



**PLAN COMMISSION AGENDA**  
Thursday, August 8, 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 – July 16, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** *(continued from July 16, 2019 meeting)* – Special Exception Permit (SE-11-19) requested by Richard T. Knight, dba Auto Connection of Appleton, LLC, 4845 W. Greenville Drive, for operation of an automobile sales and service business. **Action:** Hear testimony/close public hearing.
8. **Special Exception (SE-11-19)** *(deferred from July 16, 2019 meeting)* – Request by Richard T. Knight, dba Auto Connection of Appleton, LLC, 4845 W. Greenville Drive, for operation of an automobile sales and service business. **Action:** Recommend approval/denial of SE-11-19. (TOWN BOARD ACTION 8/20/2019)
9. **Site Plan Amendment (SPA1-00-95)** – Request by Richard T. Knight, dba Auto Connection of Appleton, LLC, 4845 W. Greenville Drive, for approval of site landscaping improvements. **Action:** Approve/deny SPA1-00-95.
10. **Public Hearing #2** *(continued from July 16, 2019 meeting)* – Special Exception (SE-12-19) requested by AutoZone Inc., dba AutoZone Auto Parts, 5150 W. Integrity Way, for operation of an automobile parts business. **Action:** Hear testimony/close public hearing.
11. **Special Exception (SE-12-19)** *(deferred from July 16, 2019 meeting)* – Request by AutoZone Inc., dba AutoZone Auto Parts, 5150 W. Integrity Way for operation of an automobile parts business. **Action:** Recommend approval/denial of SE-12-19. (TOWN BOARD ACTION 8/20/2019)
12. **Site Plan (SP-17-19)** – Request by AutoZone Inc., dba AutoZone Auto Part, 5150 W. Integrity Way, for construction of a commercial building and associated site improvements. **Action:** Approve/deny SP-17-19.
13. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-11-19) requested by VHE II-2 LLC, dba Pacon Corporation, 2525 N. Casaloma Drive, to allow grading, filling and a stormwater pond within 300 feet of a navigable stream. **Action:** Hear testimony/close meeting.
14. **Conditional Use Permit (CUP-11-19)** – Request by VHE II-2 LLC, dba Pacon Corporation, 2525 N. Casaloma Drive, to allow grading, filling and a stormwater pond within 300 feet of a navigable stream. **Action:** Recommend approval/denial of CUP-11-19. (TOWN BOARD ACTION 8/20/2019)
15. **Site Plan (SP-05-19)** – Request by VHE II-2 LLC, dba Pacon Construction, 2525 N. Casaloma Drive, for construction of a building addition, stormwater pond and associated site improvements. **Action:** Approve/deny SP-05-19.

16. **Neighborhood Information Meeting #2** – Conditional Use Permit (CUP-12-19) requested by Daniel R. and Olga H. Hietpas, 4282 N. Bountiful Lane, to allow grading, filling and house construction within the Shoreland Zoning District. **Action:** Hear testimony/close meeting.
17. **Conditional Use Permit (CUP-12-19)** – Request by Daniel R. and Olga H. Hietpas, 4282 N. Bountiful Lane, to allow grading, filling and house construction within the Shoreland Zoning District **Action:** Recommend approval/denial of CUP-12-19. (TOWN BOARD ACTION 8/8/2019)
18. **Neighborhood Information Meeting #3** – Conditional Use Permit (CUP-13-19) requested by the Town of Grand Chute, on behalf of the Coenen Family Revocable Trust, to allow grading and filling on property located at the northwest corner of N. McCarthy Road and County Highway GV. **Action:** Hear testimony/close meeting.
19. **Conditional Use Permit (CUP-13-19)** - Request by the Town of Grand Chute, on behalf of the Coenen Family Revocable Trust, to allow grading and filling on property located at the northwest corner of N. McCarthy Road and County Highway GV. **Action:** Recommend approval/denial of CUP-13-19. (TOWN BOARD ACTION 8/8/2019)
20. **Site Plan (SP-18-19)** – Request by Brauer & Brauer Properties LLC, dba Fast Signs, 135 S. Casaloma Drive, for construction of a building addition and associated site improvements. **Action:** Approve/deny SP-18-19.
21. **Site Plan Amendment (SPA1-00-73)** – Request by Bulletproof Real Estate Group LLC, dba BenShot LLC, 415 N. Perkins Street, for construction of driveway modifications and associated site improvements. **Action:** Approve/deny SPA1-00-73.
22. **Site Plan Amendment (SPA1-13-18)** – Request by Brandt Hospitality Group, Inc., dba Fairfield Inn & Suites, 130 S. Nicolet Road, for installation of a monument sign. **Action:** Approve/deny SPA1-13-18.
23. **Affidavit of Correction (FPA1-01-12)** – Request by Steven J. and Denise A. Zahringer, 4824 N. Indigo Lane, for approval of an Affidavit of Correction to the Plat of Edgewood Acres, releasing easement rights on a pedestrian path/drainage/utility easement located on the east 10 feet of Lot 10. **Action:** Recommend approval/denial of FPA1-01-12. (TOWN BOARD ACTION 8/20/2019)
24. Adjournment.

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

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

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

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## GRAND CHUTE PLAN COMMISSION MINUTES

July 16, 2019

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel Julie Hidde, John Weber, Duane Boeckers, Pam Crosby, Cheryl Ulrich. Members Absent: None.

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; Tim Bantes, Fire Chief; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; interested parties (audience attendance = 5)

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – JUNE 18, 2019 MEETING.

**Motion (Crosby/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. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-10-19) REQUESTED BY GREENE DEVELOPMENT APPLETON, LLC, 3810 W. WISCONSIN AVENUE, TO ALLOW GRADING AND FILLING WITHIN 300 FEET OF A NAVIGABLE STREAM.

Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:02 p.m. There was no public input.

**Motion (Crosby/Hidde) to close Neighborhood Information Meeting #1 at 6:02 p.m.** Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-10-19)** – REQUEST BY GREENE DEVELOPMENT APPLETON, LLC, 3810 W. WISCONSIN AVENUE, TO ALLOW GRADING AND FILLING WITHIN 300 FEET OF A NAVIGABLE STREAM.

**Motion (Sherman/Boeckers) to recommend approval of the Conditional Use Permit (CUP-10-19) requested by Greene Development Appleton, LLC, 3810 W. Wisconsin Avenue, to allow grading and filling within 300 feet of a navigable stream, subject to Town Engineer approval of the Drainage and Erosion Control Plans.** Motion carried, all voting aye.

9. **PUBLIC HEARING #1** – SPECIAL EXCEPTION (SE-11-19) REQUESTED BY RICHARD T. KNIGHT, DBA AUTO CONNECTION OF APPLETON, LLC, 4815 W. GREENVILLE DRIVE, FOR OPERATION OF AN AUTOMOBILE SALES AND SERVICE BUSINESS.

Chairman Schowalter opened Public Hearing #1 at 6:05 p.m.

Richard Knight, 4516 W. Trasino Way, stated that had been unaware of the landscaping requirements and noted that the property has over one acre of greenspace, including a berm with shrubs and mature trees at the back of the lot. He stated his opinion that there have been other used car dealerships approved on properties without any landscaping updates. He provided photos of the landscaping at the property.

Planner Patza noted that a Special Exception request triggers compliance with the frontage landscaping requirements of the Zoning Code. In this case, three trees are required to be planted along the frontage of the

property. He stated that Mr. Knight has been made aware of this requirement and has been asked to submit a landscape plan. At this time, the Town has not received this information. He also explained that one dealership Mr. Knight brought up was approved by the Town, subject to landscaping being provided. That work has not been completed and the Town has not signed off on the Special Exception Permit.

In response to questions from Chairman Schowalter, Planner Patza explained how the code requirements are applied to properties needing a new Special Exception versus properties operating under a previously approved Special Exception. He also noted that the minimum size of required trees is 2 ½ inch caliper for shade trees and 5 feet in height for evergreen trees.

Commissioner Sherman stated that he fully supports the Town landscaping requirements and recommends that no change be made in how those requirements are enforced.

In response to a question from Commissioner Crosby, Planner Patza explained that the method for approving the required landscaping at a property is through a Site Plan Amendment, including submittal of a plan prepared by a registered landscape architect.

**Motion (Hidde/Sherman) to hold Public Hearing #1 open to the August 8, 2019 Plan Commission meeting.**  
Motion carried, all voting aye.

10. **SPECIAL EXCEPTION (SE-11-19)** - REQUEST BY RICHARD T. KNIGHT, DBA AUTO CONNECTION OF APPLETON, LLC, 4815 W. GREENVILLE DRIVE, FOR OPERATION OF AN AUTOMOBILE SALES AND SERVICE BUSINESS.

**Motion (Sherman/Crosby) to defer Special Exception SE-11-19 to the August 8, 2019 Plan Commission meeting.** Motion carried, all voting aye.

11. **PUBLIC HEARING #2** – SPECIAL EXCEPTION (SE-12-19) REQUESTED BY AUTOZONE INC., DBA AUTOZONE AUTO PARTS, 5150 W. INTEGRITY WAY, FOR OPERATION OF AN AUTOMOBILE PARTS BUSINESS.

Chairman Schowalter opened Public Hearing #2 at 6:13 p.m. There was no public input.

**Motion (Sherman/Hidde) to hold Public Hearing #2 open to the August 8, 2019 Plan Commission meeting.**  
Motion carried, all voting aye.

12. **SPECIAL EXCEPTION (SE-12-19)** - REQUEST BY AUTOZONE INC., DBA AUTOZONE AUTO PARTS, 5150 W. INTEGRITY WAY, FOR OPERATION OF AN AUTOMOBILE PARTS BUSINESS.

**Motion (Hidde/Sherman) to defer Special Exception SE-12-19 to the August 8, 2019 Plan Commission meeting.** Motion carried, all voting aye.

13. **SITE PLAN (SP-15-19)** – REQUEST BY PR APPLETON WEST, INC., DBA PIZZA RANCH, 5450 W. INTEGRITY WAY, FOR CONSTRUCTION OF A RESTAURANT BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Sherman/Crosby) to approve the Site Plan (SP-15-19) requested by PR Appleton West, Inc., dba Pizza Ranch, 5450 W. Integrity Way, for construction of a restaurant building and associated site improvements.** Motion carried, all voting aye.

14. **SITE PLAN (SP-16-19)** – REQUEST BY KFI PROPERTIES LLC, DBA JG HOME IMPROVEMENTS & EMERGENCY SERVICES, 1720 N. SILVERSPRING DRIVE, FOR CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS.

**Motion (Hidde/Weber) to approve the Site Plan (SP-16-19) requested by KFI Properties LLC, dba JG Home Improvements and Emergency Services, 1720 N. Silverspring Drive, for construction of a building addition and associated site improvements.** Motion carried, all voting aye.

15. **SITE PLAN AMENDMENT (SPA1-18-12)** – REQUEST BY FOX CITIES AMATEUR SPORTS AUTHORITY, 2400 N. CASALOMA DRIVE, FOR MODIFICATIONS TO THE ENTRANCE DRIVE AND ADDITION OF EMERGENCY ACCESS AT FOX CITIES STADIUM.

Planner Patza stated this project will add a third lane at the entrance and a separated emergency access lane from the parking lot. The emergency access lane will be gated to prevent public use.

**Motion (Crosby/Sherman) to approve the Site Plan Amendment (SPA1-18-12) requested by Fox Cities Amateur Sports Authority, 2400 N. Casaloma Drive, for modifications to the entrance drive and addition of emergency access at Fox Cities Stadium. Motion carried, all voting aye.**

16. **SITE PLAN AMENDMENT (SPA1-00-04)** – REQUEST BY VICTORY LANE IMPORTS INC., DBA BERGSTROM MAZDA OF APPLETON, 3023 N. VICTORY LANE, TO REMOVE AN EXISTING PYLON SIGN AND INSTALL A NEW PYLON SIGN.

**Motion (Hidde/Sherman) to approve the Site Plan Amendment (SPA1-00-04) requested by Victory Lane Imports, Inc., dba Bergstrom Mazda of Appleton, 3023 N. Victory Lane, to remove an existing pylon sign and install a new pylon sign. Motion carried, all voting aye.**

17. **SITE PLAN AMENDMENT (SPA1-00-93)** – REQUEST BY SCOTT D. NERENHAUSEN, DBA THE DOG HOUSE, 2230 W. NORDALE DRIVE, TO REMOVE AN EXISTING PYLON SIGN AND INSTALL A NEW MONUMENT SIGN.

**Motion (Sherman/Hidde) to approve the Site Plan Amendment (SPA1-00-93) requested by Scott D. Nerenhausen, dba The Dog House, 2230 W. Nordale Drive, to remove an existing pylon sign and install a new monument sign. Motion carried, all voting aye.**

18. ADJOURNMENT.

**Motion (Sherman/Crosby) to adjourn the meeting at 6:20 p.m. Motion carried, all voting aye.**

Respectfully Submitted,

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

**Town of Grand Chute  
Special Exception Request  
Richard T. Knight, dba Auto Connection of Appleton, LLC**

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: July 30, 2019**

**Address: 4845 W. Greenville Drive**

**App. #: SE-11-19**

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**REQUEST**

1. **Proposed Use:** Automobile sales and service business.
2. **Project Description:** Operation of an automobile sales and service business.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

**ANALYSIS**

The applicant will be leasing a portion of the building on this property to operate an automobile sales and service business. The business will provide vehicle service, detailing, and sales. Approximately 20-30 vehicles will be displayed on the existing asphalt parking lot.

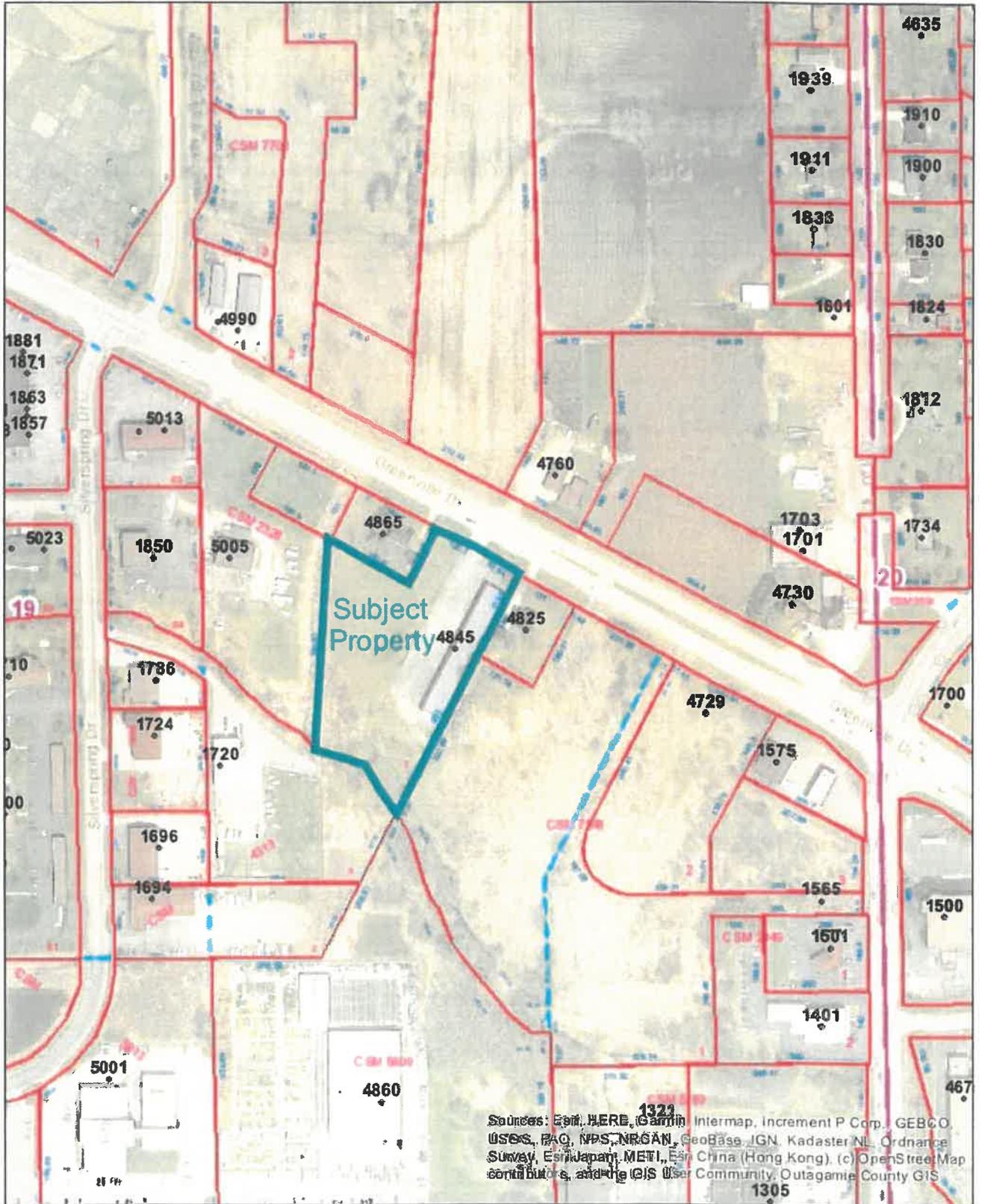
**FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION**

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-11-19) requested by Richard T. Knight, dba Auto Connection of Appleton, LLC, 4845 W. Greenville Drive, for operation of an automobile sales and service business.

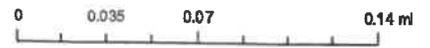
# SE-11-19 -- 4845 W. Greenville Drive



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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Auto Connection LLC.

4845 W. Greenville Dr.

Appleton, WI 54913

920-915-3400

Auto Connection will buy, service, detail & sell motor vehicles. Inventory of approximately 20-30 vehicles. We will offer financing through local credit unions.

**Town of Grand Chute  
Site Plan Amendment Review  
Richard T. Knight, dba Auto Connection of Appleton, LLC**

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**To:** Plan Commission  
**From:** Michael Patza, Town Planner  
**Date:** July 30, 2019  
**Address:** 4845 W. Greenville Drive

**App. #: SPA1-00-95**

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**REQUEST**

1. **Proposed Use(s):** Automobile sales and service business.
2. **Project Description:** Frontage landscaping and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

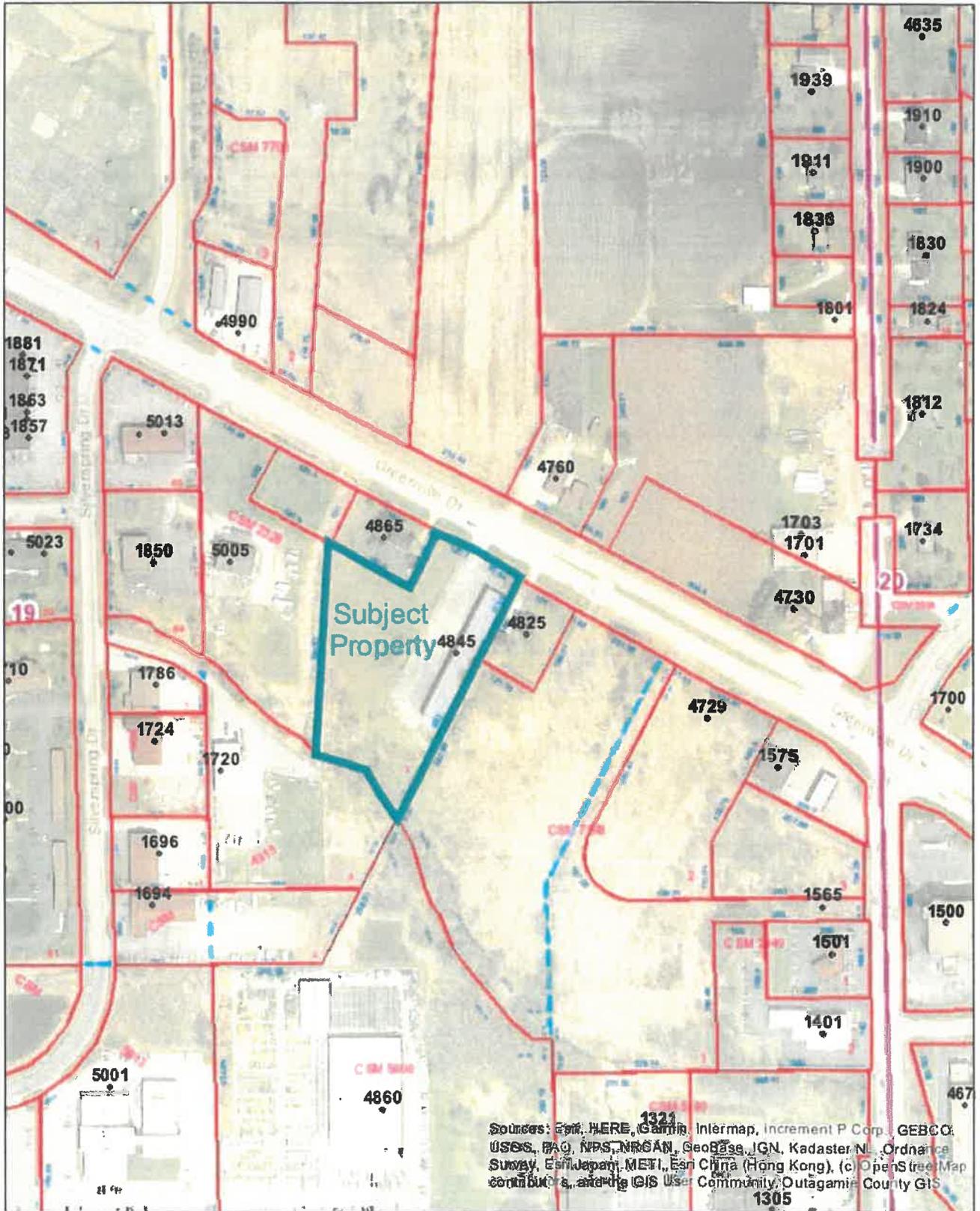
**ANALYSIS**

The applicant will be leasing a portion of the building on this property to operate an automobile sales and service business. The existing asphalt lot will be used to display approximately 20-30 vehicles. The proposed landscaping improvements meet the frontage landscaping requirements prescribed in the Zoning Code. All other requirements are met with this request.

