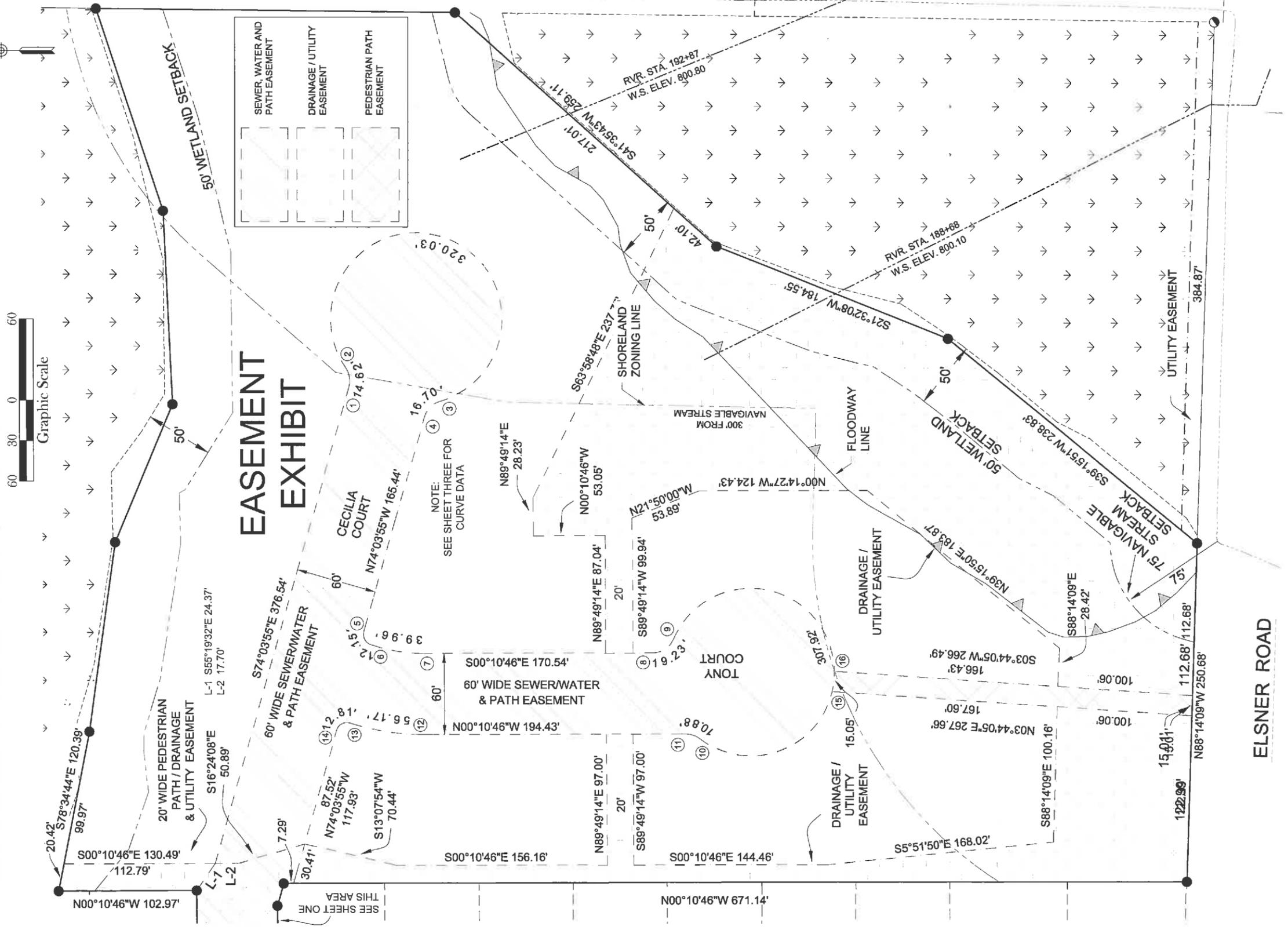
# Mach IV

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI  
PH: 920-569-5765 Fax: 920-569-5767