**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-95) requested by Richard T. Knight, dba Auto Connection of Appleton, LLC, 4845 W. Greenville Drive, subject to Town Board approval of Special Exception SE-11-19.**

# SPA1-00-95 -- 4845 W. Greenville Drive



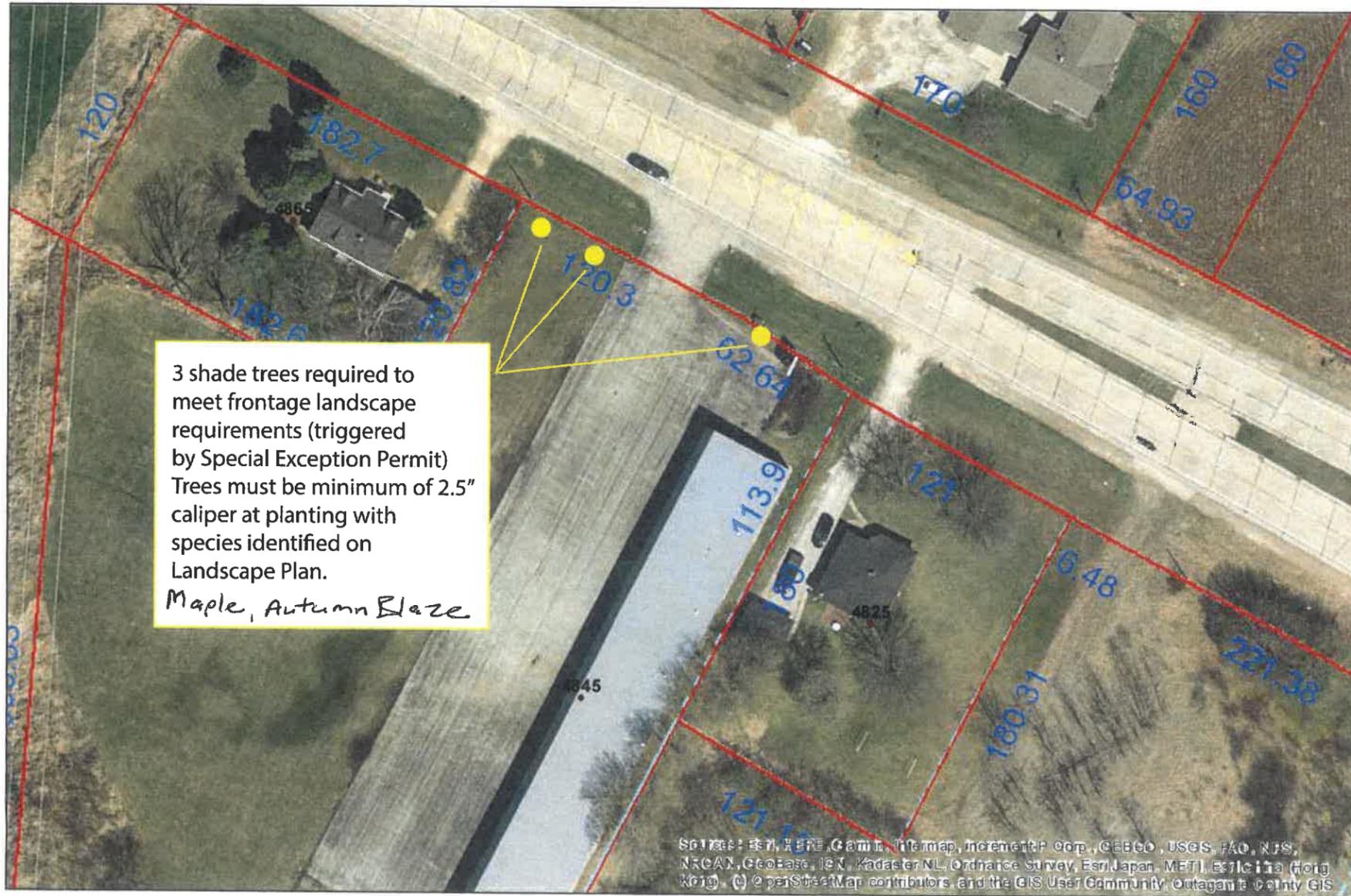
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, JGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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## Town of Grand Chute Web Map



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10/11

**Town of Grand Chute  
Special Exception Request  
AutoZone Inc. dba AutoZone Auto Parts**

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**To:** Plan Commission

**From:** Michael Patza, Town Planner

**Date:** July 30, 2019

**Address:** 5150 W. Integrity Way

**App. #: SE-12-19**

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**REQUEST**

1. **Proposed Use:** Automotive parts business.
2. **Project Description:** Operation of an automotive parts business.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending future lot split.

**ANALYSIS**

The subject property is located on the corner of W. Integrity Way, N. McCarthy Road, and W. Wisconsin Avenue. The business will include approximately 8-12 employees, with 3-5 employees per shift. Anticipated hours of operation will be 8:00 a.m. – 9:00 p.m. Monday-Saturday and 10:00 a.m. – 7:00 p.m. on Sunday.

This project includes a Certified Survey Map (CSM) to accommodate the proposed development. Staff approval of the CSM is a condition of approval on this permit.

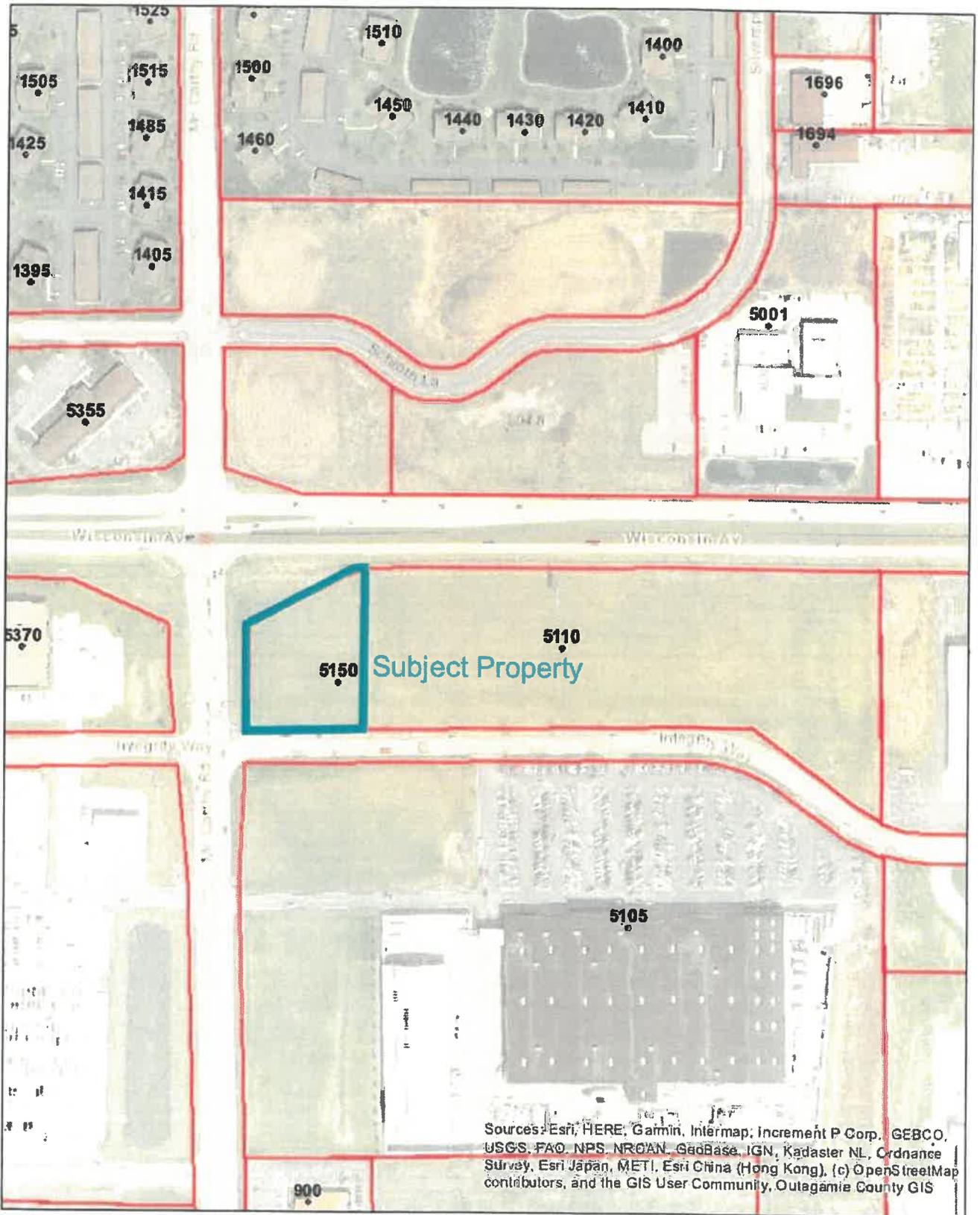
**FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION**

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-12-19) requested by AutoZone Inc. dba AutoZone Auto Parts, 5150 W. Integrity Way, for operation of an automotive parts business, subject to staff approval of a lot-split Certified Survey Map.

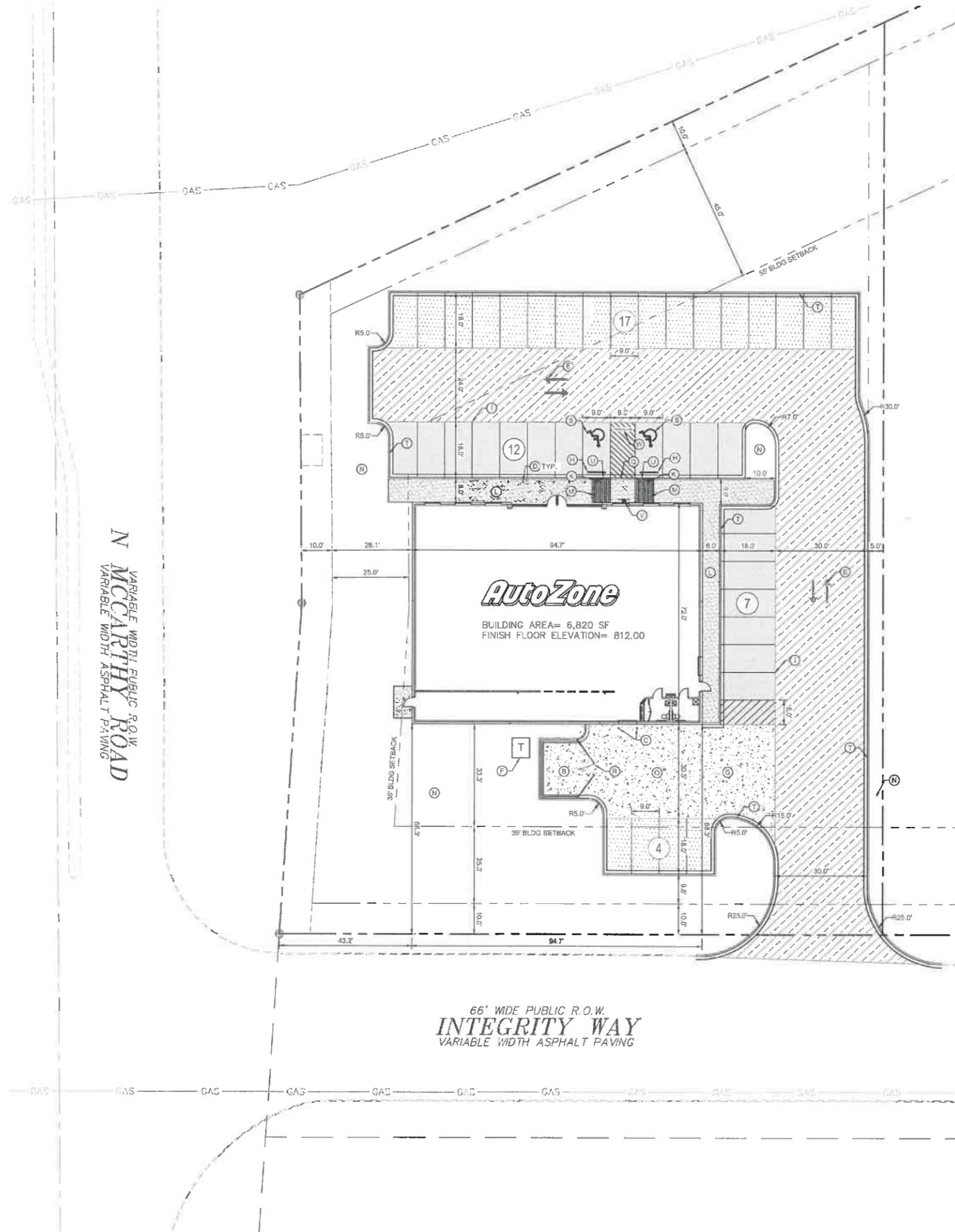
# SE-12-19 -- 5150 W. Integrity Way



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PROPERTY SUMMARY	
STORE NO. 3696	
TOTAL PROPERTY AREA	48,232 SF (1.11 AC)
TOTAL DISTURBED PROPERTY AREA	35,790 SF (0.82 AC)
EXISTING IMPERVIOUS AREA	0 SF (0.00 AC) / (0.0% OF TOTAL DISTURBED PROPERTY AREA)
EXISTING PERVIOUS AREA	48,232 SF (1.11 AC) / (100.0% OF TOTAL DISTURBED PROPERTY AREA)
PROPOSED IMPERVIOUS AREA	26,625 SF (0.61 AC) / (55.2% OF TOTAL DISTURBED PROPERTY AREA)
PROPOSED PERVIOUS AREA	21,607 SF (0.21 AC) / (44.8% OF TOTAL DISTURBED PROPERTY AREA)
ZONING SUMMARY	
EXISTING ZONING	REGIONAL COMMERCIAL
PROPOSED ZONING	REGIONAL COMMERCIAL
BUILDING SETBACKS	FRONT = 35' SIDE = 10' REAR = 55'

BUILDING DATA SUMMARY	
AREAS	
PROPOSED DISTURBED PROPERTY AREA	35,790 SF (0.82 AC)
BUILDING AREA - AUTOZONE	46,820 SF (19.1% OF TOTAL DISTURBED PROPERTY AREA)
PARKING	
REQUIRED PARKING	34 SPACES @ 5/1,000 SF
PROPOSED PARKING	40 SPACES @ 5.8 RATIO
ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS

**KEYNOTE LEGEND**

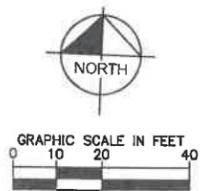
- (A) SITE LIGHTING REFERENCE MEP PLANS - SEE DETAIL 13/C1.A
- (B) DUMPSTER LAYOUT - SEE DETAILS 8,9,10, & 11/C1.A
- (C) PIPE GUARD AT SERVICE DOOR - SEE DETAIL 15/C1.A
- (D) BOLLARD PLAN - SEE DETAIL 14/C1.A
- (E) TYPICAL ARROW PAVEMENT MARKINGS - SEE DETAIL 27/C1.A
- (F) PROPOSED TRANSFORMER PAD
- (G) CONCRETE PAVING (HEAVY DUTY) - SEE DETAIL 4/C1.A EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C1.A MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY
- (H) 6" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYP.) LOCATE 36" FROM FACE OF CURB OR SIDEWALK - SEE DETAIL 17/C1.A
- (I) 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.) - SEE DETAIL
- (J) - NOT USED -
- (K) ACCESSIBLE PARKING SIGN - SEE DETAIL 12/C1.A
- (L) CONCRETE SIDEWALK SEE DETAIL 24 & 28/C1.A
- (M) ACCESSIBLE RAMP SEE DETAIL 6 & 19/C1.A MAX. SLOPE 1:12 (8.33%), MAX. CROSS SLOPE 1:50 (2.00%)
- (N) NEW LANDSCAPE AREA. SEE SHEET L1.0 FOR ADDITIONAL INFORMATION
- (O) LOADING AREA: SLOPE AT MAX 2.5% AWAY FROM BUILDING
- (P) - NOT USED -
- (Q) FLAT CURB
- (R) GATE FOR DUMPSTER ENCLOSURE - SEE DETAIL 10/C1.A
- (S) TYPICAL PAINTED ACCESSIBLE PARKING SYMBOL - SEE DETAIL 7/C1.A
- (T) B612 CURB
- (U) TRANSITION CURB
- (V) NO PARKING SIGN - SEE DETAIL 18/C1.A
- (W) STENCILED WHITE 8" "NO PARKING" LETTERING

**LEGEND**

- PROPERTY LINE
- - - SETBACK LINE
- ===== PROPOSED CURB AND GUTTER
- [Pattern] PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- [Pattern] PROPOSED HEAVY DUTY ASPHALT
- [Pattern] PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- [Pattern] PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] PROPOSED CONCRETE SIDEWALK

**SITE PLAN NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.I.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY RED PLAINS SURVEYING COMPANY, DATED 01/03/2016.  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF A POSSIBLE NEW PYLON / MONUMENT SIGN OR ADDITION TO THE EXISTING RUNNING SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.



PRELIMINARY - NOT FOR CONSTRUCTION

<p><b>Kimley-Horn</b></p> <p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 767 ELLIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM</p>	<p>HEREIN CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.</p> <p><i>Alan L. Catchpool</i> ALAN L. CATCHPOOL P.E. DATE: 02/20/19 LIC. NO.: 44840-6</p>	<p>KHA PROJECT: 180763007</p>	<p>DATE: 06/21/2019</p>	<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: EIS</p>	<p>DRAWN BY: EIS</p>	<p>CHECKED BY: ALC</p>
		<p>STORE NO. 3696</p>	<p>PREPARED FOR AUTOZONE, INC.</p>	<p>WI</p>	<p>GRAND CHUTE</p>	<p>SHEET NUMBER C1.0</p>	<p>REVISIONS</p>

**Town of Grand Chute**  
**Site Plan Review**  
**AutoZone Inc., dba AutoZone Auto Parts**

12.

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**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: July 30, 2019**

**Address: 5150 W. Integrity Way**

**App. #: SP-17-19**

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**REQUEST**

- 1. Proposed Use(s):** Automotive parts business.
- 2. Project Description:** Construction of a commercial building and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending future lot split.

**ANALYSIS**

Applicant proposes the construction of a 6,820 sq. ft. automotive parts retail store and associated site improvements. The property is located on the corner of W. Integrity Way, N. McCarthy Road, and W. Wisconsin Avenue. Access to the site will be limited to W. Integrity Way. The project includes a 40-stall parking lot, providing parking on the north, east, and south sides of the building. The building exterior will be split-face block with glass storefront elements on the north side of the building, facing W. Wisconsin Avenue.

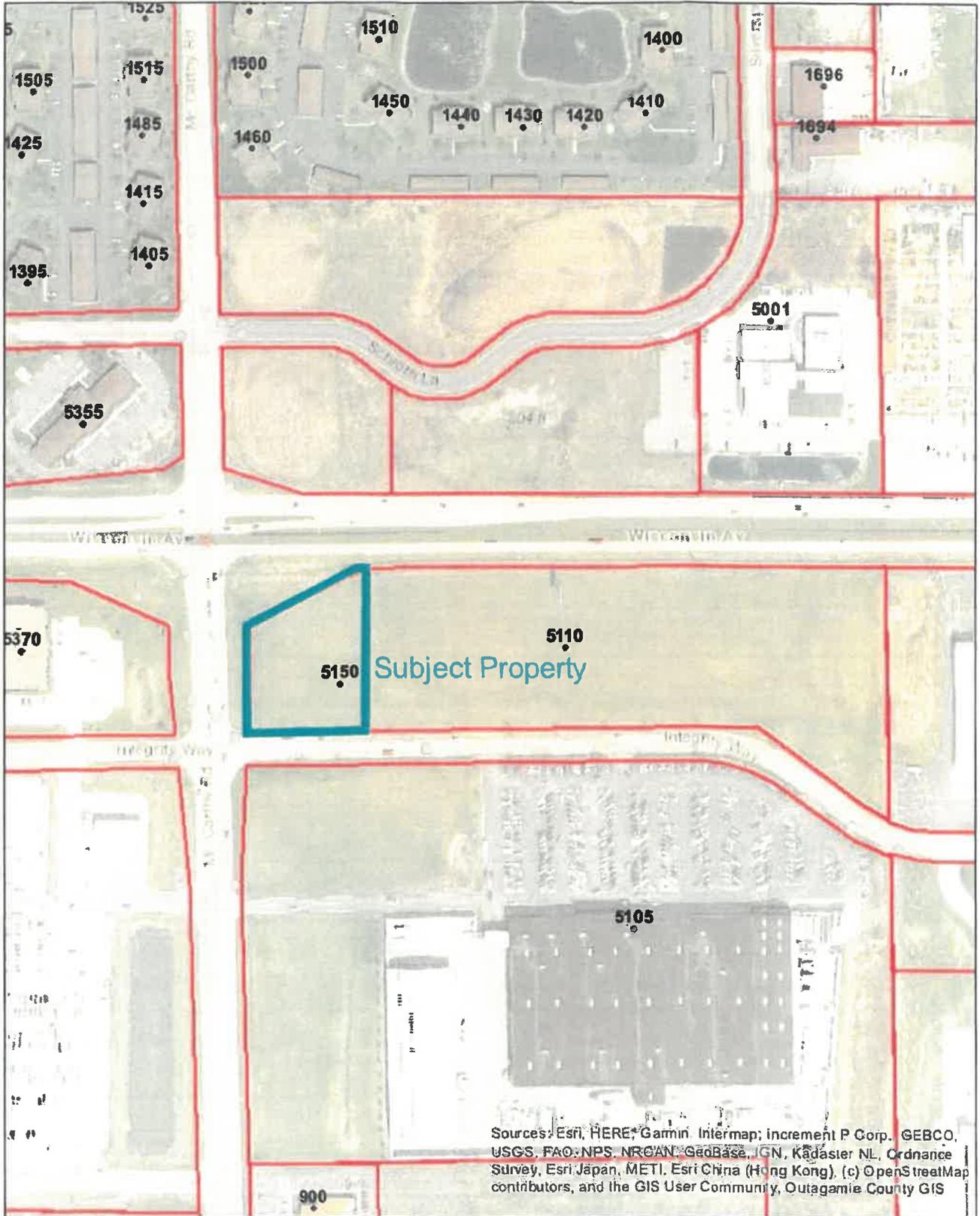
The Stormwater Management Plan for the project consists of storm sewer and overland flow to direct runoff to the existing stormwater pond on the east side of the Menards property. The stormwater pond was designed and constructed for future runoff from this property. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. The Landscaping Plan has been approved by staff. The Site Lighting Plan is being finalized and staff approval is a condition of Site Plan approval.