# EDGEWOOD ACRES CONDOMINIUM SOUTH

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**Mach IV**  
 Engineering & Surveying LLC  
 211 N. Broadway, Suite 114, Green Bay, WI  
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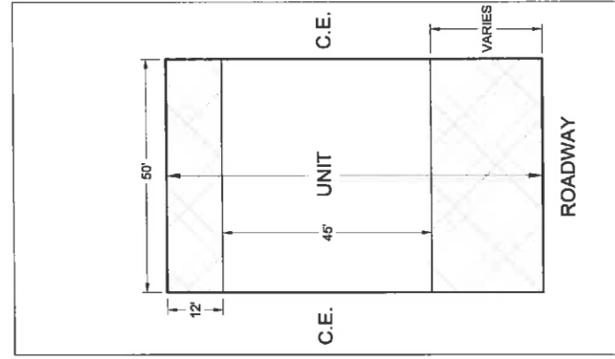
GCW INVESTMENTS LLC  
 EDGEWOOD ACRES  
 CONDOMINIUM SOUTH

DRAFTED BY: RJO
CHECKED BY: ASC
PROJECT# 0003-20-15
SCALE: 1"=60'
SHEET NUMBER
<b>2 OF 3</b>
DRAWING NUMBER
<b>1129</b>

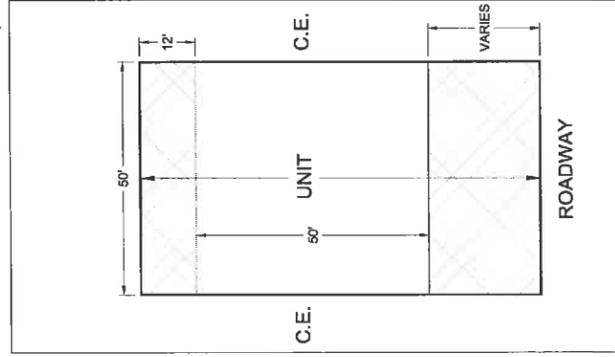
# EDGEWOOD ACRES CONDOMINIUM SOUTH

ALL OF LOT 1 OF CERTIFIED SURVEY MAP # \_\_\_\_\_, OUTAGAMIE COUNTY RECORDS, BEING PART OF LOT 21 OF THE RECORDED PLAT OF EDGEWOOD ACRES, RECORDED IN CABINET L, PAGES 55-59 (DOC #1988650), OUTAGAMIE COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 10, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

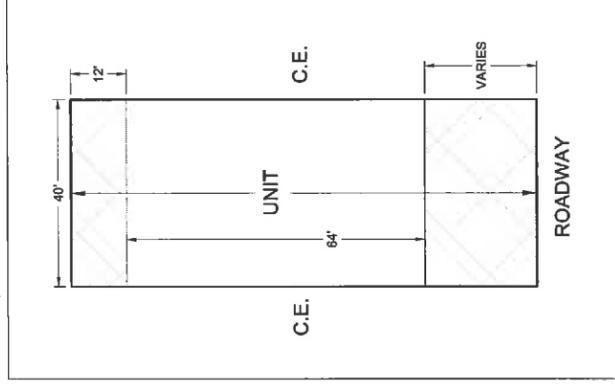
## UNIT DETAILS (NOT TO SCALE)