This project includes a Certified Survey Map (CSM) to create a new parcel for the proposed development. Staff approval of the CSM is a condition of Site Plan approval. Signage for this site was incorporated in the sign package approved for the Menards development. The only freestanding signage allowed for AutoZone is a panel on the existing Menards pylon sign. This signage must meet the size requirements of the approved Menards sign package and will require separate 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-17-19) requested by AutoZone Inc., dba AutoZone Auto Parts, 5150 W. Integrity Way, for construction of a commercial building and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) Staff approval of the Site Lighting Plan; (3) Staff approval of a lot-split Certified Survey Map; and, (4) Town Board approval of Special Exception SE-12-19.**

# SP-17-19 -- 5150 W. Integrity Way



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

**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

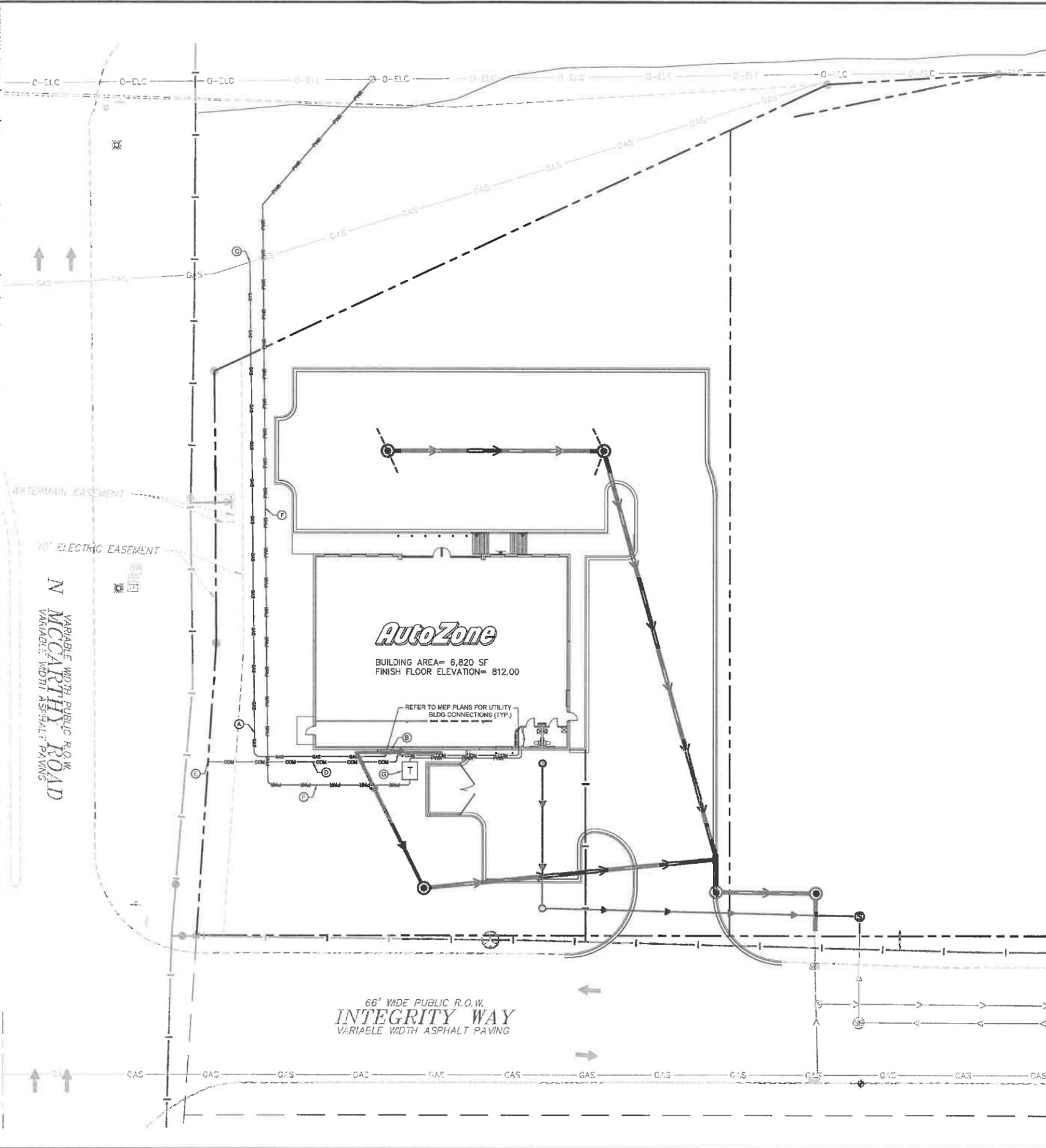
Author:  
Copyright:





K:\TWC\_LDEV\AutoZone\Grand Chute, WI #369613 Design\CAD\PlanSheets\C1.B-DRY UTILITY PLAN.dwg June 21, 2019 - 10:03am

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**GAS SERVICE**  
 GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN.  
 CONTRACTOR TO INSTALL GAS SERVICE FROM BUILDING TO METER. CONTRACTOR TO CONTACT GAS COMPANY PRIOR TO CONSTRUCTION FOR CONNECTION COORDINATION.

**UNDERGROUND ELECTRICAL SERVICE**  
 CONTRACTOR TO PROVIDE SECONDARY SERVICE TO TRANSFORMER. POWER COMPANY TO PROVIDE SERVICE TO TRANSFORMER AND MAKE CONNECTIONS AT THE TRANSFORMER LOCATION. POWER COMPANY TO PROVIDE TRANSFORMER PAD

**TELEPHONE SERVICE**  
 TELEPHONE COMPANY TO PROVIDE AND INSTALL ONE - 4" PVC CONDUIT WITH PULL CHORD FROM COMMUNICATIONS BOX TO THE BUILDING.

**GAS**  
 We ENERGIES  
 800 S LYNNDALE DR  
 APPLETON, WI 54914  
 TELEPHONE: 920-380-3274  
 CONTACT: KEVIN ROBERTS

**ELECTRIC**  
 We ENERGIES  
 800 S LYNNDALE DR  
 APPLETON, WI 54914  
 TELEPHONE: 920-380-3346  
 CONTACT: STACY CZAJKOWSKI

**TELEPHONE/INTERNET:**  
 AT&T  
 TELEPHONE: 920-735-3063  
 CONTACT: GARY LAABS

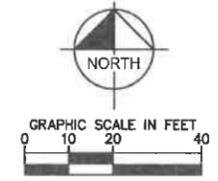
**LEGEND**

+	PROPOSED CORP AND CURB STOP
⊙	FREZELESS HYDRANT
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
—	PROPOSED WATERMAIN
—	PROPOSED SANITARY SEWER
⊙	PROPOSED STORM MH
—	PROPOSED STORM SEWER
—	PROPOSED UNDERGROUND ELECTRIC
—	PROPOSED TELEPHONE
—	PROPOSED GAS MAIN

- UTILITY PLAN NOTES**
- UNDERGROUND UTILITY INFORMATION IS BASED ON SURVEY DOCUMENTS PREPARED BY LJA, INC. ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL DIGGERS HOTLINE TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
  - UTILITIES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE CONTRACTOR SHALL FIELD VERIFY LOCATION, INVERT AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK.
  - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF GRAND CHUTE AND/OR STATE OF WI WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. CONTRACTOR SHALL REFERENCE ARCH/ MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - SITE MUST BE ± GRADE AT 2 INCHES PRIOR TO THE START OF ELECTRICAL INSTALLATION.
  - CONTRACTOR SHALL COORDINATE ANY DISRUPTION OF ADJACENT PROPERTY OWNER'S UTILITY SERVICES.
  - ALL ELECTRICAL AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
  - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS FOR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL US SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.

**KEYNOTE LEGEND**

(A)	GAS SERVICE
(B)	GAS METER
(C)	GAS CONNECTION - COORDINATE WITH UTILITY COMPANY
(D)	TELEPHONE SERVICE
(E)	TELEPHONE CONNECTION - COORDINATE WITH UTILITY COMPANY
(F)	ELECTRIC SERVICE
(G)	PROPOSED TRANSFORMER LOCATION
(H)	PROPOSED LIGHT POLE



**PRELIMINARY - NOT FOR CONSTRUCTION**

**STORE NO. 3696**

PREPARED FOR  
**AUTOZONE, INC.**

GRAND CHUTE, WI

**DRY UTILITY PLAN**

SHEET NUMBER  
**C1.B**

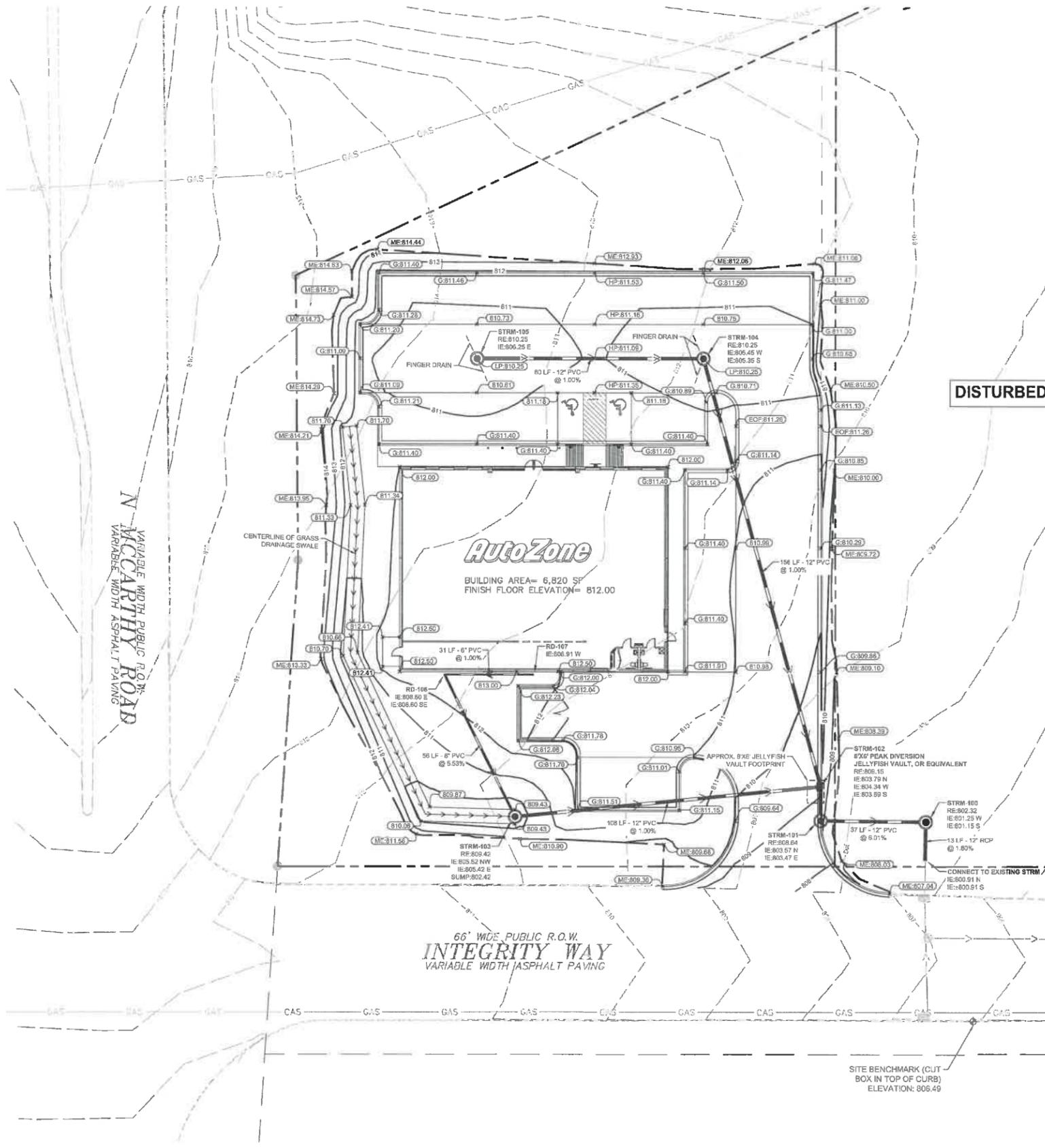
**Kimley-Horn**  
 2010 KIMLEY-HORN AND ASSOCIATES, INC.  
 797 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: 951-945-4197  
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

KHA PROJECT	180743007
DATE	09/21/2019
SCALE	AS SHOWN
DESIGNED BY	EIS
DRAWN BY	EIS
CHECKED BY	ALC
DATE	02/27/2019
UC NO.	44603

DESIGNED BY: *Alan L. Catbrook*  
 ALAN L. CATBROOK  
 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

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**DISTURBED AREA = 35,790 SF (0.82 AC)**

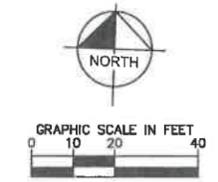
**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED DRAINAGE DIRECTION

**GRADING PLAN NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GRAND CHUTE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL DIGGERS HOTLINE @ 1-800-242-8511 AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE PVC SCH. 40 PER ASTM D-3034. STORM SEWER FITTINGS SHALL BE PVC PER ASTM D-3034, JOINTS PER ASTM D-3212.
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 6\"/>

**BENCHMARK**  
 VERTICAL DATUM - NAVD 1988  
 PROJECT BENCHMARK:  
 CUT BOX ON TOP OF CURB LOCATED ON THE SOUTH SIDE  
 OF INTEGRITY WAY, APPROX. 315' EAST OF MCCARTHY RD  
 ELEV. = 806.49'



PRELIMINARY - NOT FOR CONSTRUCTION

STORE NO. 3696  
 PREPARED FOR  
**AUTOZONE, INC.**  
 GRAND CHUTE

**GRADING AND  
 DRAINAGE PLAN**

SHEET NUMBER  
**C1.1**

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 WWW.KIMLEY-HORN.COM

KIMLEY-HORN PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
180743007	002/12/19	AS SHOWN	Alan Lathrop	ALAN LATHROP	ALC
PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY

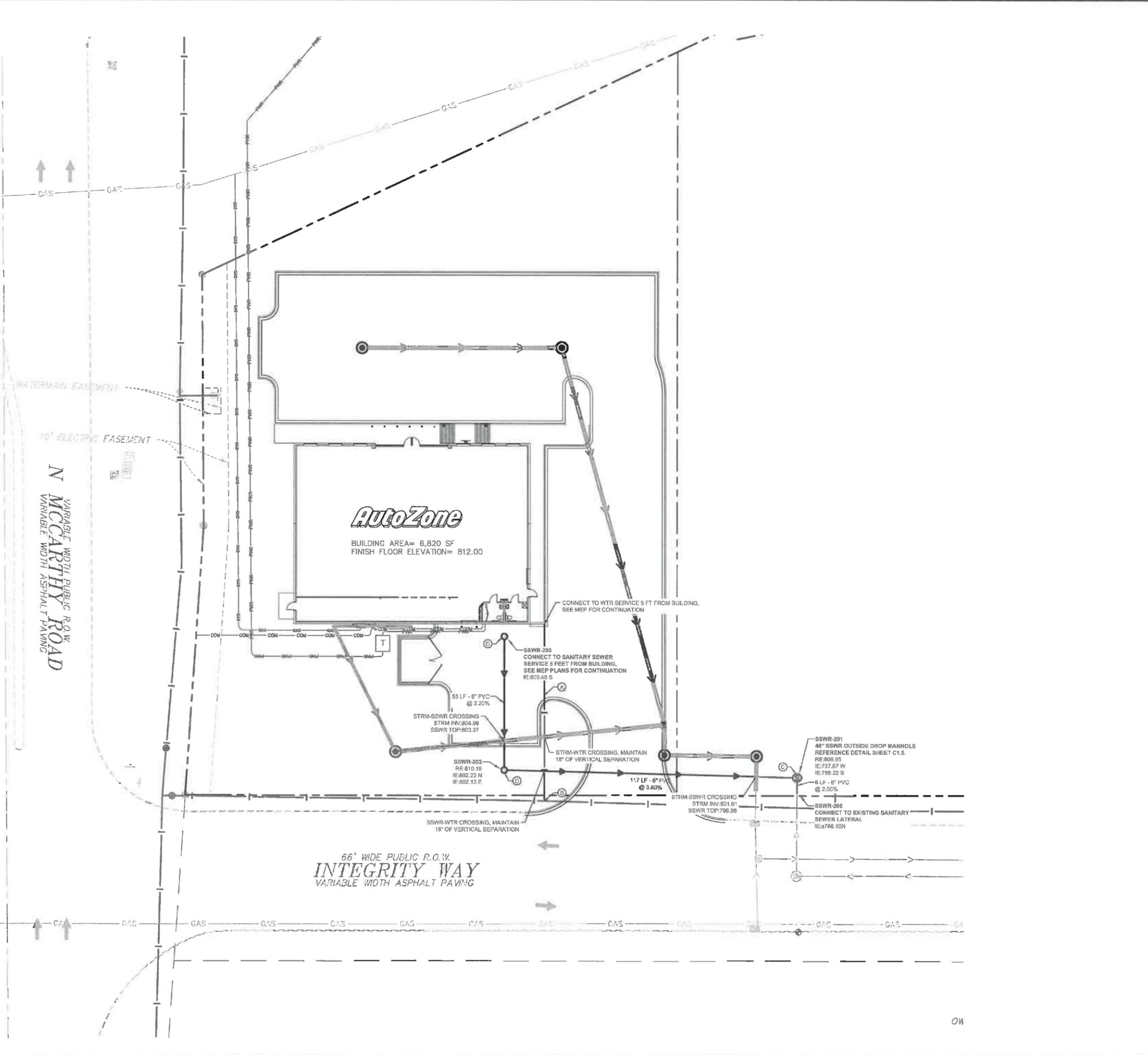
NO.	REVISIONS	DATE	BY

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REVISIONS

A

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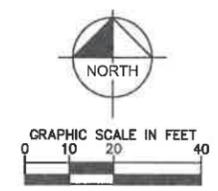
**LEGEND**

	PROPERTY LINE
	PROPOSED STORM INLET
	PROPOSED STORM SEWER
	PROPOSED WATERMAIN
	PROPOSED CORP AND CURB STOP
	FREEZELESS HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER M/H
	PROPOSED SANITARY CLEANOUT
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED TELEPHONE
	PROPOSED GAS MAIN

- UTILITY PLAN NOTES**
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
6" PVC SCHEDULE 40 PER ASTM D 3034
  - WATER LINES SHALL BE AS FOLLOWS:  
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
  - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
  - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
  - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" COVER ON ALL WATERLINES.
  - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINES SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINES SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
  - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. CONNECTIONS TO THE EXISTING STORM AND SANITARY SEWERS OR TO MPS WATER LINES SHALL BE INSPECTED AND APPROVED BY THE CITY.
  - TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE FOUR INCHES ABOVE FINISHED GROUND ELEVATIONS. IN GREEN AREAS, WITH WATERTIGHT LIDS.
  - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF GRAND CHUTE AND/OR STATE OF WI WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
  - ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

**KEYNOTE LEGEND**

(A)	DOMESTIC WATER SERVICE - 1" TYPE-K COPPER
(B)	CONNECT TO EXISTING WATER SERVICE WITH NEW CORP AND CURB STOP. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND DEPTH PRIOR TO ORDERING MATERIALS
(C)	PROPOSED 48" SANITARY SEWER OUTSIDE DROP MANHOLE
(D)	SANITARY SEWER CLEANOUT



PRELIMINARY - NOT FOR CONSTRUCTION

STORE NO. 3696

PREPARED FOR

**AUTOZONE, INC.**

GRAND CHUTE

WI

SHEET NUMBER

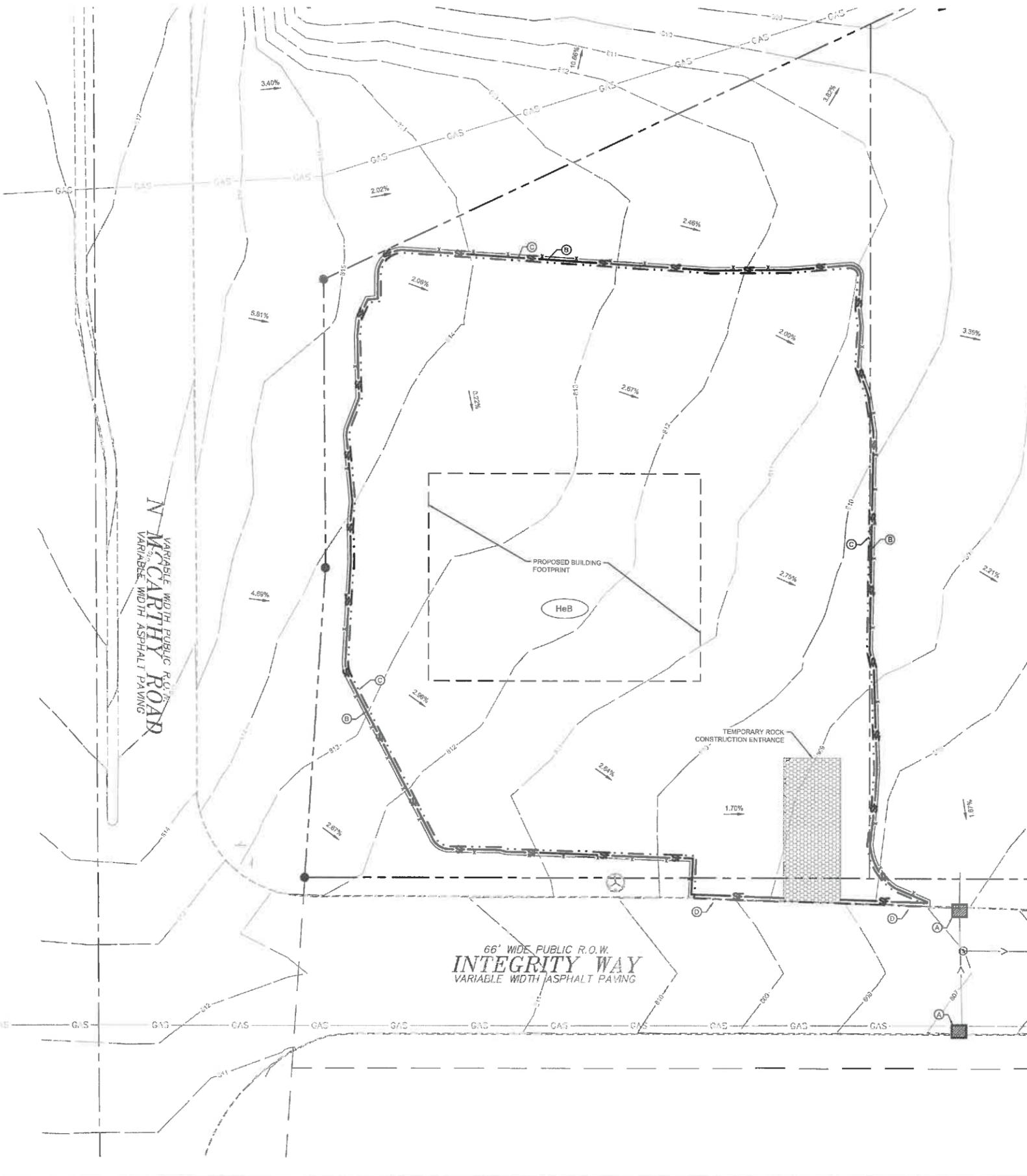
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**Kimley»Horn**

2018 KIMLEY-HORN AND ASSOCIATES, INC.  
707 EASTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-666-4197  
WWW.KIMLEY-HORN.COM

<p>DATE: 02/20/19</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: <i>Alan Catipool</i></p> <p>DRAWN BY: ALAN CATIPOOL</p> <p>CHECKED BY: ALC</p>	<p>DATE: 02/20/19</p> <p>LIC. NO.: 449409</p> <p>ALAN CATIPOOL</p>
<p>DATE: 02/20/19</p> <p>LIC. NO.: 449409</p>	<p>DATE: 02/20/19</p> <p>LIC. NO.: 449409</p>

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**KEYNOTE LEGEND**

- (A) INLET PROTECTION
- (B) SILT FENCE
- (C) LIMITS OF DISTURBANCE
- (D) FILTER SOCK

**RECEIVING BODY OF WATER:** THE SITE DISCHARGES TO THE EXISTING GRAND CHUTE CITY STORM WATER SYSTEM LOCATED WITHIN INTEGRITY WAY, WHICH ULTIMATELY DISCHARGES TO A REGIONAL POND APPROXIMATELY 1,500 FEET TO THE SOUTHEAST WITHIN THE MUD CREEK WATERSHED.