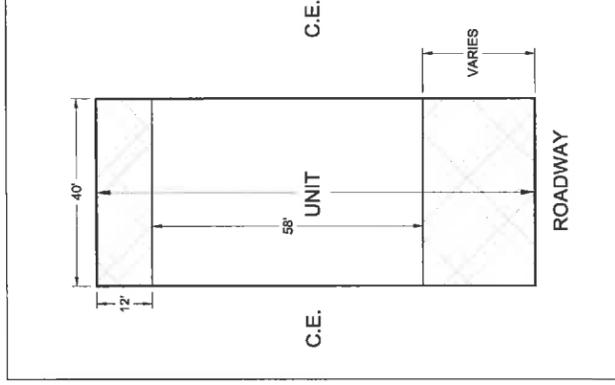
UNIT 1



UNIT 2,3,6,7,11,12&19



UNIT 4,5,8,9,15-18,20-29



UNIT 10 & 13

### SURVEYOR'S CERTIFICATE

ALL OF LOT 1 OF CERTIFIED SURVEY MAP # \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_\_, CERTIFIED SURVEY MAPS, PAGE \_\_\_\_\_, OUTAGAMIE COUNTY RECORDS, BEING PART OF LOT 21 OF THE RECORDED PLAT OF EDGEWOOD ACRES, RECORDED IN CABINET L, PAGES 55-59 (DOC #1988650), OUTAGAMIE COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 10, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

PARCEL CONTAINS 407.856 SQUARE FEET / 9.36 AC. MORE OR LESS. PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS TO BE CONSTRUCTED UPON THE PROPERTY.

THIS PLAT IS A CORRECT REPRESENTATION OF "EDGEWOOD ACRES CONDOMINIUM SOUTH", AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

*Randall J. Oettinger*  
 RANDALL J. OETTINGER  
 OCTOBER 23, 2015  
 PLS-2349  
 REVISED JUNE 20, 2016 (FLOODWAY/FLOODPLAIN LINES)

### NOTES:

- 1) A MINIMUM DISTANCE OF ONE FOOT IS TO BE MAINTAINED BETWEEN DRIVEWAYS IN ORDER TO CREATE UNIT SEPARATION.
- 2) ALL AREAS WITHIN THE CONDOMINIUM PLAT AND OUTSIDE THE UNITS, ARE COMMON ELEMENTS (C.E.).
- 3) THE DEVELOPER/OWNER RESERVES THE RIGHT TO VARY THE NUMBER, ORIENTATION AND FLOOR PLAN OF THE BUILDINGS AND UNITS.
- 4) WETLAND DELINEATION BY MACH IV ENGINEERING & SURVEYING DATED OCTOBER 2010. WETLAND DELINEATION CONCURRENCE LETTER FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES DATED JUNE 11, 2012.
- 5) FLOOD PLAIN MAPPING BASED ON FEMA FIRM EFFECTIVE DATE OF JULY 22, 2010. REFERENCE COMMUNITY NAME OUTAGAMIE COUNTY, COMMUNITY NUMBER 550302, PANEL NUMBER 316 AND SUFFIX D.
- 6) A SHORELAND PERMIT FROM THE OUTAGAMIE COUNTY ZONING IS REQUIRED FOR UNITS 8-14 & 20-25 PRIOR TO ANY CONSTRUCTION, FILL OR GRADING ACTIVITY WITHIN 300 FEET OF A STREAM.
- 7) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
- 8) DISTURBING OR FILLING ANY WETLAND WILL NOT BE ALLOWED WITHOUT STATE AND LOCAL PERMITS.
- 9) MAINTENANCE OF ALL DRAINAGE WAYS, INCLUDING EASEMENTS AS INDICATED ON THE PLAT AND ALONG SIDE AND REAR LOT LINES THAT CONVEY STORMWATER RUNOFF IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN, AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION, IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE LAND DIVISION, UNLESS NOTED ON THE PLAN. UPON FAILURE OF PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION, THE TOWN OF GRAND CHUTE AND/OR OUTAGAMIE COUNTY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF THE MAINTENANCE AND REPAIRS SHALL BE ASSESSED IN EQUAL AMOUNTS TO THE OWNERS OF ALL PROPERTY WITHIN THE LAND DIVISION, OR, WHERE THE CAUSER CAN BE SPECIFICALLY IDENTIFIED, THE PAYMENT SHALL BE ASSESSED TO A SPECIFIC PROPERTY OWNER.
- 10) UNLESS OTHERWISE NOTED, A DRAINAGE EASEMENT EXISTS UPON ALL EXISTING NAVIGABLE STREAMS, BETWEEN THE MEANDER LINES AS SHOWN.
- 11) NO STRUCTURES, FENCES OR PLANTINGS OTHER THAN GRASSES SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS HEREIN SET FORTH.
- 12) OUTLOT COVENANTS AS RECORDED IN THE PLAT OF EDGEWOOD ACRES, OUTAGAMIE COUNTY RECORDS.

### CURVE DATA

CURVE NO.	ARC	RADIUS	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	14.82'	16.57'	14.15'	S80°32'45"E	50°46'40"	
2-3	320.03'	63.50'	73.97'	S10°32'14"W	288°45'39"	
3-4	16.70'	16.50'	15.99'	N45°04'23"W	57°55'59"	
5-6	12.15'	8.00'	11.02'	S62°25'05"W	87°02'03"	
6-7	39.96'	120.00'	39.78'	S02°21'38"W	19°04'48"	
8-8	19.23'	16.50'	16.16'	S33°33'57"E	66°46'22"	S68°57'08"E
9-10	307.92'	62.00'	75.87'	S75°19'33"W	284°33'22"	
10-11	10.88'	16.50'	10.89'	N18°42'44"E	37°47'00"	S37°36'14"W
12-13	56.17'	180.00'	55.95'	N08°46'39"E	17°52'50"	
13-14	12.81'	8.00'	11.48'	N25°10'58"W	91°45'59"	
15-16	15.05'	62.00'	15.01'	S82°44'52"E	13°54'34"	S76°47'35"E, N68°17'52"E

GCW INVESTMENTS LLC

EDGEWOOD ACRES  
 CONDOMINIUM SOUTH

DRAFTED BY: RJO  
 CHECKED BY: ASC  
 PROJECT# 0003-20-15  
 SCALE:

SHEET NUMBER

3 OF 3

DRAWING NUMBER

1129

**Mach IV**

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI  
 PH: 920-569-5765 Fax: 920-569-5767

**Town of Grand Chute  
Revised Site Plan Review  
Edgewood Acres Condominium South**

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**To: Plan Commission**

**From: Robert Buckingham, Community Development Director**

**Date: August 11, 2016**

**Address: 4810 Indigo Lane**

**App. #: SP-06-16**

---

**REQUEST**

- 1. Proposed Use(s):** Single-family condominium homes
- 2. Project Description:** Construct 29 detached homes, private roads, stormwater pond, ped/bike trail and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes; new condominium plat pending