**LEGEND**

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- SOIL TYPE - HEBRON LOAM, 2% - 6%

**EROSION CONTROL PLAN NOTES**

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOG, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVE ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

**SEQUENCE OF CONSTRUCTION:**

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS, CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
4. PERFORM CLEARING AND GRUBBING OF THE SITE, PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
5. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
6. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF GRAND CHUTE GRADING PERMIT.

PROPERTY AREAS	
LIMITS OF DISTURBANCE (AC)	0.82
PRE-DEVELOPMENT PERVIOUS AREA (AC)	0.82
PRE-DEVELOPMENT IMPERVIOUS AREA (AC)	0.00
POST-DEVELOPMENT PERVIOUS AREA (AC)	0.21
POST-DEVELOPMENT IMPERVIOUS AREA (AC)	0.61

PHASE I BMP QUANTITIES	
SILT FENCE	±780 LF
ROCK CONSTRUCTION ENTRANCE	1 EA
INLET PROTECTION	2 EA

**PRELIMINARY - NOT FOR CONSTRUCTION**

**STORE NO. 3696**

PREPARED FOR  
**AUTOZONE, INC.**

GRAND CHUTE, WI

**EROSION AND SEDIMENT CONTROL PLAN - PHASE 1**

NO.	REVISIONS	DATE	BY

**Kimley >>> Horn**

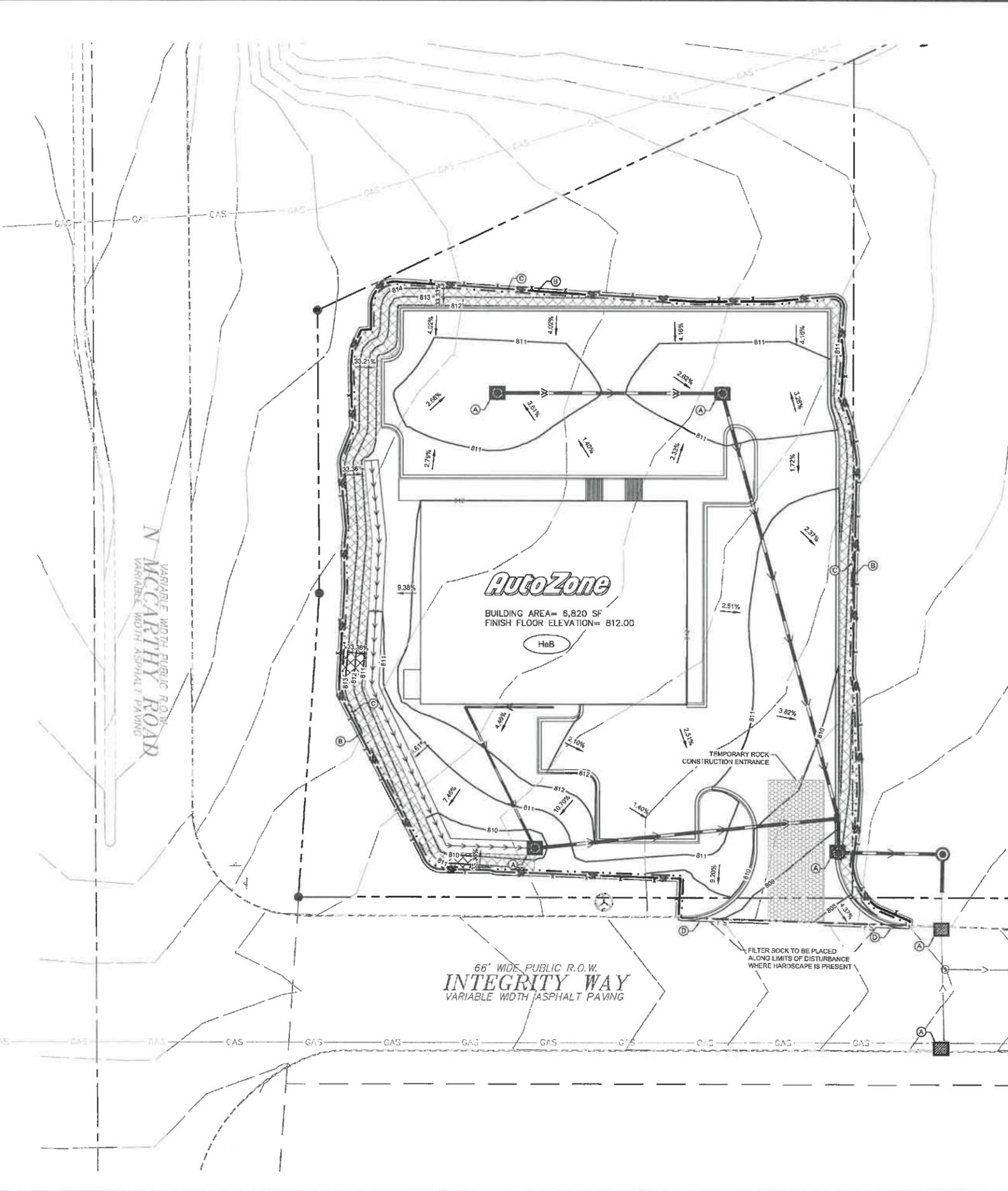
2010 KIMLEY-HORN AND ASSOCIATES, INC.  
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

LIBERTY COUNTY HAS THE PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WISCONSIN.

*Alan L. Catcipro*  
ALAN L. CATCIPRO  
MIN. CATCIPRO  
DATE: 02/20/19 UC. NO.: 4484C-0

KHA PROJECT: 160743007  
DATE: 06/21/2019  
SCALE: AS SHOWN  
DESIGNED BY: EIS  
DRAWN BY: EIS  
CHECKED BY: ALC

SHEET NUMBER  
**C1.3A**



**KEYNOTE LEGEND**

- (A) INLET PROTECTION
- (B) SILT FENCE
- (C) LIMITS OF DISTURBANCE
- (D) FILTER SOCK

**RECEIVING BODY OF WATER:** THE SITE DISCHARGES TO THE EXISTING GRAND CHUTE CITY STORM WATER SYSTEM LOCATED WITHIN INTEGRITY WAY, WHICH ULTIMATELY DISCHARGES TO A REGIONAL POND APPROXIMATELY 1,600 FEET TO THE SOUTHEAST WITHIN THE MUD CREEK WATERSHED.

**LEGEND**

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- FILTER SOCK
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- SOIL TYPE - HEBRON LOAM, 2% - 6%

**EROSION CONTROL PLAN NOTES**

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOO, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

**SEQUENCE OF CONSTRUCTION:**

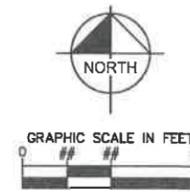
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DEMOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

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  3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
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  6. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
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POST-DEVELOPMENT PERVIOUS AREA (AC)	0.21
POST-DEVELOPMENT IMPERVIOUS AREA (AC)	0.61

PHASE I BMP QUANTITIES	
SILT FENCE	±723 LF
FILTER SOCK	± 65 LF
ROCK CONSTRUCTION ENTRANCE	1 EA
INLET PROTECTION	6 EA
EROSION CONTROL BLANKET	± 360 SY



**EROSION AND SEDIMENT CONTROL PLAN - PHASE 2**

PRELIMINARY - NOT FOR CONSTRUCTION

STORE NO. 3696  
PREPARED FOR  
AUTOZONE, INC.  
GRAND CHUTE, WI

SHEET NUMBER  
**C1.3B**

DATE: 08/20/19

SCALE: AS SHOWN

DESIGNED BY: EIS

DRAWN BY: EIS

CHECKED BY: ALC

PROJECT: KHA-PROJECT 1807-1807

DATE: 08/21/2019

SCALE: AS SHOWN

DESIGNED BY: EIS

DRAWN BY: EIS

CHECKED BY: ALC

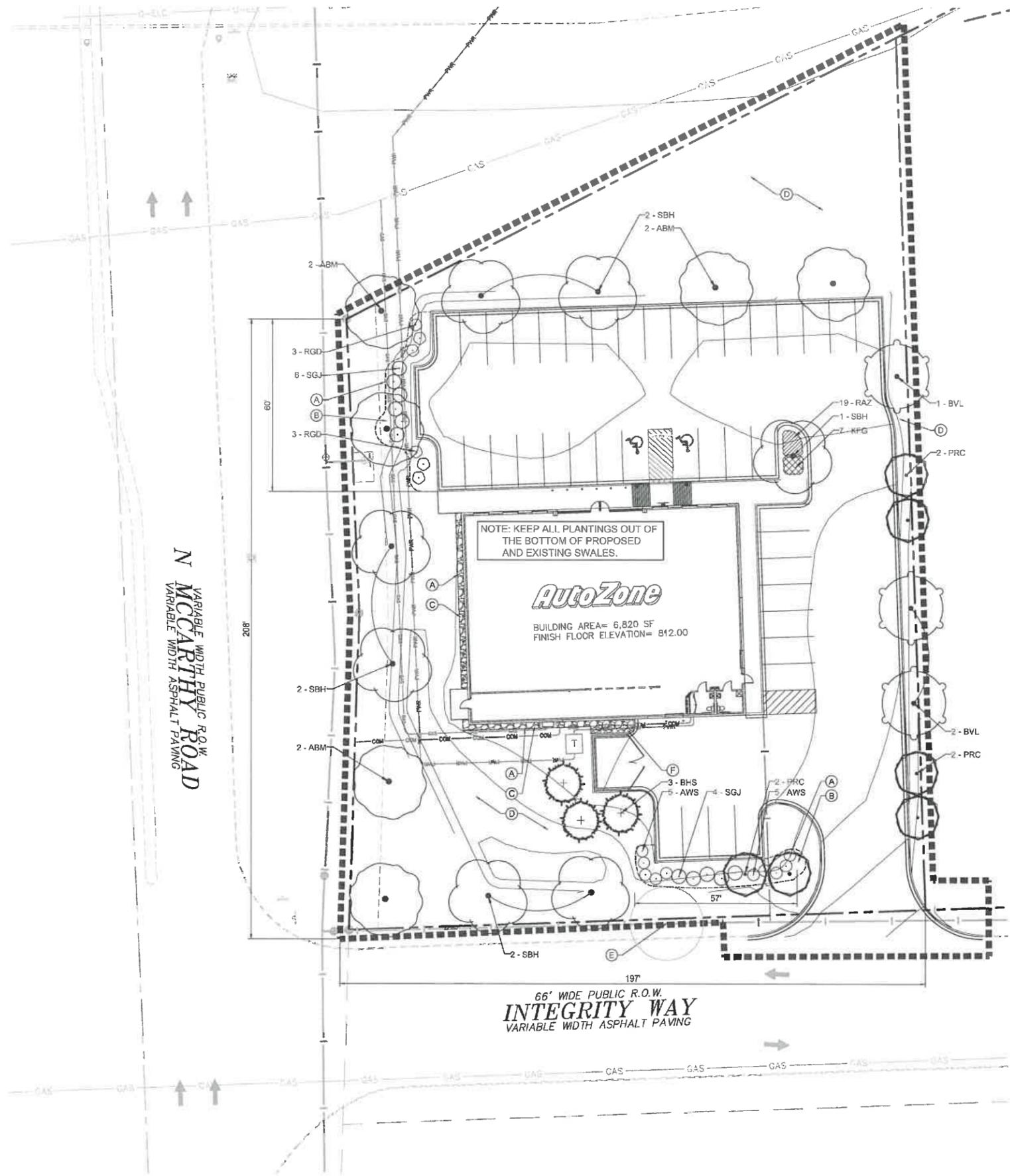
**Kimley >>> Horn**

2019 KIMLEY-HORN AND ASSOCIATES, INC.  
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-945-4197  
WWW.KIMLEY-HORN.COM

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

*Alan Lathrop*  
ALAN LATHROP  
M.C. NO. 44943  
DATE: 08/20/19

No.	REVISIONS	DATE	BY



**LANDSCAPE SUMMARY**

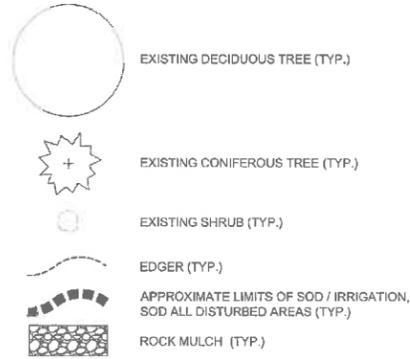
<b>FRONTAGE &amp; PERIMETER LANDSCAPING REQUIREMENTS</b>	
<b>INTEGRITY WAY</b>	4 TREES= 1 TREE / 40' PROPERTY LINE 5 TREES (INCLUDING 2 ORNAMENTAL FOR 1 SHADE TREE)
TREES REQUIRED:	
TREES PROVIDED:	
<b>MCCARTHY ROAD</b>	5 TREES= 1 TREE / 40' PROPERTY LINE 5 TREES
TREES REQUIRED:	
TREES PROVIDED:	
<b>INTERIOR LANDSCAPING REQUIREMENTS</b>	5 TREES= 1 TREE / EVERY 160 SF INTERIOR LANDSCAPING REQUIRED (807 / (INTERIOR LANDSCAPING REQUIRED=5% IMPERVIOUS SURFACE AREA OF PARKING LOT 16,140'0.05=807SF)) 5 TREES
TREES REQUIRED:	
TREES PROVIDED:	
<b>SCREENING LANDSCAPING REQUIREMENTS</b>	MIN. 30% OF REFUSE ENCLOSURE COVERED 3 TREES, SEE PLAN
TREES REQUIRED:	
TREES PROVIDED:	
<b>CR REGIONAL COMMERCIAL DISTRICT LANDSCAPING STANDARDS</b>	25% OF THE PERIMETER FRONT YARD
LANDSCAPING OTHER THAN TURF / GRASS REQUIRED:	MCCARTHY ROAD 52' (208'0.25) INTEGRITY WAY 50' (197'0.25)
LANDSCAPING OTHER THAN TURF / GRASS PROVIDED:	MCCARTHY ROAD 60' / 25% INTEGRITY WAY 57' / 25%

\*TWO ORNAMENTAL TREES MAY REPLACE ONE SHADE TREE  
\*\*TREES MAY BE PLANTED WITHIN 10' OF THE PERIPHERY OF THE PARKING LOT. ONE TREE SHALL BE PLANTING IN EACH PARKING ISLAND AND PARKING PENINSULA

**PLANT SCHEDULE**

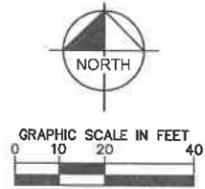
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ABM	6	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
BHS	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B		5' HT
BVL	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL.	
PRC	6	MALUS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B & B		6' HT.
SBH	7	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	SUNBURST HONEYLOCUST	B & B	2.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AWS	10	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#5 CONT.	4' O.C.	18" HT MIN
RGD	6	CORNUS ALBA SIBIRICA 'RED GNOME'	RED GNOME DOGWOOD	#5 CONT.	4' O.C.	18" HT MIN
SGJ	11	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	18" HT MIN
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
KFG	7	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	#1 CONT	30" O.C.	
RAZ	19	HEMEROCALLIS 'RED RAZZMATAZZ'	RED RAZZMATAZZ DAYLILY	#1 CONT	20" O.C.	

**LANDSCAPE LEGEND**



**LANDSCAPE KEYNOTES**

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) 24" WIDE MAINTENANCE STRIP (TYP.)
- (D) SOD (TYP.)
- (E) EXISTING TREE (TYP.)
- (F) ROCK MULCH (TYP.)



PRELIMINARY - NOT FOR CONSTRUCTION

STORE NO. 3696  
PREPARED FOR  
**AUTOZONE, INC.**

**LANDSCAPE PLAN**

DESIGNED BY: KML  
DRAWN BY: KML  
CHECKED BY: RWH

DATE: 07/20/19  
LIC. NO.: 48486-S

THIS PROJECT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

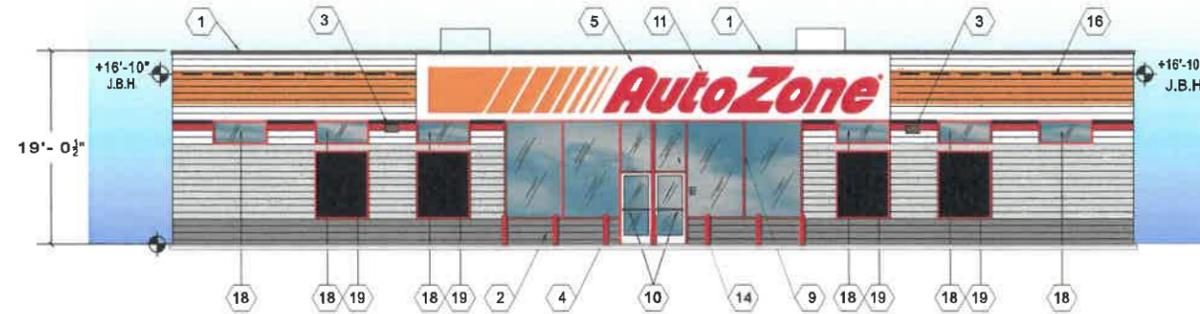
*Alan L. Catchpool*  
ALAN L. CATCHPOOL

**Kimley & Horn**

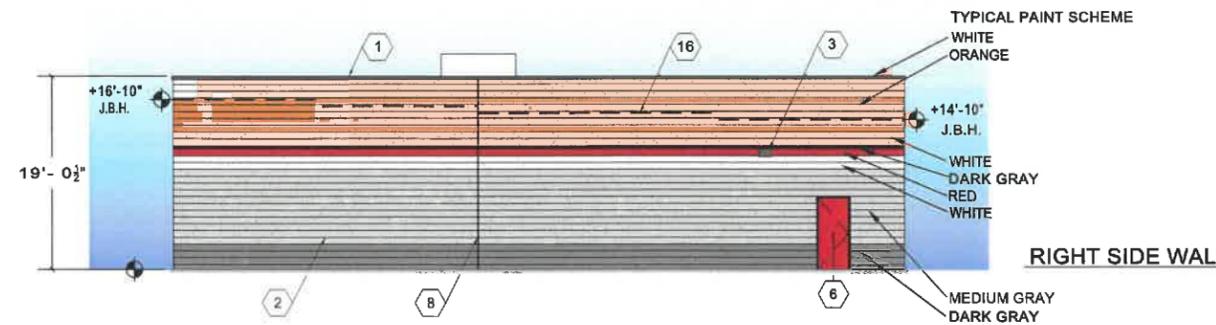
2019 KIMLEY-HORN AND ASSOCIATES, INC.  
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

SHEET NUMBER  
**L1.0**

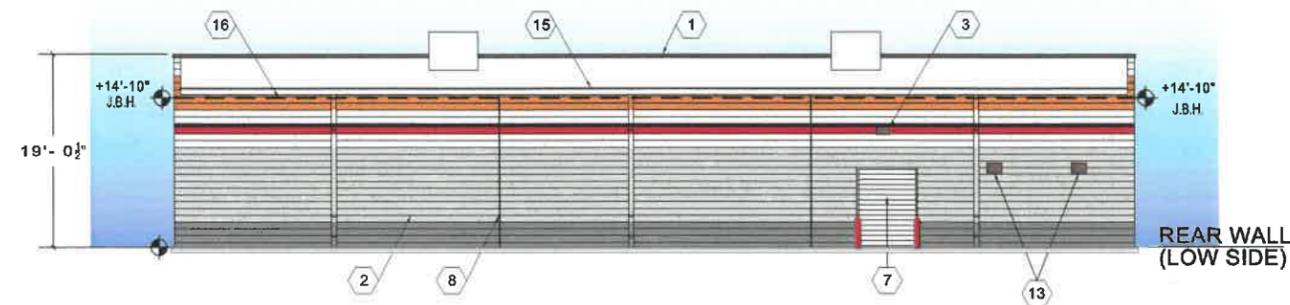
NO.	REVISIONS	DATE	BY



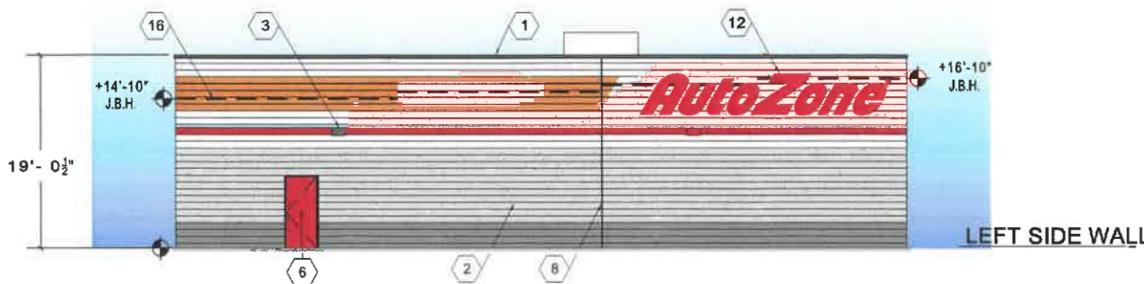
FRONT WALL  
(HIGH SIDE)



RIGHT SIDE WALL



REAR WALL  
(LOW SIDE)

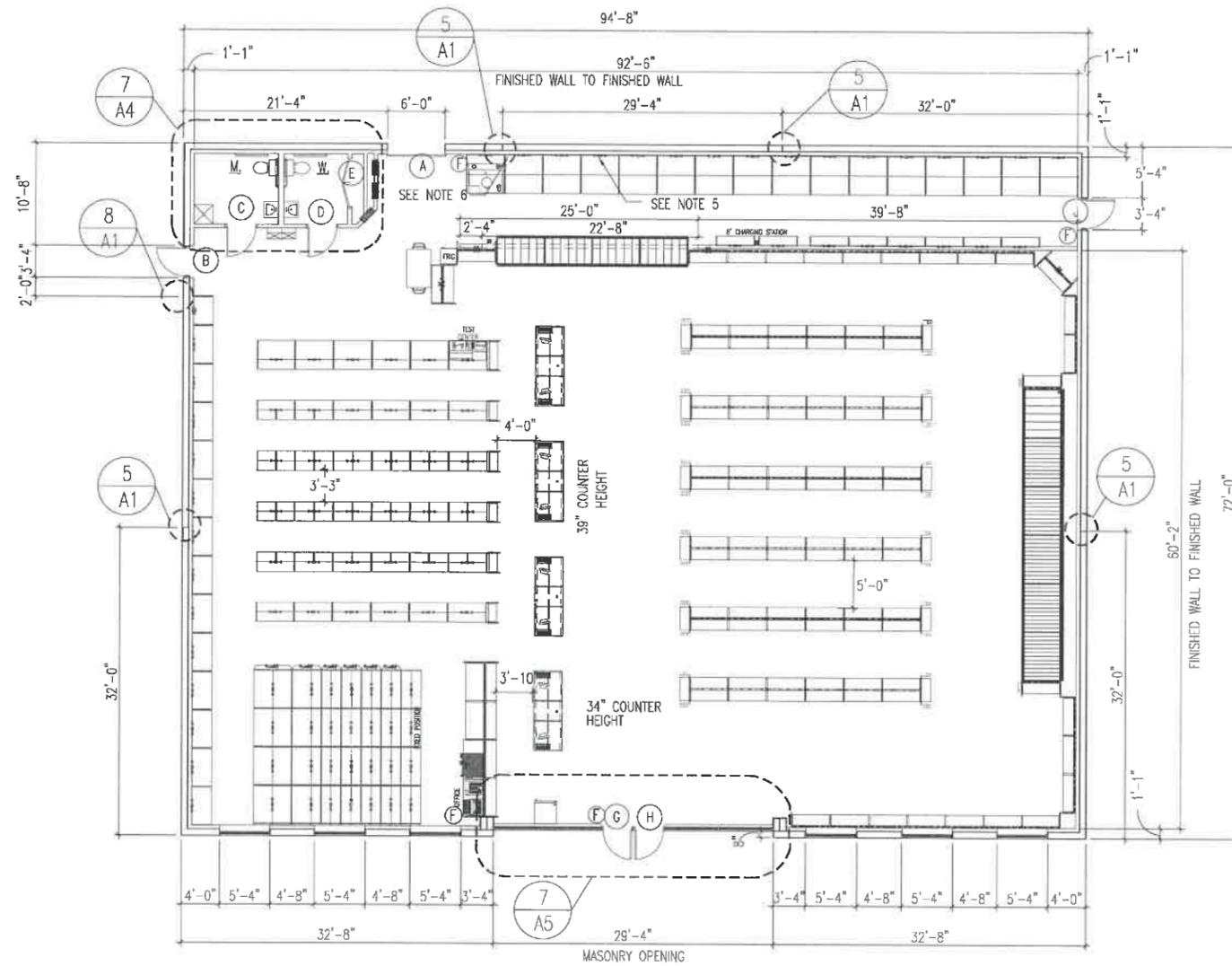


LEFT SIDE WALL

- 1 TWO PIECE COMPRESSION TRIM
- 2 SPLIT FACE CONCRETE MASONRY UNITS
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 46" L.S. CHANNEL LETTERS
- 12 LEFT WALL SIGN - 46" AZO CHANNEL LETTERS
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 PAINT GUTTER AND DOWNSPOUTS TO MATCH BACKGROUND WALL COLOR.
- 16 BOND BEAM AT ROOF LINE
- 17 NOT USED
- 18 CLERESTORY WINDOW - EVERGREEN GLASS
- 19 FAUX WINDOWS - OPAQUE BLACK GLASS

Color Elevation  
AutoZone Store #3696  
Grand Chute, WI





NOTE:  
 (F) = 2A 10BC FIRE EXTINGUISHER. GENERAL CONTRACTOR INSTALL EITHER ON WALL SURFACE OR ALUMINUM MULLION. MOUNTING HEIGHT = 3'-6" A.F.F TO TOP OF EXTINGUISHER.