**ANALYSIS**

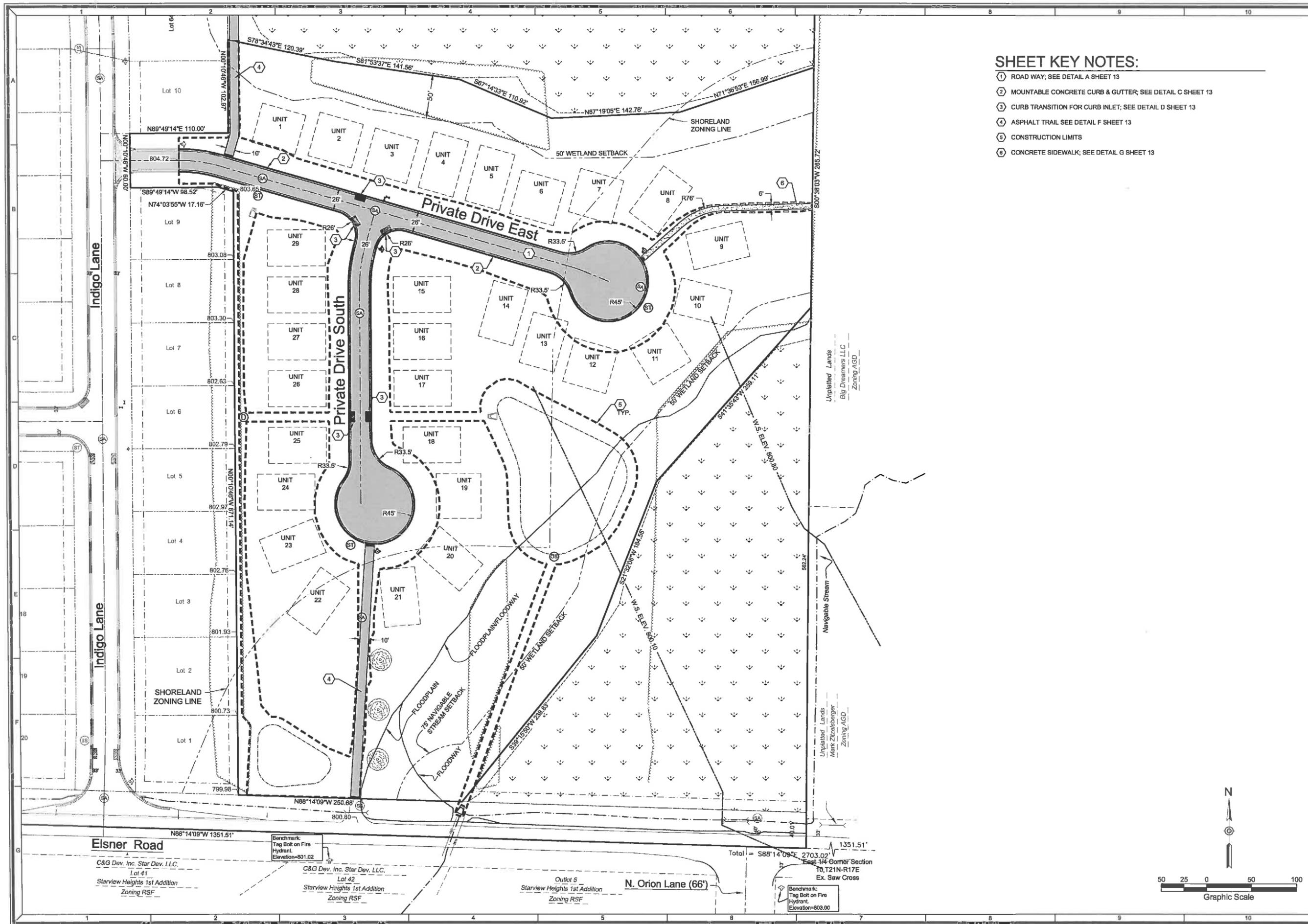
This Site Plan was approved by the Plan Commission in April 2016. Subsequent to that approval the developer's engineer discovered an error in some floodplain elevations that necessitated a revision to the condo plat and site plan for the project. The revised site plan has been resubmitted for Town approval. The net result of the revision is the elimination of 1 unit, shortening the distance of the north-south private road (Tony Court), and lengthening the distance of the ped/bike trail between Elsner Road and Tony Court. All other features of the development remain unchanged, as described below from my report of April 14, 2016:

*This is the first of three condominium sites within the overall Edgewood Acres subdivision that previously received Town approval as a Planned Unit Development. The development will be served by private roads with access from Indigo Lane, in accordance with prior subdivision approvals. A ped/bike trail and easement is provided to extend through the condominium. It provides a connection point to the future ped/bike trail along Elsner Road, and provides the first leg of the north-south ped/bike trail between CTH JJ and Elsner Road. This trail will continue being constructed with future phases of the Edgewood Acres subdivision. Grading and filling work is needed to establish proper road grades, to provide required utility depths, to improve drainage and to build the stormwater pond. This work is incorporated in the site engineering plans that were approved by the Town Engineer. All of the homes will be 2-bedroom, 2-bath detached single family buildings, ranging up to 1670 s.f. in size, based on a set of available floor plans. Units will feature a 2-stall garage, full basement and first floor laundry. Some units will have a sunroom and some will have finished basements. All homes will feature patios, stone or brick fronts, and complete landscaping. The site plan meets all code requirements and is in conformance with Declaration of Condominium and the PUD Agreement covenants and easements.*

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the revised Site Plan (SP-06-16) requested by GCW Investments, LLC, 4810 N. Indigo Lane, for the Edgewood Acres Condominium South, subject to approval of revised Condo Plat CP-01-16.**

R:\Jobs\0003-20-15TMI Edgewood 3rd Addition Condo Plat\DRAWINGS\0003-20-15 Eng.dwg 7/20/2016 10:30:20 AM



- SHEET KEY NOTES:**
- ① ROAD WAY; SEE DETAIL A SHEET 13
  - ② MOUNTABLE CONCRETE CURB & GUTTER; SEE DETAIL C SHEET 13
  - ③ CURB TRANSITION FOR CURB INLET; SEE DETAIL D SHEET 13
  - ④ ASPHALT TRAIL SEE DETAIL F SHEET 13
  - ⑤ CONSTRUCTION LIMITS
  - ⑥ CONCRETE SIDEWALK; SEE DETAIL G SHEET 13

**Mach IV**  
 Engineering & Surveying LLC  
 211 N. Broadway, Suite 114, Green Bay, WI 54303  
 PH: 920-569-5765 Fax: 920-569-5767

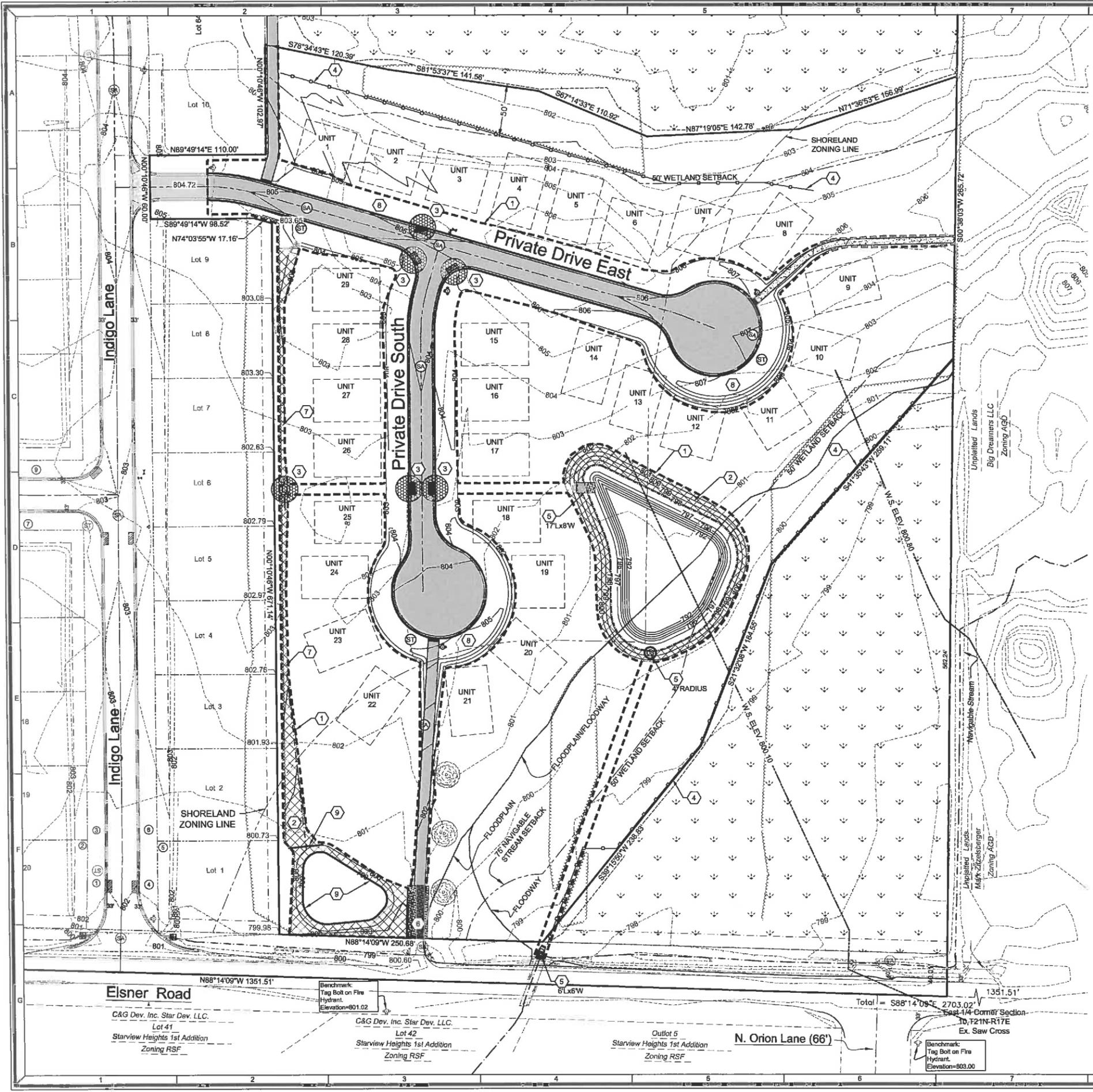
GCW LLC  
**EDGEWOOD ACRES 3RD  
 ADDITION CONDO PLAT**  
 SITE PLAN