0/0" = 1'-0"  
**1 FLOOR PLAN**

- REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
- REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
- INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
- SEE SHEET M-2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
- INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE FACE OF GYPSUM BOARD WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
- SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

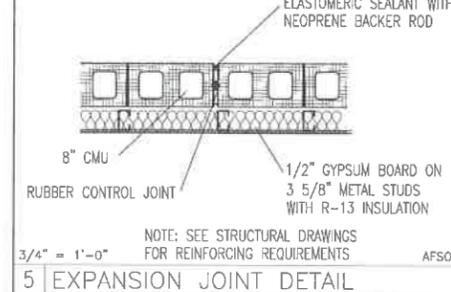
1/8" = 1'-0"  
**2 FLOOR PLAN NOTES**

LOCATION	FLOOR	BASE	WALLS	CLG.	REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD FIBER REINFORCED PANELS METAL DECK GYPSUM BOARD
SALES AREA		●	●		
REST ROOMS	●				

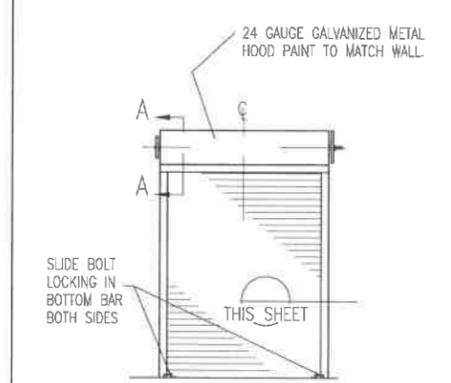
3/16" = 1'-0"  
**3 ROOM FINISH SCHEDULE**

MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	6,7&8/A1	6&7/A1	
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE WILL HAVE AN INTEGRAL SOUNDER
C	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM		SEE MANUFACTURER'S SHOP DRAWINGS	
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM		SEE MANUFACTURER'S SHOP DRAWINGS	

ADCO1 3/32" = 1'-0"  
**4 DOOR SCHEDULE - HOLLOW METAL DOORS & FRAMES**



3/4" = 1'-0"  
**5 EXPANSION JOINT DETAIL**



**6 OVERHEAD DOOR ELEVATION**

NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE.

1/2" GYPSUM BOARD  
 1'-6 1/2"  
 1'-8"  
 COLLIDE

PROVIDE WOOD BLOCKING AT CMU WALL AND MOUNT DOOR CANISTER WITH 5/8" EXPANSION BOLTS, THREE PER SIDE, EQUALLY SPACED.

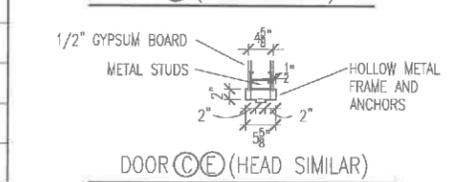
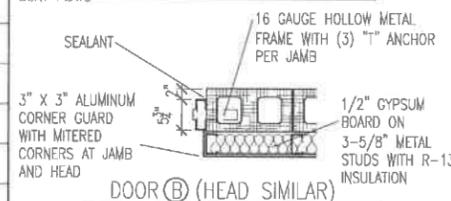
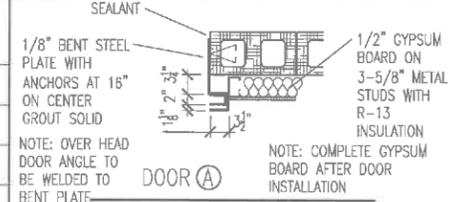
CMU LINTEL SEE STRUCTURAL DRAWINGS

INSTALL 1/8" BENT STEEL PLATE AT JAMBS AND HEAD OF OPENING. ATTACH TO BUILDING FRAMING. EXTEND AND COPE PLATE TO EXTERIOR FACE OF WALL.

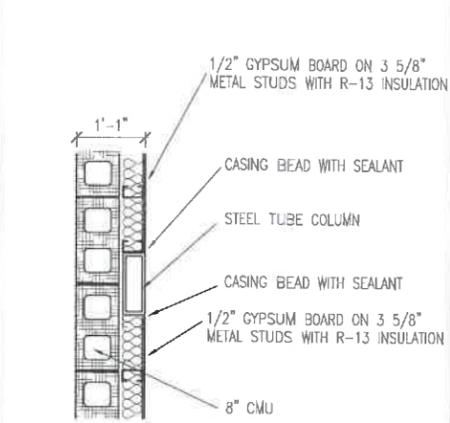
BRUSH LINTEL SEAL

DOOR HEIGHT 8'-0" TO FINISHED FLOOR.  
 HEADER HEIGHT = 7'-10" ABOVE FINISHED FLOOR.  
 5/16" = 1'-0"

ADSO1  
**7 OVERHEAD DELIVERY DOOR (A)**



ADCO1 3/4" = 1'-0"  
**8 JAMB DETAILS**



3/4" = 1'-0"  
**9 REAR GIRDER LINE COLUMN**

REVISIONS	1	2	3	4	5	6

AutoZone Store No. 3696  
 WISCONSIN AVE  
 GRAND CHUTE, WI 54914  
**FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS**

Architect: Lew Ellis  
 123 South Front Street  
 Memphis, Tennessee 38103  
 TEL: 901-495-8707 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:  
 Dodge Data & Analytics. Tel. 413-930-4215  
 Cindy.seary@construction.com

06/11/19  
 65W2-L

**A-1**

13/14

**Town of Grand Chute  
Conditional Use Permit Review  
VHE II-2 LLC, on behalf of Pacon Corporation**

---

**To: Plan Commission**  
**From: Michael Patza, Town Planner**  
**Date: July 31, 2019**  
**Address: 2525 N. Casaloma Drive** **App. #: CUP-11-19**

---

**REQUEST**

This project includes grading and filling associated with the construction of an industrial building addition, stormwater pond, and associated site improvements. The stormwater pond and portions of drive lanes and truck maneuvering areas are located within 300' of the navigable stream to the south. Accordingly, a County Conditional Use Permit is required.

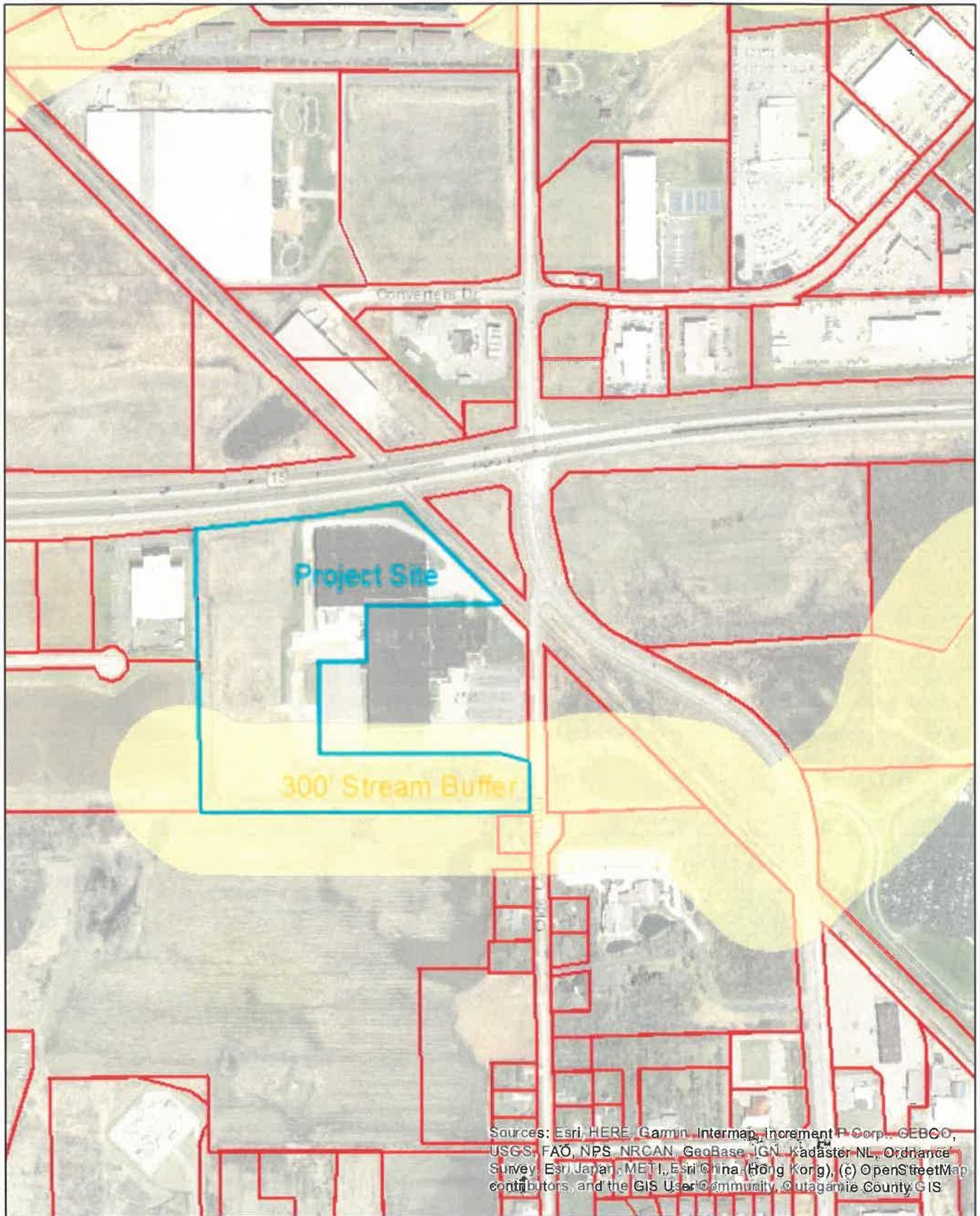
**ANALYSIS**

A wetland delineation was conducted on the property to determine the extent of wetlands present on-site. Wetlands will not be impacted as a part of this project. There is no regulatory floodplain associated with the navigable stream to the south. The stormwater pond will be located on the south side of the property and outlet to the stream. The Town Engineer has approved the Stormwater Management and Erosion Control Plans. Due to the property being within 10,000 ft. of Appleton International Airport, a Special Exception Permit is required from Outagamie County for the new stormwater pond. Standard erosion control measures and best management practices will be followed during this project.

**RECOMMENDATION**

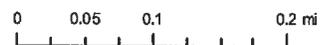
**Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-11-19) requested by VHE II-2 LLC, on behalf of Pacon Corporation, 2525 N. Casaloma Drive, to allow grading, filling, and a stormwater pond within 300 feet of a navigable stream.**

# CUP-11-19 -- 2525 N. Casaloma Drive

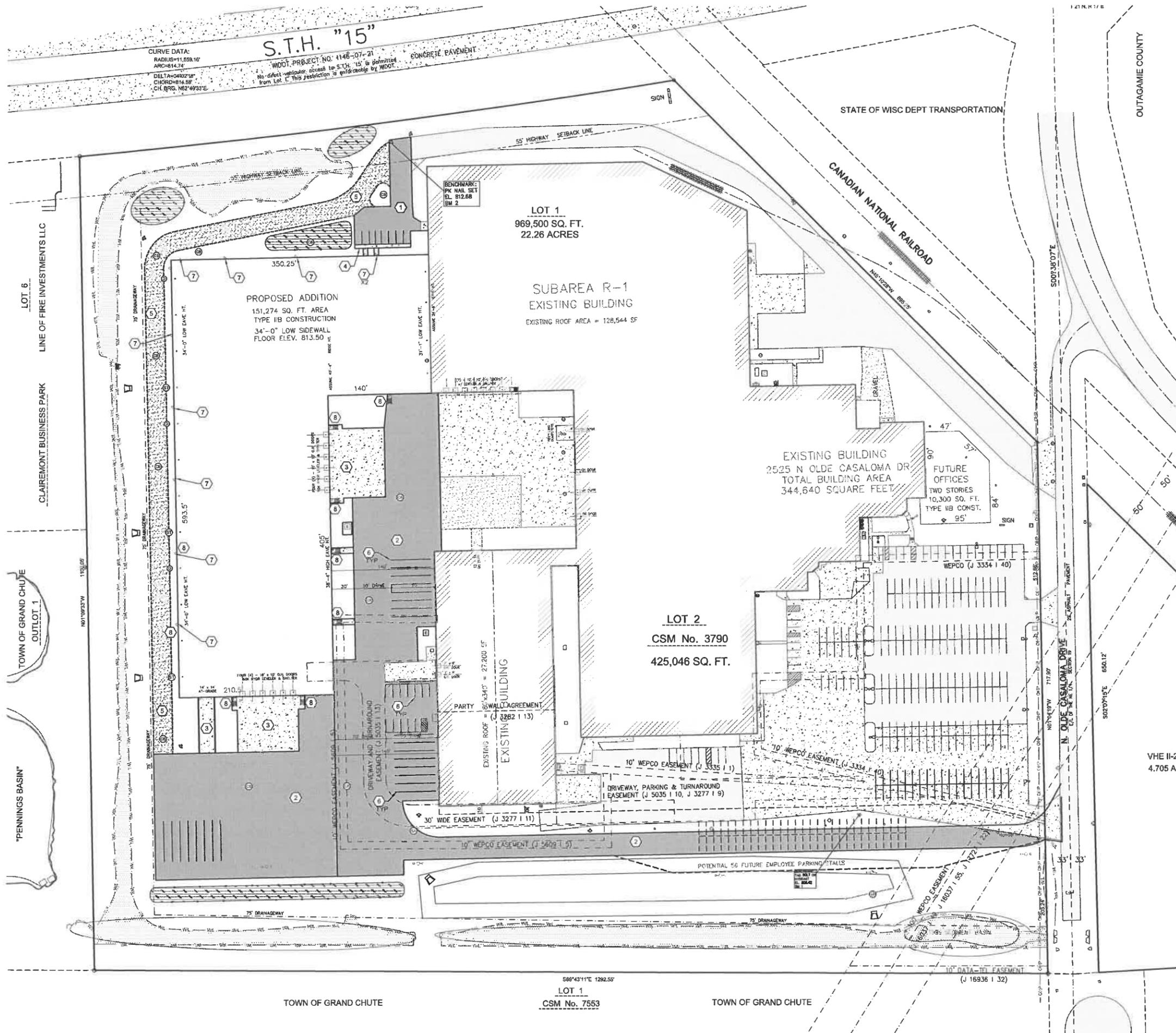


**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:  
Copyright:



# SITE PLAN



## SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② HEAVY DUTY ASPHALT; SEE DETAIL B SHEET C6.0
- ③ CONCRETE PAVEMENT; SEE DETAIL C SHEET C6.0
- ④ CONCRETE SIDEWALK; SEE DETAIL D SHEET C6.0
- ⑤ GRAVEL ACCESS DRIVE; SEE DETAIL E SHEET C6.0
- ⑥ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑦ POTENTIAL STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑧ STAIR LOCATION; REFER TO ARCHITECTURAL DRAWINGS

## SITE STATISTICS

PARCEL ADDRESS:	2525 N CASALOMA DRIVE
PARCEL NUMBER:	101082600 AND 101082700
PARCEL SIZE:	1,394,085 SF; 32.0 AC
ZONING:	INDUSTRIAL
<b>EXISTING SITE</b>	
GREEN SPACE:	737,056 SF (52.9%)
IMPERVIOUS AREA:	346,190 SF (24.8%)
BUILDING:	310,839 SF (22.3%)
PAVEMENT:	657,029 SF (47.1%)
<b>PROPOSED SITE</b>	
TOTAL DISTURBED AREA:	475,112 SF; 10.91 AC
GREEN SPACE:	444,343 SF (31.9%)
IMPERVIOUS AREA:	507,340 SF (36.4%)
BUILDING:	442,402 SF; (31.7%)
PAVEMENT:	949,742 SF (68.1%)

DESIGN / BUILD  
GENERAL CONTRACTING  
STEEL FABRICATION  
METAL BUILDINGS

**Schuh**  
CONSTRUCTION, INC.  
Established 1976

State ID# 680499

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PROJECT:  
**WAREHOUSE SPECIALIST, INC.**  
**PACON CORP. DISTRIBUTION CENTER ADDITION**  
2525 N. CASALOMA DRIVE  
APPLETON, WI 54913

PROJECT NO.:  
**19-430**

SHEET NO.:

**C2.0**

**MACH IV**  
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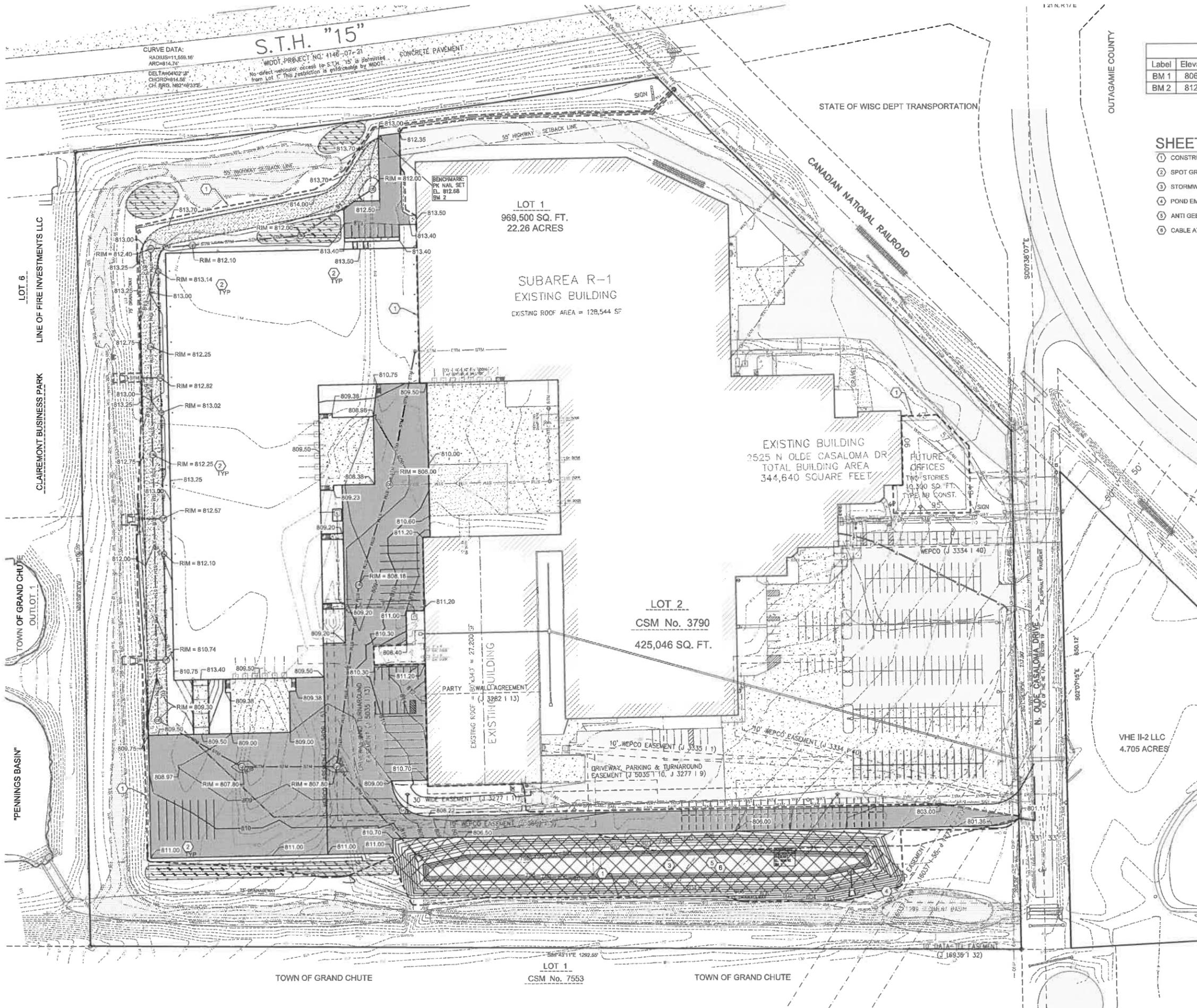
2260 Solscheider Court Green Bay, WI 54313  
PH: 920-569-5765; Fax: 920-569-5767  
www.mach-iv.com  
Project Number: 1666-01-18

# GRADING PLAN

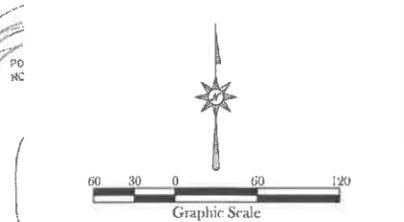
Benchmarks		
Label	Elevation	Description
BM 1	806.42	HYDRANT TAG BOLT
BM 2	812.68	PK NAIL SET

## SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET
- ③ STORMWATER POND; SEE DETAIL B SHEET C6.1
- ④ POND EMERGENCY OVERFLOW; SEE DETAIL C SHEET C6.1
- ⑤ ANTI GEESSE WIRE LAYOUT; SEE DETAIL D SHEET C6.1
- ⑥ CABLE ATTACHMENT; SEE DETAIL E SHEET C6.1



Spot Grade Key	Description
809.60	Top of Curb/Wall
809.10	Gutter/Pavement/Ground
809.76	Finished Grade
(809.54)	Match Existing Grade



**DESIGN / BUILD**  
**GENERAL CONTRACTING**  
**STEEL FABRICATION**  
  
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PROJECT: **WAREHOUSE SPECIALIST, INC.**  
**PACON CORP. DISTRIBUTION CENTER ADDITION**  
 2525 N. CASALOMA DRIVE  
 APPLETON, WI 54915

PROJECT NO.: **19-430**  
 SHEET NO.: **C4.0**

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 PH: 920-569-5765; Fax: 920-569-5767  
 www.mach-iv.com  
 Project Number: 1666-01-19

**Town of Grand Chute  
Site Plan Review  
VHE II-2 LLC, on behalf of Pacon Corporation**

---

**To: Plan Commission**  
**From: Michael Patza, Town Planner**  
**Date: July 31, 2019**  
**Address: 2525 N. Casaloma Drive**

**App. #: SP-05-19**

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**REQUEST**

- 1. **Proposed Use(s):** Continued industrial use.
- 2. **Project Description:** Construction of a building addition, stormwater pond, and associated site improvements.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

This project includes a 151,274 sq. ft. building addition for a new distribution center and storage facility for the existing business. Access to the site from N. Olde Casaloma Drive will remain unchanged. Loading docks will be located on the east and south sides of the building addition. Additional areas on the east and south sides of the building will be paved to provide access and space for truck maneuvering. A short drive lane and parking area will be added to the north side of the building addition.

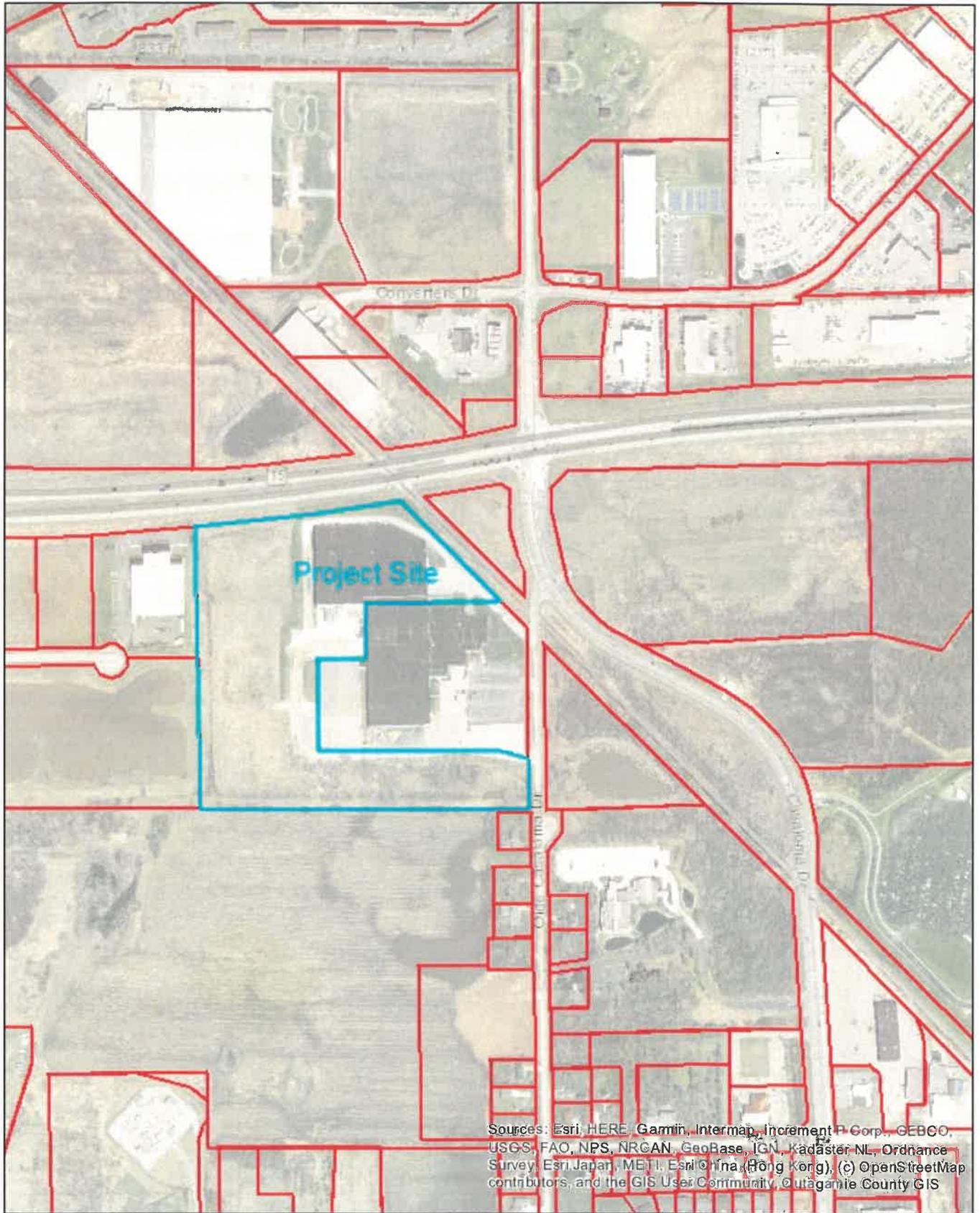
The Stormwater Management Plan for the project consists of utilizing storm sewer and overland flow to direct runoff to a new stormwater pond on the south side of the property. The stormwater pond is designed to treat runoff for this project and future development, including a future office addition and small parking lot expansion. The Town Engineer has approved the Stormwater Management and Erosion Control Plans. The stormwater pond is located within 300' of the navigable stream to the south. Accordingly, a Conditional Use Permit is required from Outagamie County. Town Board approval of the required Conditional Use Permit is a condition of Site Plan approval. Due to the property being within 10,000 ft. of Appleton International Airport, a Special Exception Permit is required from Outagamie County for the new stormwater pond.

The Site Lighting Plan has been approved by staff. The Landscape Plan is under review and its approval is a conditional 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-05-19) requested by VHE II-2 LLC, on behalf of Pacon Corporation, 2525 N. Casaloma Drive, for construction of a building addition, stormwater pond, and associated site improvements, subject to: (1) Town Board approval of Conditional Use Permit CUP-11-19; and, (2) Staff approval of the Landscape Plan.**

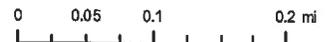
# SP-05-19 -- 2525 N. Casaloma Drive



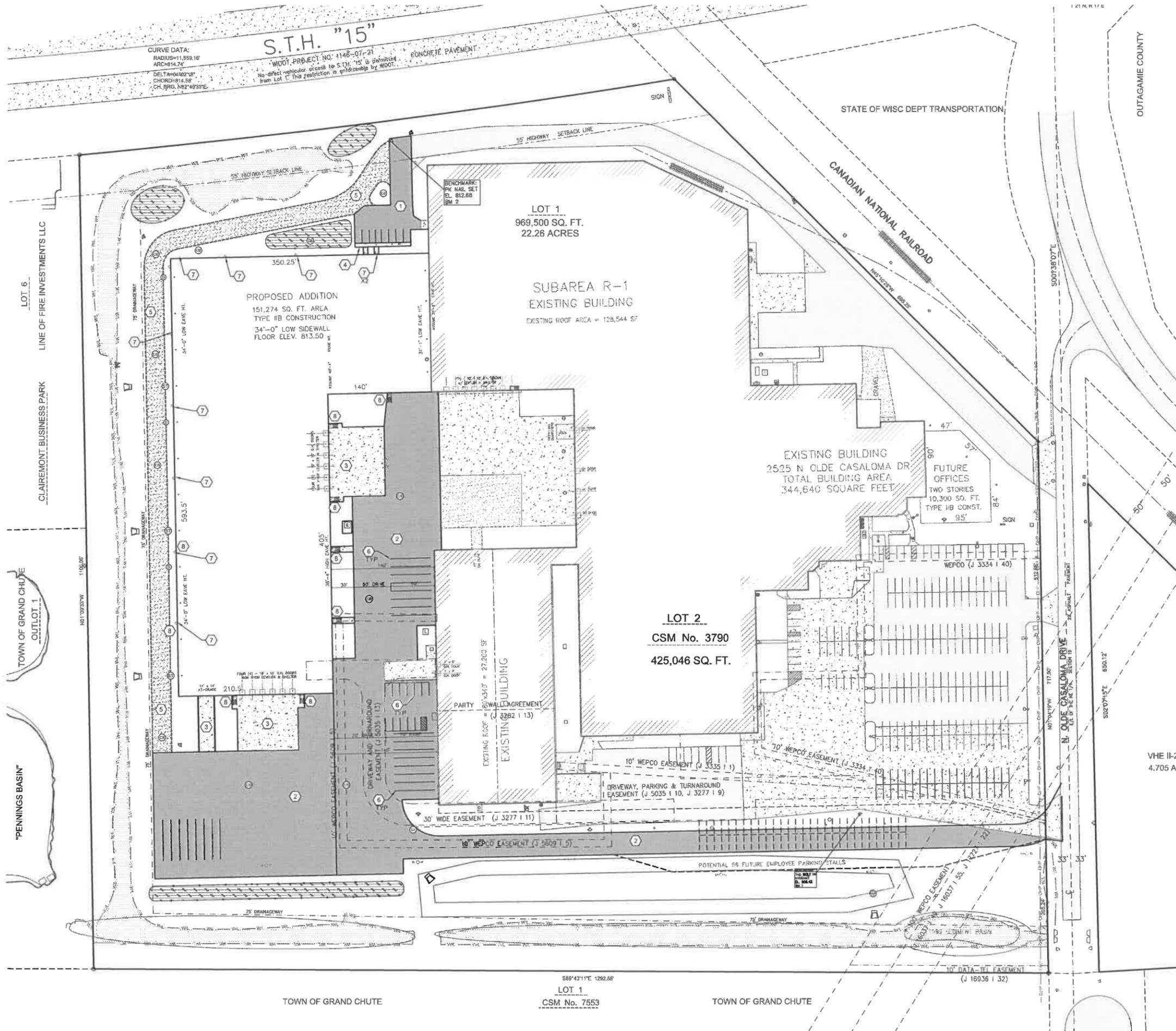
Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:  
Copyright:



# SITE PLAN

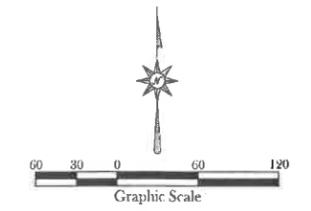


## SHEET KEY NOTES:

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- ② HEAVY DUTY ASPHALT; SEE DETAIL B SHEET C6.0
- ③ CONCRETE PAVEMENT; SEE DETAIL C SHEET C6.0
- ④ CONCRETE SIDEWALK; SEE DETAIL D SHEET C6.0
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PROJECT:  
**WAREHOUSE SPECIALIST, INC.**  
**PACON CORP. DISTRIBUTION CENTER ADDITION**  
2525 N. CASALOMA DRIVE  
APPLETON, WI 54913

PROJECT NO.:  
**19-430**

SHEET NO.:  
**C2.0**

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www.mach-iv.com  
Project Number: 1666-01-19

# UTILITY PLAN

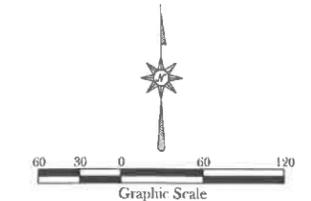
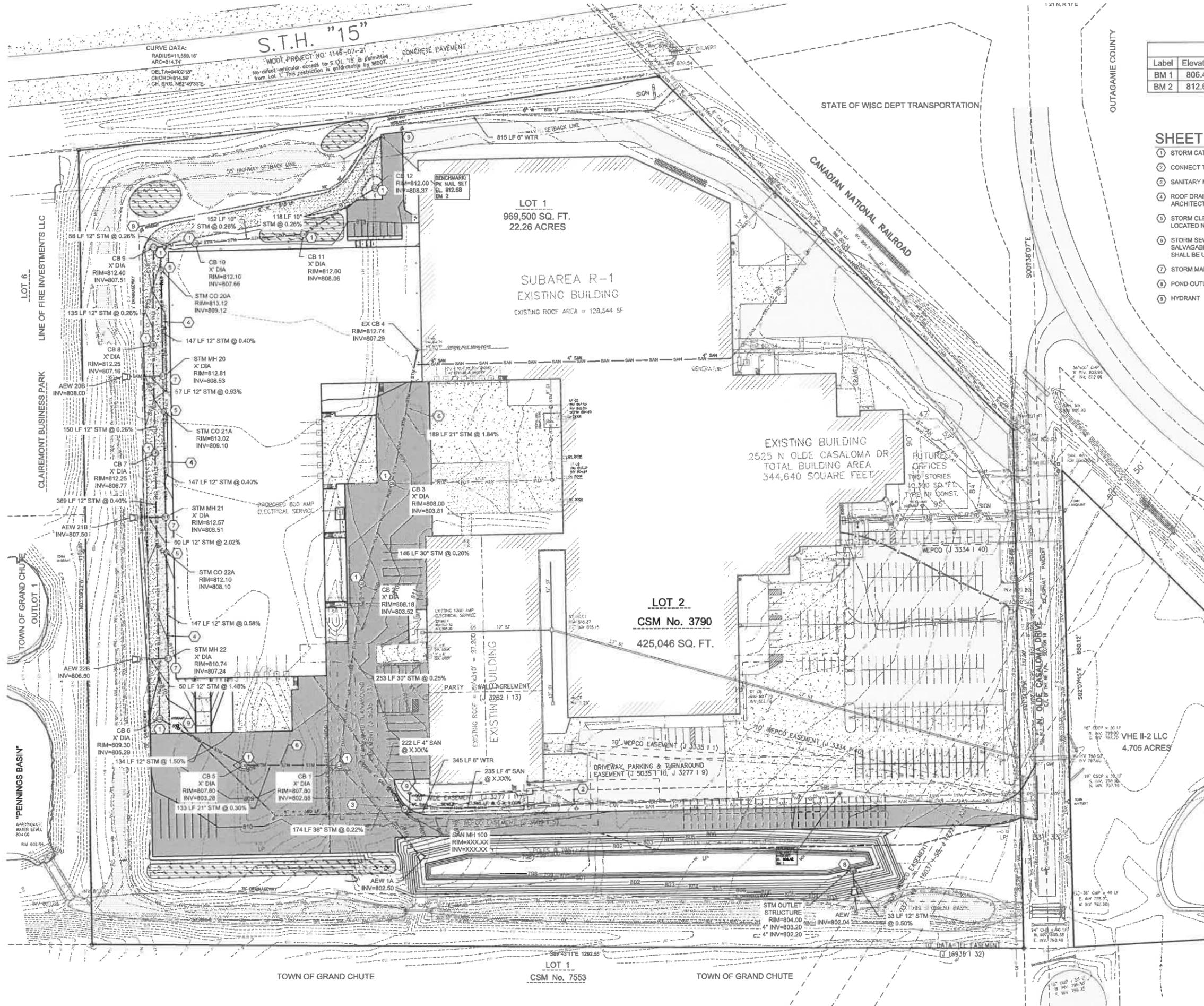
Benchmarks		
Label	Elevation	Description
BM 1	806.42	HYDRANT TAG BOLT
BM 2	812.68	PK NAIL SET

## SHEET KEY NOTES:

- STORM CATCH BASIN; SEE DETAIL H SHEET C6.0
- CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT
- SANITARY MANHOLE; SEE DETAIL K SHEET C6.0
- ROOF DRAIN CONNECTION LINE. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
- STORM CLEAN OUT; SEE DETAIL J SHEET C6.0. CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- STORM SEWER SHALL BE 21-INCH IF THE EXISTING STORM WAS SALVAGABLE; IF THE PIPE WAS NOT ABLE TO BE SALVAGED, 18-INCH PIPE SHALL BE USED
- STORM MAN-HOLE; SEE DETAIL H SHEET C6.0
- POND OUTLET STRUCTURE; SEE DETAIL A SHEET C6.1
- HYDRANT

## UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTM-D3034) OR SCH 40.
- NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.



DESIGN / BUILD  
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State ID# 680499

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**WAREHOUSE SPECIALIST, INC.**  
**PACON CORP. DISTRIBUTION CENTER ADDITION**  
2525 N. CASALOMA DRIVE  
APPLETON, WI 54913

PROJECT NO.:  
**19-430**

SHEET NO.:

**C3.0**

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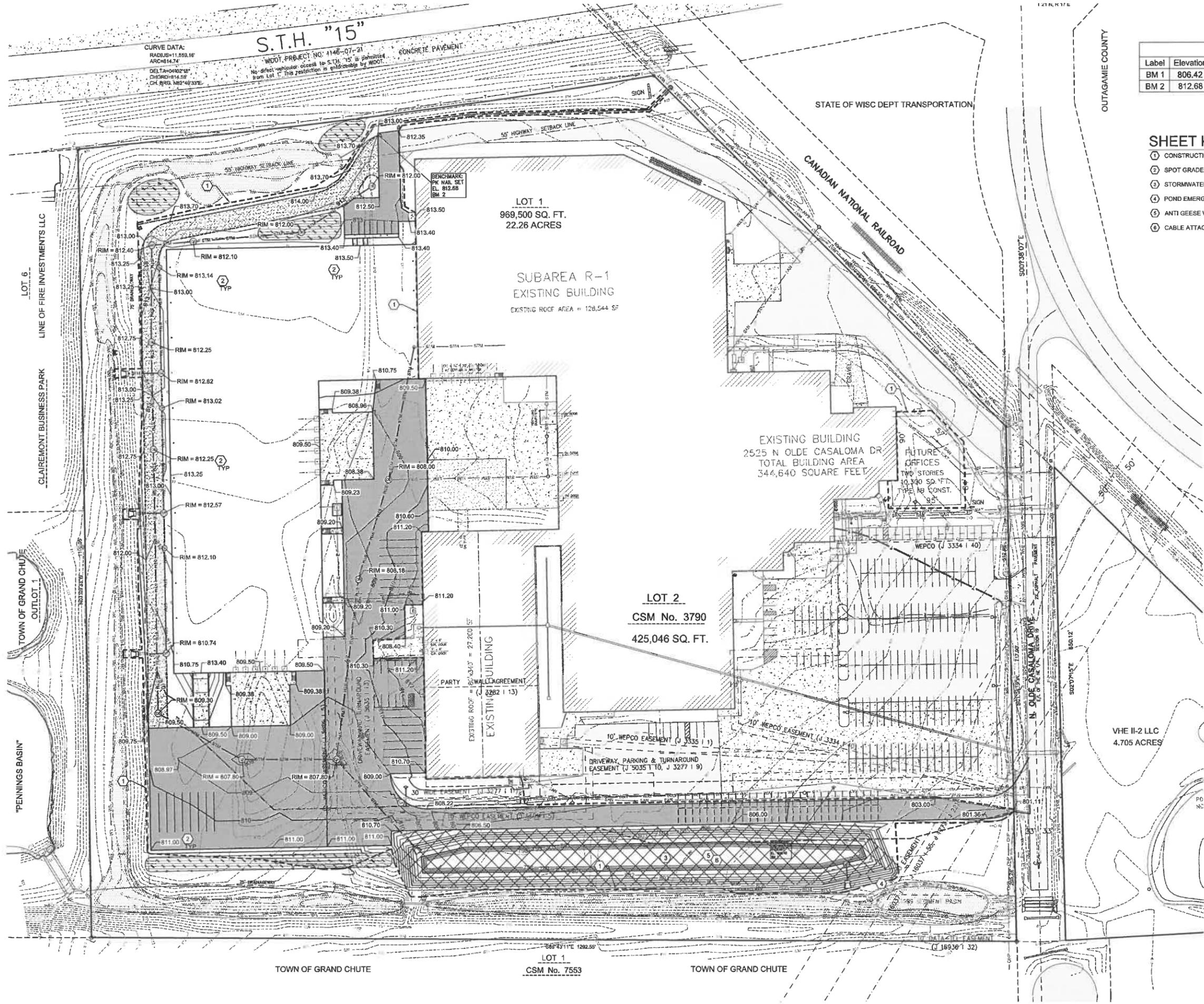
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Project Number: 1666-01-19

# GRADING PLAN

Benchmarks		
Label	Elevation	Description
BM 1	806.42	HYDRANT TAG BOLT
BM 2	812.68	PK NAIL SET

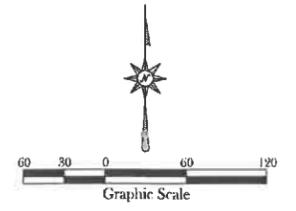
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809.60	Top of Curb/Wall
809.10	Gutter/Pavement/Ground
809.76	Finished Grade
(809.54)	Match Existing Grade

### A SPOT GRADE KEY



DESIGN / BUILD  
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**PACON CORP. DISTRIBUTION CENTER ADDITION**  
 2525 N. CASALOMA DRIVE  
 APPLETON, WI 54913

PROJECT NO.:  
**19-430**  
 SHEET NO.:

**C4.0**

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 PH: 920-569-5765; Fax: 920-569-5767  
 www.mach-iv.com  
 Project Number: 1868-01-19