NO.	REVISION DESCRIPTION

DATE: JULY 20, 2016  
 DRAFTED BY: RPH  
 CHECKED BY:  
 PROJECT NO.: 0003-20-15  
 DRAWING NUMBER  
 SHEET NUMBER  
**4**  
 of 18



R:\Jobs\0003-20-16TM Edgewood 3rd Addition Condo Plat\DRAWINGS\0003-20-16 Eng.dwg 7/20/2016 10:31:37 AM



- SHEET KEY NOTES:**
- ① GRADING LIMITS
  - ② SEED AND EROSION CONTROL MAT, SLOPE; SEE DETAIL D SHEET 14
  - ③ INLET PROTECTION; SEE DETAIL A SHEET 15
  - ④ SILT FENCE; SEE DETAIL A SHEET 14
  - ⑤ MEDIUM RIP RAP OVER TYPE R FABRIC (18" THICKNESS)
  - ⑥ STONE TRACKING PAD; SEE DETAIL B SHEET 14
  - ⑦ EROSION CONTROL MAT, CHANNEL; SEE DETAIL C SHEET 14
  - ⑧ SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS UNLESS OTHERWISE NOTED
  - ⑨ CURLEX SEDIMENT LOGS INSTALLED PER MANUFACTURER'S SPECIFICATION

**Mach IV**  
 Engineering & Surveying LLC  
 211 N. Broadway, Suite 114, Green Bay, WI 54303  
 PH: 920-569-5765 Fax: 920-569-5767

GCW LLC  
**EDGEWOOD ACRES 3RD  
 ADDITION CONDO PLAT**  
 EROSION CONTROL PLAN

NO.	REVISION DESCRIPTION

DATE: JULY 20, 2016  
 DRAFTED BY: RPH  
 CHECKED BY:  
 PROJECT NO: 0003-20-15  
 DRAWING NUMBER  
 SHEET NUMBER  
**12**  
 of 18

**Elsner Road**  
 C&G Dev. Inc. Star Dev. LLC.  
 Lot 41  
 Starview Heights 1st Addition  
 Zoning RSF

Benchmark  
 Tag Bolt on Fire Hydrant.  
 Elevation=801.02

C&G Dev. Inc. Star Dev. LLC.  
 Lot 42  
 Starview Heights 1st Addition  
 Zoning RSF

Outlot 5  
 Starview Heights 1st Addition  
 Zoning RSF

**N. Orion Lane (66')**

Total = S88°14'09"W 2703.02'  
 East 1/4 Corner Section  
 10, T21N-R17E  
 Ex. Saw Cross

Benchmark  
 Tag Bolt on Fire Hydrant.  
 Elevation=803.00