# EROSION CONTROL PLAN

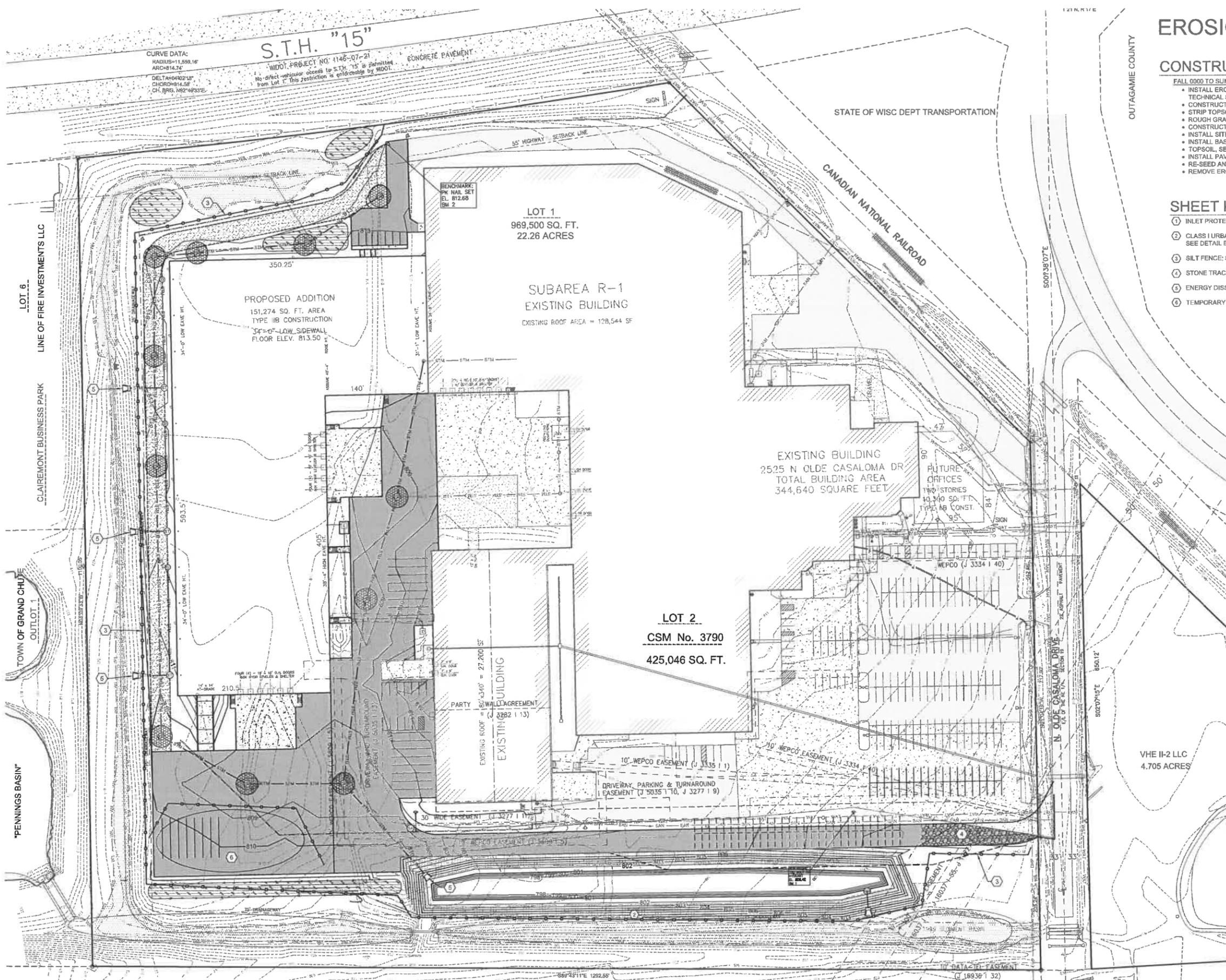
## CONSTRUCTION SEQUENCE:

FALL 0000 TO SUMMER 0007

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

## SHEET KEY NOTES:

- ① INLET PROTECTION; SEE DETAIL A SHEET C5.1
- ② CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C5.1
- ③ SILT FENCE; SEE DETAIL C SHEET C5.1
- ④ STONE TRACKING PAD; SEE DETAIL D SHEET C5.1
- ⑤ ENERGY DISSIPATOR; SEE DETAIL E SHEET C5.1
- ⑥ TEMPORARY STOCKPILES



DESIGN / BUILD  
GENERAL CONTRACTING  
STEEL FABRICATION  
METAL BUILDINGS



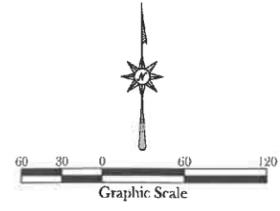
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**PACON CORP. DISTRIBUTION CENTER ADDITION**  
2525 N. CASALOMA DRIVE  
APPLETON, WI 54913

PROJECT NO.:  
**19-430**  
SHEET NO.:

**C5.0**



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**LANDSCAPE SCHEDULE**

SYMBOL	KEY TAG	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	QTY.
FC	FC	FLOWERING CRABAPPLE	MALUS IOENSIS	1 1/2" DIA. BAB	N/A	14
CBS	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	1 1/2" DIA. BAB	5'-0" MINIMUM	11

**NOTE:**

- PLANTING BEDS TO BE EDGED WITH VALLEY VIEW POLY EDGING IN LAWN AREAS
- ALL PLANTING BEDS TO BE MULCHED WITH BROWN WOOD CHIP OVER TYRAX FABRIC WEED BARRIER
- ALL TREES TO BE STAKED
- ALL TREES TO BE WITHIN THE WOOD MULCHED AREA PER CITY SPECS. ALL PLANTINGS, MULCHING, AND STAKING SHOULD BE IN ACCORDANCE WITH THEIR RECOMMENDATIONS, CONFORM TO THE LATEST EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK", AND SHOULD BE IN ACCORDANCE WITH CURRENT ACCEPTED PLANTING PROCEDURES.
- ALL PLANT MATERIAL AND BEDS REQUIRE A FOLLOW-UP VISIT. TRIM PLANTS FOR HEALTH AND SHAPE AND REPLACE DEAD PLANTS THE FOLLOWING SPRING
- PLANTING SHALL TAKE PLACE WITHIN 6 MONTHS OF EQUIPMENT INSTALLATION.
- ANY VEGETATION INCLUDED ON AN APPROVED LANDSCAPE PLAN THAT DIES SHALL BE REPLACED WITHIN ONE PLANTING SEASON. VEGETATION REPLACED SHALL CONFORM TO THE APPROVED LANDSCAPE PLAN AND THE REQUIREMENTS CONTAINED HEREIN.
- IT SHALL BE THE JOINT RESPONSIBILITY OF THE OWNER/AND OR LESSEE OF THE PRINCIPAL USE, USES, OR BUILDING TO MAINTAIN IN A NEAT AND ADEQUATE MANNER ALL LANDSCAPING MATERIALS, VEGETATION, SCREENING, AND FENCES CONTAINED IN THE APPROVED LANDSCAPE AND SITE PLANS.

**Landscaping Standards:**

- Frontage Landscaping:** 10' wide strip directly behind property line.  
 Not providing landscaping directly behind property line due to wetland that existing near that area. Instead landscaping will be placed in three separate pods just along the north side of the building and just north of the fire access lane that runs between the building and the road.  
 Required landscape quantity for Frontage Landscaping:  
 814' of frontage along Hwy 15 ÷ 40' = 20.35 (21 total shade trees)  
 Substitute evergreens and ornamental trees for shade tree (2 per 1 shade tree)  
 42 total evergreens and ornamental trees required along north side for frontage
- Perimeter Landscaping:** 5' wide strip directly behind property line for sides with parking lots. No parking lots are added along perimeters this project - no perimeter landscaping will be added. Existing treelines and wetlands make this difficult as well. (No additional landscape work to be performed based on this code section)
- Interior Landscaping:** Parking Lots with > 20 spaces shall have planting islands. The existing islands will remain for the parking lot that is existing. No additional parking lots are added as part of this addition and therefore no additional islands or other types of interior landscaping are intended as part of this project. (No additional landscape work to be performed based on this code section)
- Buffer Yard Landscaping:** Buffer Yard not required for adjacent properties are not of a zoning that required the perimeter to be buffered. South lot is PDD and West Lot is the same zoning (IND - Industrial). North and east are across major roads. (No additional landscape work to be performed based on this code section)
- Screening:** Loading docks to the south are sufficiently screened from the existing vegetation and trees along the south property line. (No additional landscape work to be performed based on this code section)

Species / Type	# of Trees Existing	# of Additional Trees	Total Trees
Colorado Blue Spruce	11	11	22 evergreen
Flowering Crab Apple	10	14	24 ornamental
		Total Trees	46 > 42 require

**COLOR LEGEND**

	AIRCRAFT CABLE OVER		GRASS
	STORMWATER POND		WETLAND
	PROPOSED BUILDING		GRAVEL
	NEW CONCRETE		STORMWATER POND
	NEW ASPHALT		WOOD MULCH
	EXISTING CONCRETE		

**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.

**PROPOSED LANDSCAPE PLAN**  
 1" = 60'

1160 N. MAYFLOWER DRIVE  
 POST OFFICE BOX 7110  
 APPLETON, WI 54912-7087  
 TEL: 920-836-5046 FAX: 920-836-5047  
 TEL: 920-836-5028 D/F  
 wesinc.com



**PROJECT:** DISTRIBUTION CENTER ADDITION  
 PACON CORPORATION  
 2525 N. OLDE CASALOMA DRIVE  
 TOWN OF GRAND CHUTE, WI

**LOCATION:**

**DESCRIPTION:** LANDSCAPING PLAN

DATE: 1-3-2019  
 SHEET: 1-1  
 201899

The Arcadia Flood Light (FLFX Series) is part of our "Wide Engineering" line. The FLFX Series is a powerful and economic LED flood light that replaces up to 1,000W metal halide flood lights.

**FEATURES & BENEFITS**

- One piece die cast aluminum housing with stainless steel fasteners
- UV resistant polycarbonate lens
- Standard 5'0" height
- Splitter and "wide" mounting available
- Photocell options available
- 5 year limited warranty



**Housing**  
• Features a compact, one-piece die cast housing, saving cost versus models that are constructed out of multiple additional parts. The heat sink is included in the actual casting, further minimizing the need for additional parts.

**Photometry**  
• Optional Type I or Type II photometry as per application.

**Door Frame**  
• The door frame is the only additional housing part needed. Top-down access options are available for ease of maintenance.

**Photocell**  
• Optional photocell photocell allows for further energy saving.

**Yoke Mount**  
• The design features an integral arm, increasing strength and simplifying installation.

The Arcadia FC Series Full Cutoff Wall Packs are an ideal solution for residential and commercial general area and perimeter lighting applications where controlled light distribution is desired.

**FEATURES & BENEFITS**

- Full Cutoff and complies with Dark Sky requirements
- Die cast aluminum front and back housing
- Vacuum metallized specular reflector with clear acrylic lens
- Mounting via J-bar or pin face install
- High quality custom current driver with efficiency >90%
- UL listed for wet locations DLC listed
- 5 year limited warranty



**1/2 inch Threaded Hole**  
• Three entry points support access coming out from the hole for cable wire connections.

**Photocell**  
• Optional photocell allows for security and energy saving.

**Photometry**  
• Fully adjustable optical lens and temporary glass lenses standard type II photometrics.

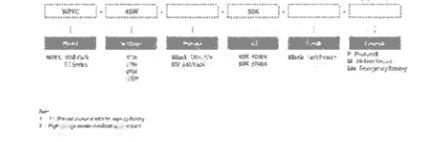
**Housing**  
• Suitable for both indoor and outdoor applications. Also suitable for 5000 moving and surface mounting.

**TECHNICAL PARAMETERS**

Power	40W-300W	Mounting	UL, ETL
Light Output	3,000-14,000 lumens	Beam Angle	Adjustable
Power Factor	>0.95	Mounting Options	Typical
Operating Temperature	-40° to 125° F	Color	Dark Bronze
Cable Temperature	AMBIENT		
UL	UL E		

**PERFORMANCE DATA**

LED Model	Beam Angle	Beam Diameter	Beam Length	Beam Area
40W	47.5°	1.5m	1.5m	2.25m²
100W	55°	2.1m	2.1m	4.41m²
150W	60°	2.6m	2.6m	6.76m²
200W	65°	3.1m	3.1m	9.61m²
300W	70°	3.7m	3.7m	13.69m²



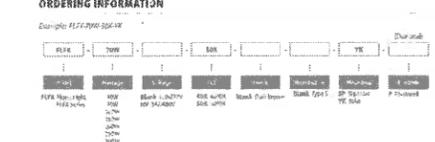
ARCADIA LIGHTING | 1-800-850-4571 | www.arcadialighting.com

**TECHNICAL PARAMETERS**

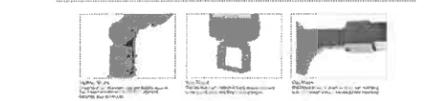
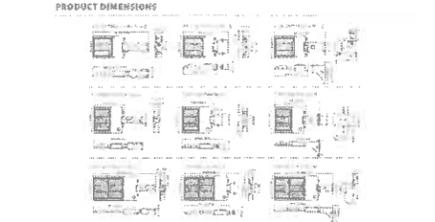
Power	40W-300W	Mounting	UL, ETL
Light Output	3,000-14,000 lumens	Beam Angle	Adjustable
Power Factor	>0.95	Mounting Options	Typical
Operating Temperature	-40° to 125° F	Color	Dark Bronze
Cable Temperature	AMBIENT		
UL	UL E		

**PERFORMANCE DATA**

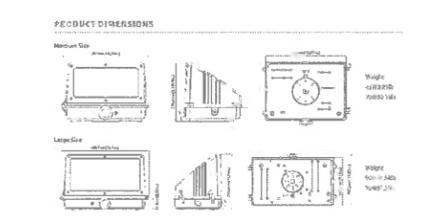
LED Model	Beam Angle	Beam Diameter	Beam Length	Beam Area
40W	47.5°	1.5m	1.5m	2.25m²
100W	55°	2.1m	2.1m	4.41m²
150W	60°	2.6m	2.6m	6.76m²
200W	65°	3.1m	3.1m	9.61m²
300W	70°	3.7m	3.7m	13.69m²



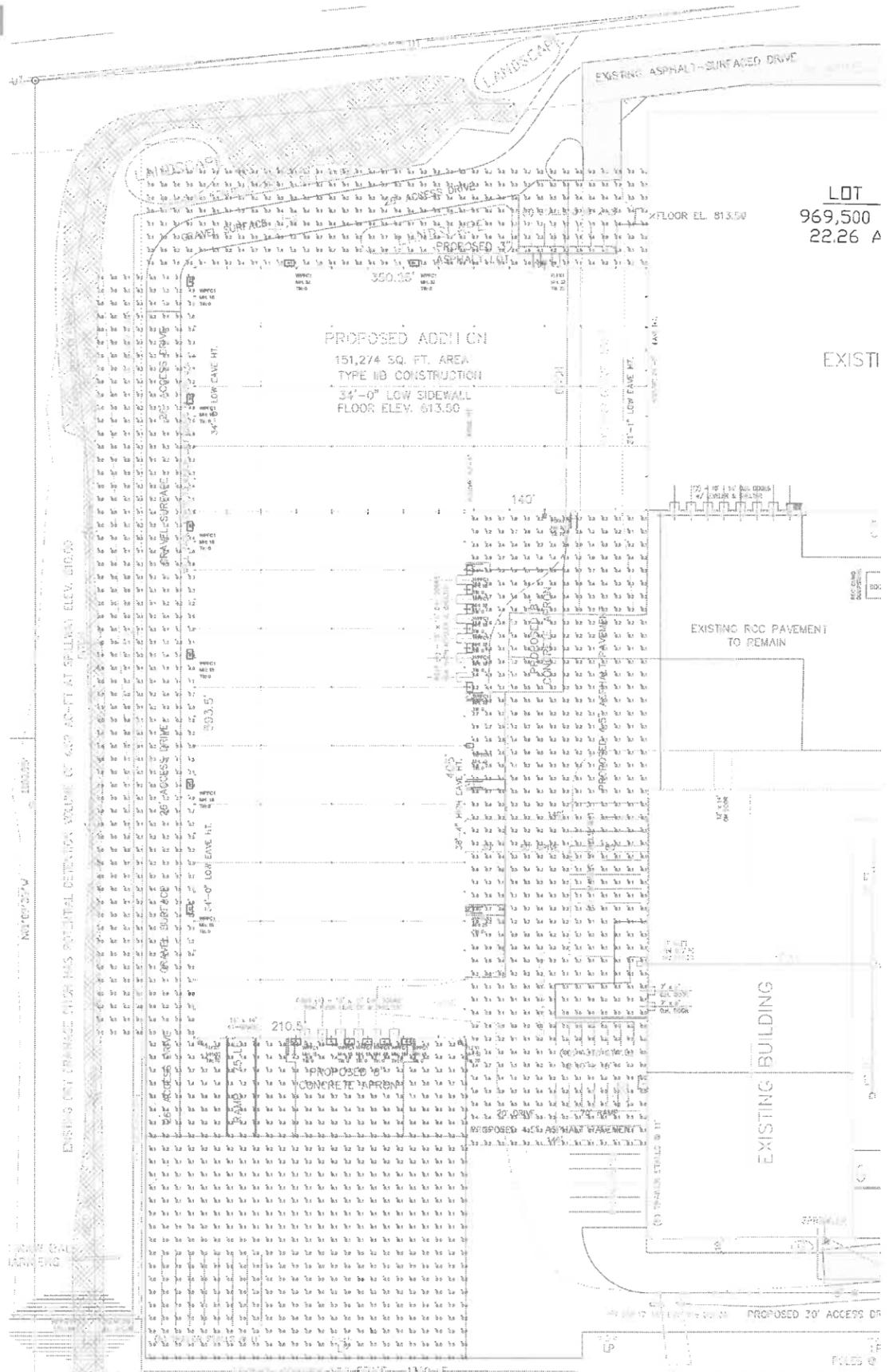
ARCADIA LIGHTING | 1-800-850-4571 | www.arcadialighting.com



ARCADIA LIGHTING | 1-800-850-4571 | www.arcadialighting.com



ARCADIA LIGHTING | 1-800-850-4571 | www.arcadialighting.com



**Features & Benefits**

- Die-Cast Aluminum on Front and Back Housing
- Built-In Level for Easy and Accurate Installation
- Polycarbonate Lens with UV-369 Filter
- Photocell Photocell Option Available
- Ambient Noise < 40 dBA @ 10' FT
- UL Listed for Wet Locations
- 5 Year Limited Warranty



**Housing**  
• Suitable for both indoor and outdoor applications. Also suitable for 5000 moving and surface mounting.

**Photocell**  
• Optional photocell allows for security and energy saving.

**Lens**  
• Fabricated for optimal light with UV-369 filter for yellowing protection and energy saving.

**1/2 inch threaded hole**  
• Three entry points support access coming out from the hole for cable wire connections.

**Technical Parameters**

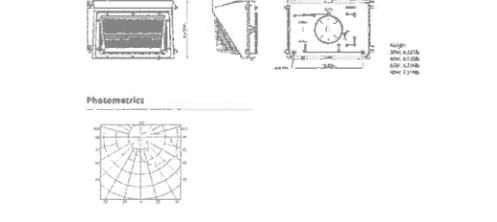
Power	40W-300W	Mounting	UL, ETL
Light Output	3,000-14,000 lumens	Beam Angle	Adjustable
Power Factor	>0.95	Mounting Options	Typical
Operating Temperature	-40° to 125° F	Color	Dark Bronze
Cable Temperature	AMBIENT		
UL	UL E		

**Performance Data**

LED Model	Beam Angle	Beam Diameter	Beam Length	Beam Area
40W	47.5°	1.5m	1.5m	2.25m²
100W	55°	2.1m	2.1m	4.41m²
150W	60°	2.6m	2.6m	6.76m²
200W	65°	3.1m	3.1m	9.61m²
300W	70°	3.7m	3.7m	13.69m²



ARCADIA LIGHTING | 1-800-850-4571 | www.arcadialighting.com



**DLC Listed Models**

Model	Power	Beam Angle	Beam Diameter	Beam Length	Beam Area
WPC-40W-500	40W	47.5°	1.5m	1.5m	2.25m²
WPC-100W-500	100W	55°	2.1m	2.1m	4.41m²
WPC-150W-500	150W	60°	2.6m	2.6m	6.76m²
WPC-200W-500	200W	65°	3.1m	3.1m	9.61m²
WPC-300W-500	300W	70°	3.7m	3.7m	13.69m²

ARCADIA LIGHTING | 1-800-850-4571 | www.arcadialighting.com

**LUMINAIRE SCHEDULE**

Symbol	Qty	Label	Arrangement	Lot. Width	Lot. Length	LLF	Description
4	1	FLFX1	SINGLE	160.9	212.4	0.81	FLFX-100W-400
2	1	WPC1	SINGLE	15.561	15.561	1.11	WPC-100W-500
20	1	WPC2	SINGLE	7.0	24.0	0.81	WPC-100W-500

**CALCULATION SCHEDULE**

Label	CalcType	Units	Avg	Max	Min	Angle	MaxMin
EAST SIDE	Illuminance	Fc	0.77	11.1	0.0	N/A	N/A
NORTH SIDE	Illuminance	Fc	0.56	4.2	0.0	N/A	N/A
SOUTH SIDE	Illuminance	Fc	0.58	11.8	0.0	N/A	N/A
WEST ACCESS DRIVE	Illuminance	Fc	0.50	5.0	0.0	N/A	N/A

**SITE LIGHTING**  
SCALE: 1:50

**IMPORTANT PRESENTATION PLANS ONLY. DO NOT USE FOR CONSTRUCTION.**

<b>PROJECT</b>	ARCADIA LIGHTING	<b>DATE</b>	7-3-19	<b>DRAWN BY</b>	CS	<b>REVIEWED BY</b>	CS
----------------	------------------	-------------	--------	-----------------	----	--------------------	----

**REVISIONS**

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

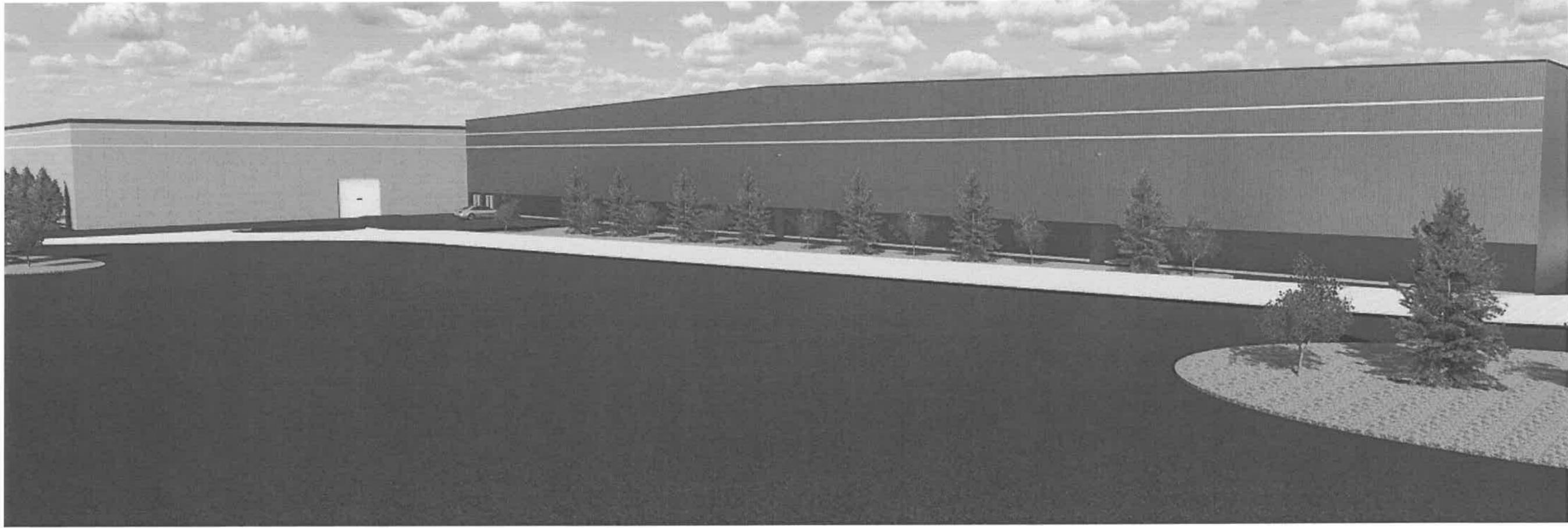
**GENERAL NOTES**

1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE (IEC).
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
6. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
7. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
8. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
9. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
10. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.

**DEFINITION**

CRILING: 80%  
FLOOR: 20%  
RACHING: 60%  
IF APPLICABLE

**eparts**  
LIGHTING



1 NORTHWEST RENDERING  
A3.2 NOT TO SCALE

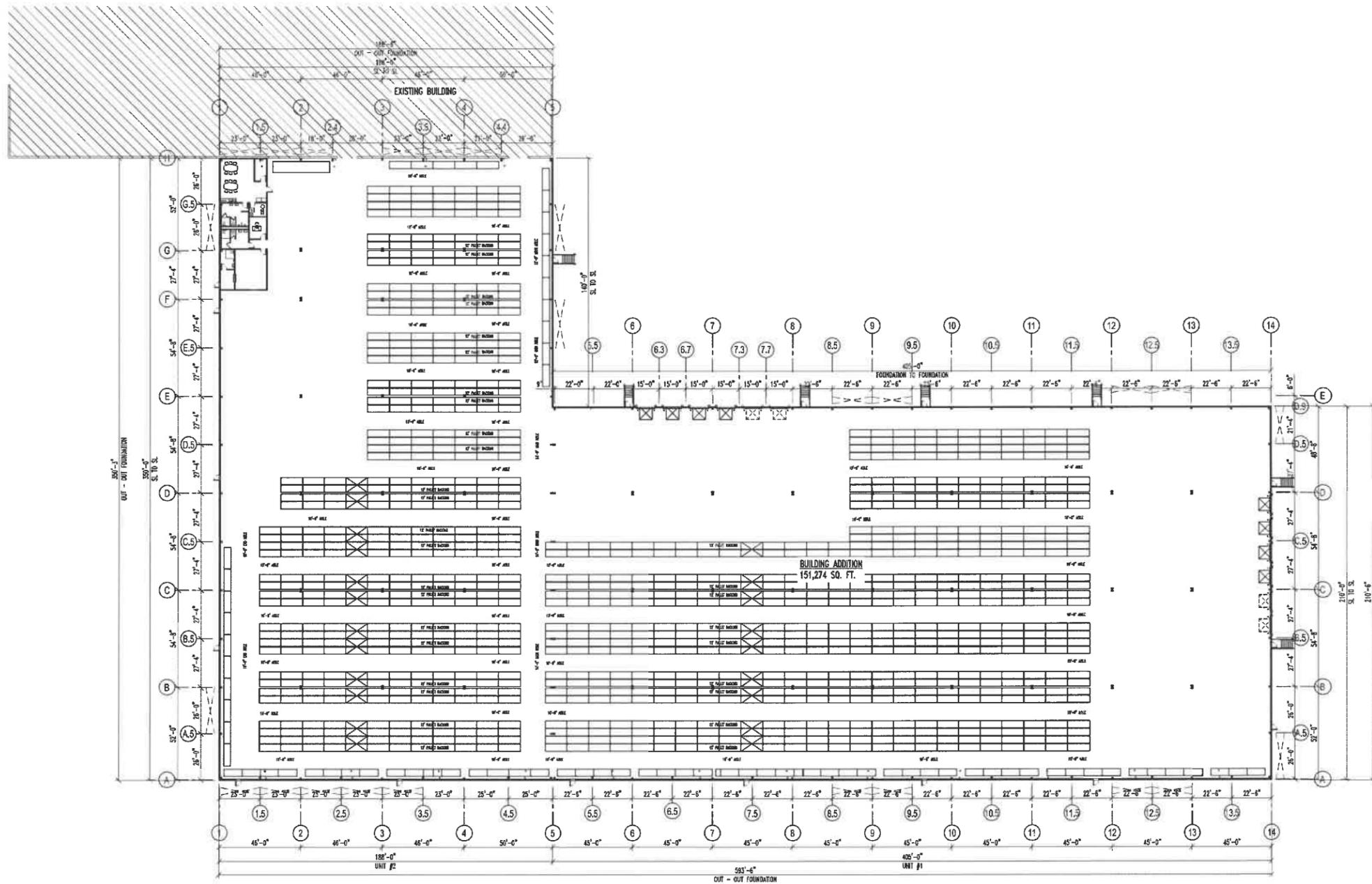
1160 N. MAYFLOWER DRIVE  
POST OFFICE BOX 7110  
APPLETON, WI 54912-7067  
TEL. 920-830-5608 SAH  
TEL. 920-830-5209 DLJ  
wsiinc.com



PROJECT:	DISTRIBUTION CENTER ADDITION	DATE:	BY:
LOCATION:	FACON CORPORATION 2525 N. OLDE CASALOMA DRIVE TOWN OF GRAND CHUTE, MI		
DESCRIPTION:	EXTERIOR RENDERING		
DRAWN BY:			
CHECKED BY:			
DATE:			
SHEET			
A3.2			
201899			

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NORTH  
**PROPOSED FLOOR PLAN**  
 1/32"=1'-0"

1180 N. MAYFLOWER DRIVE  
 POST OFFICE BOX 7110  
 APPLETON, WI 54912-7087  
 TEL 920-830-5608 SAH  
 TEL 920-830-5209 DLJ  
 wsiinc.com



PROJECT:	DISTRIBUTION CENTER ADDITION
CLIENT:	PACON CORPORATION
LOCATION:	2525 N. OLDE CASALOMA DRIVE TOWN OF GRAND CHUTE, WI
DESCRIPTION:	PROPOSED FLOOR PLAN

DATE:	7-8-2019
SHEET:	A-1
YEAR:	2018/99

W:\Projects\2019\20190708\_Pacon\20190708\_Pacon\_FloorPlan.dwg, A1, 10/20/19 11:15:18 AM, System Administrator (DLJ) on 7/8/2019

**Town of Grand Chute  
Conditional Use Permit Application Review  
Daniel R. and Olga H. Hietpas**

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**To: Plan Commission**

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

**Date: July 30, 2019**

**Address: 4282 N. Bountiful Lane**

**App. #: CUP-12-19**

---

**REQUEST**

Applicant proposes to build a single-family home on this property. In order to complete grading, filling and house construction, this work will occur with the Shoreland Zoning District. A County Conditional Use Permit is required.

**ANALYSIS**

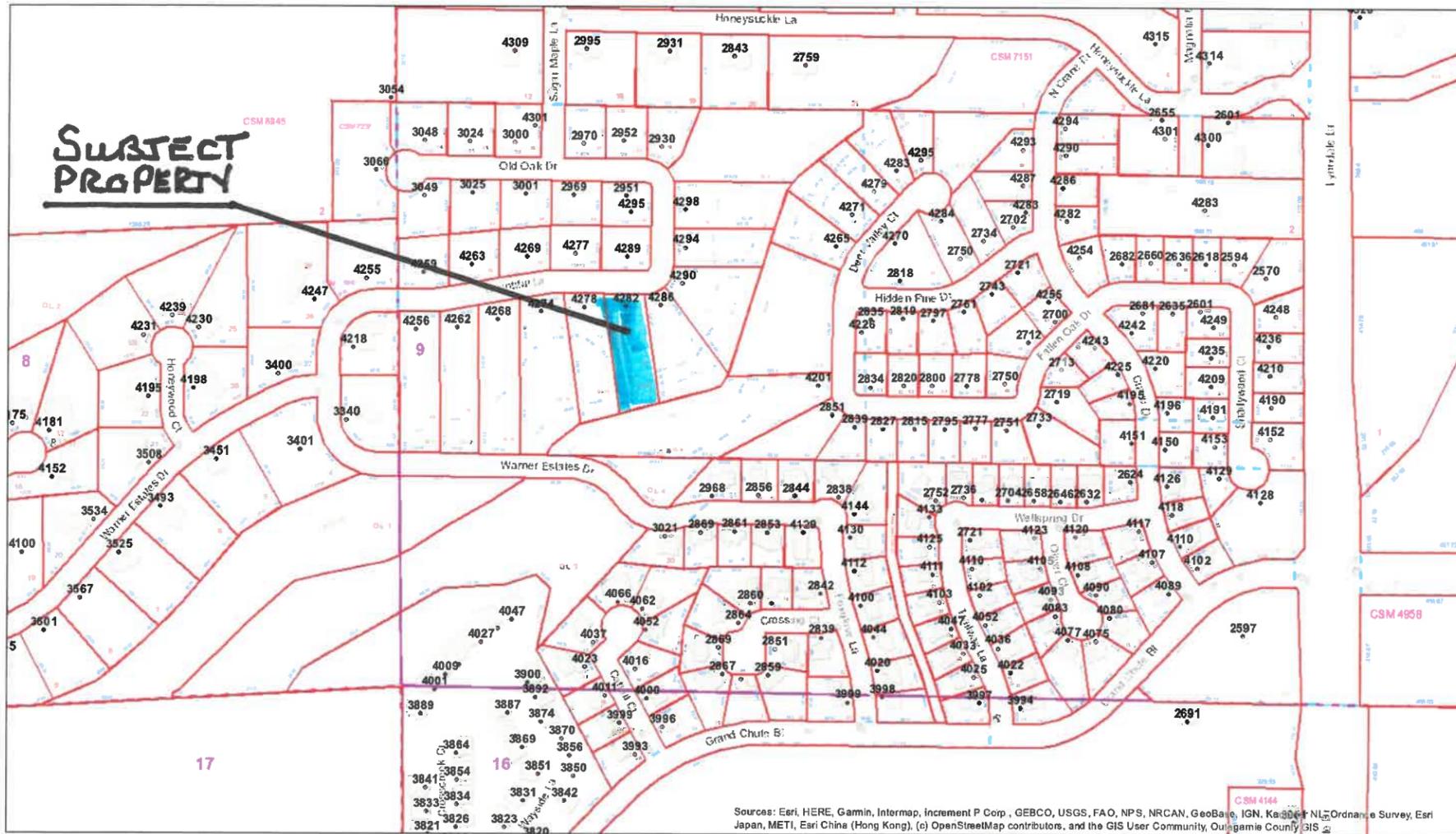
This property is a platted lot within the Forest View Estates subdivision. When this area was opened up for development, it was closely monitored by local, state and federal regulators to ensure protection of the navigable stream and adjoining floodplain and wetlands areas. The lots in the subdivision were all platted with these same protections in place. The subject property is one of several lots that while properly filled and buildable, will still require a Conditional Use Permit due to the overarching 300' stream buffer imposed by the County. All grading, filling and house construction will occur upland from regulatory floodplain and wetlands boundaries and will have no impact on those designated areas. Work will also not impact the navigable stream. Proper erosion control protection in the form of silt fencing/silt sock and re-vegetation will also be provided.

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-12-19) requested by Daniel R. and Olga H. Hietpas, 4282 N Bountiful Lane, to allow grading, filling and house construction within the Shoreland Zoning District.**

# CUP-12-19

## Town of Grand Chute Web Map



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



Disclaimer: The data provided to the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

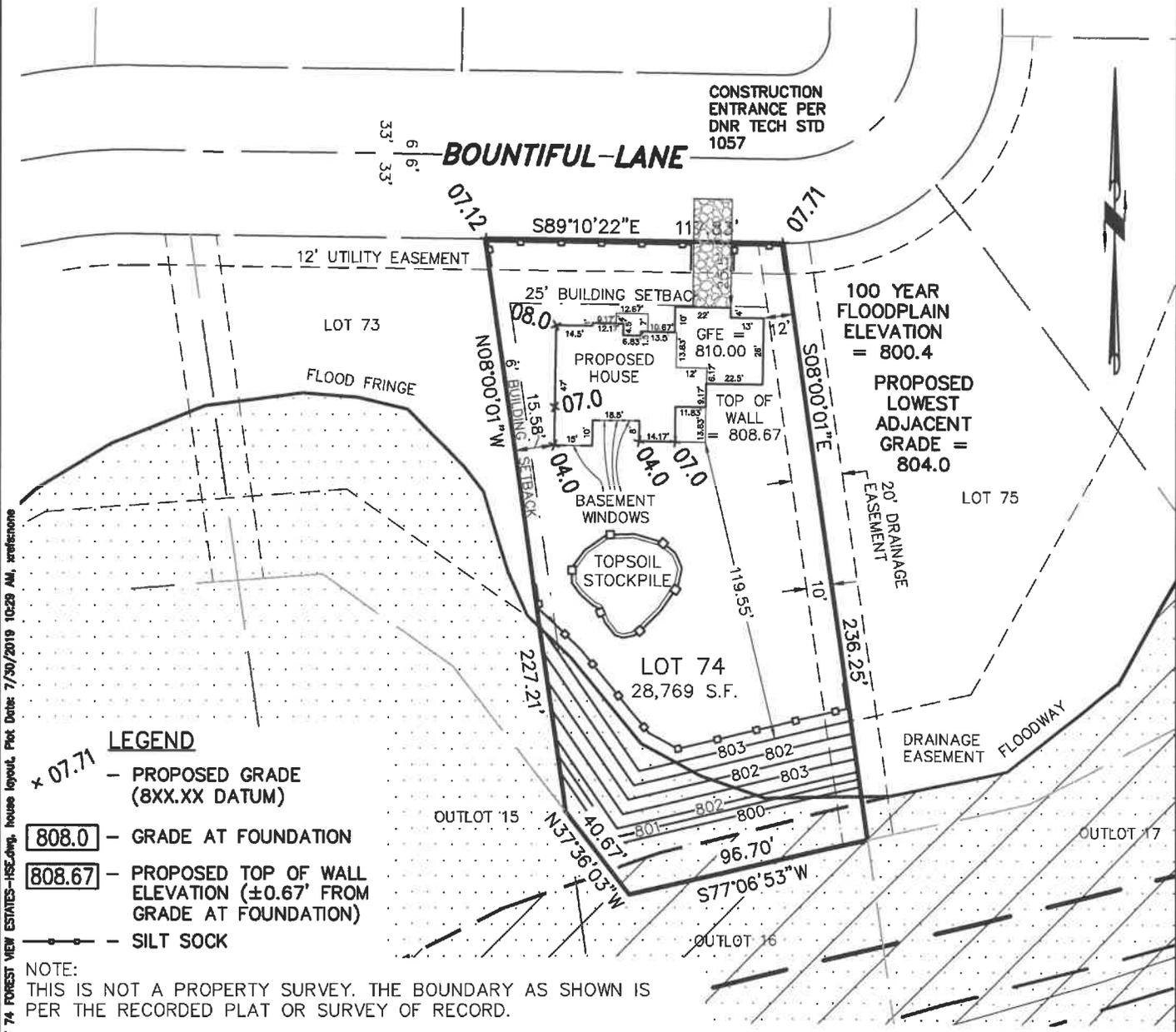
Author: Town of Grand Chute web viewer  
 Copyright: Town of Grand Chute



Date: 7/30/2019 11:28 AM

# HOUSE LAYOUT

LOT 74, FOREST VIEW ESTATES,  
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



### LEGEND

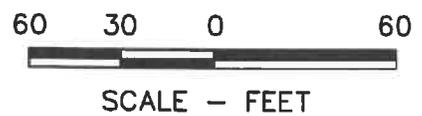
- $\times$  07.71 - PROPOSED GRADE (8XX.XX DATUM)
- 808.0 - GRADE AT FOUNDATION
- 808.67 - PROPOSED TOP OF WALL ELEVATION ( $\pm 0.67'$  FROM GRADE AT FOUNDATION)
- SILT SOCK

NOTE:  
THIS IS NOT A PROPERTY SURVEY. THE BOUNDARY AS SHOWN IS PER THE RECORDED PLAT OR SURVEY OF RECORD.

THE HOME BUILDER IS RESPONSIBLE FOR VERIFYING THAT THE LOCATION OF THE FOUNDATION AS SHOWN IS IN CONFORMANCE WITH ALL RECORDED EASEMENTS, PRIVATE COVENANTS AND BUILDING SETBACKS.

FIELD STAKING OF THE FOUNDATION WILL BEGIN UPON THE APPROVAL FROM THE HOME BUILDER FOR THE LOCATION AS SHOWN.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.



FOR: -SCHMIDT BROS. CUSTOM HOMES  
-4311 N. LIGHTNING DRIVE  
-APPLETON, WI 54913  
-PHONE: (920) 993-1520  
-FAX: (920) 993-1540

W:\PROJECTS\150086\91900171\00\LOT 74 FOREST VIEW ESTATES-HSE.dwg, house layout, Plot Date: 7/30/2019 10:28 AM, arfiscione



Project No. S0086 91900171.00 Date JULY 2019 Scale 1"=60'  
 Drawn By CWK Field Book          Page           
 1445 McMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
 Tel: (920) 751-4200 Fax: (920) 751-4284

File No.

18/19.

**Town of Grand Chute  
Conditional Use Permit Application Review  
Town of Grand Chute, on behalf of Coenen Family Revocable  
Trust**

---

**To: Plan Commission**

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

**Date: July 30, 2019**

**Address: N. McCarthy Road & Co. Highway GV App. #: CUP-13-19**

---

**REQUEST**

The Town is currently urbanizing N. McCarthy Road, between Brookview Drive and Capitol Drive. As part of this roadway project, Outagamie County is constructing improvements south of Champion Drive, including a roundabout at the McCarthy Rd & Co. Highway GV intersection. The County Highway Department and the Coenen Family Revocable Trust have reached agreement to allow grading and filling work associated with the roadway project to occur on land the Trust owns at the northwest corner of McCarthy Rd & Co. Highway GV. A County Conditional Use Permit is required to allow grading and filling work within the Shoreland Zoning District.

**ANALYSIS**

This property is vacant agricultural land. Topsoil will be stripped and stockpiled during this project. When the project is completed, the site will be restored to agricultural conditions by regrading and replacement of topsoil. While the County characterizes the stream running through the property as navigable, there is minimal flood hazard due to its intermittent flow. Identified wetlands on the site will be protected during this work. Any disturbed wetlands will be restored upon completion of the project. Proper erosion control protection in the form of silt fencing, silt screen, ditch checks, and re-vegetation will also be provided.

**RECOMMENDATION**

**Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-13-19) requested by the Town of Grand Chute, on behalf of the Coenen Family Revocable Trust to allow grading and filling, associated with the McCarthy Road urbanization project, on property at the northwest corner of N. McCarthy Road and County Highway GV.**

CUP-13-19



PROPOSED FILL SITE  
300' NAVIGABLE STREAM BUFFER

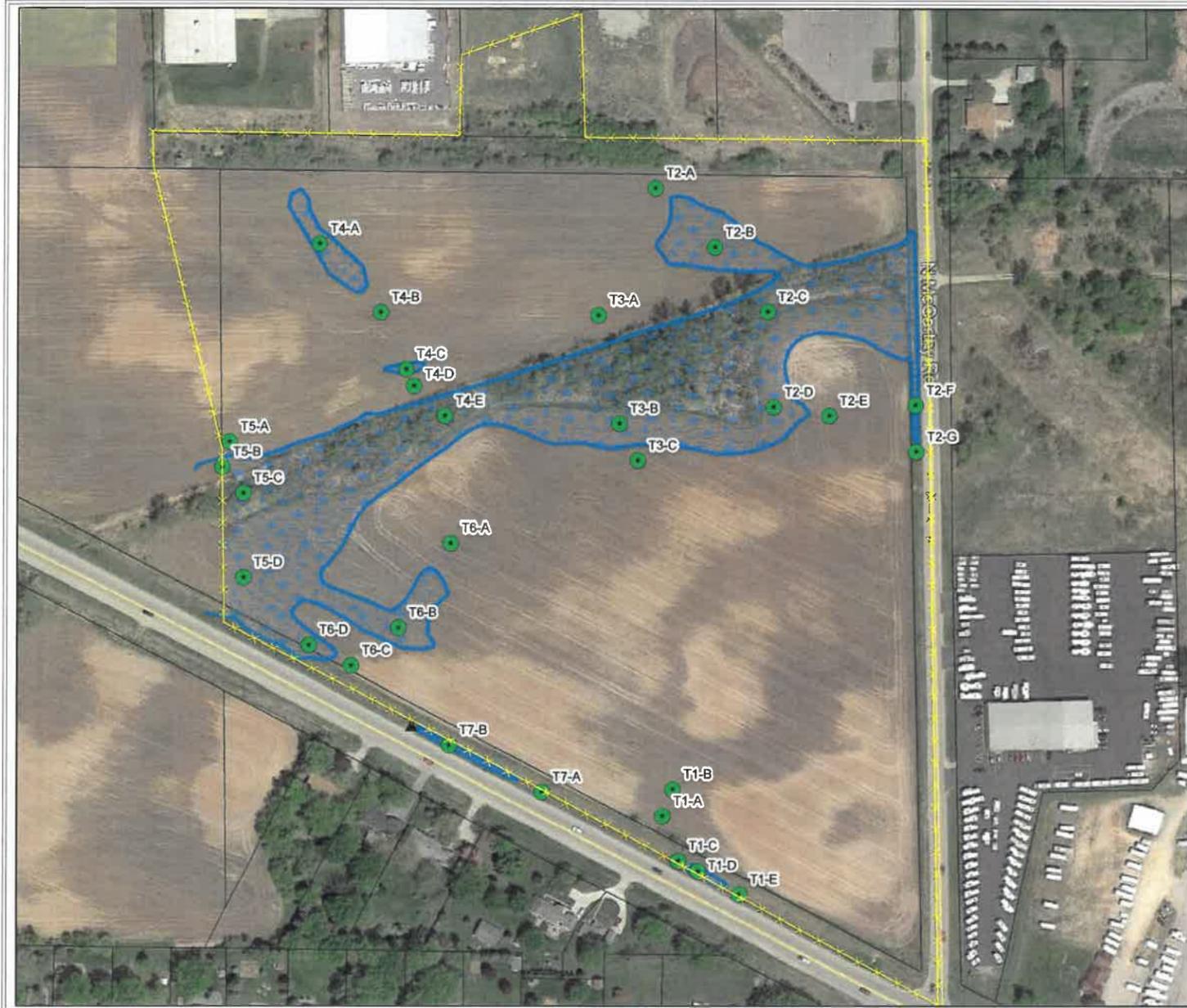
DATE BY	DATE	NO.	REVISION
DESIGNED BY			
CHECKED BY			
DATE			

N MCCARTHY ROAD RECONSTRUCTION  
GRAND CHUTE



PROPOSED FILL SITE

1

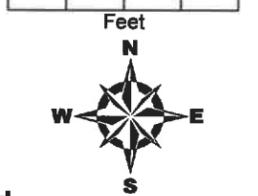


**Grand Chute Fill Site  
Wetland Delineation Map with  
Potentially Exempt Wetlands  
W Greenville Drive  
Town of Grand Chute  
Outagamie County, Wisconsin**

Parcel No: 101084200  
Project: OUT19-018-01

**- PRELIMINARY MAP -**

0 80 160 320



**Legend**

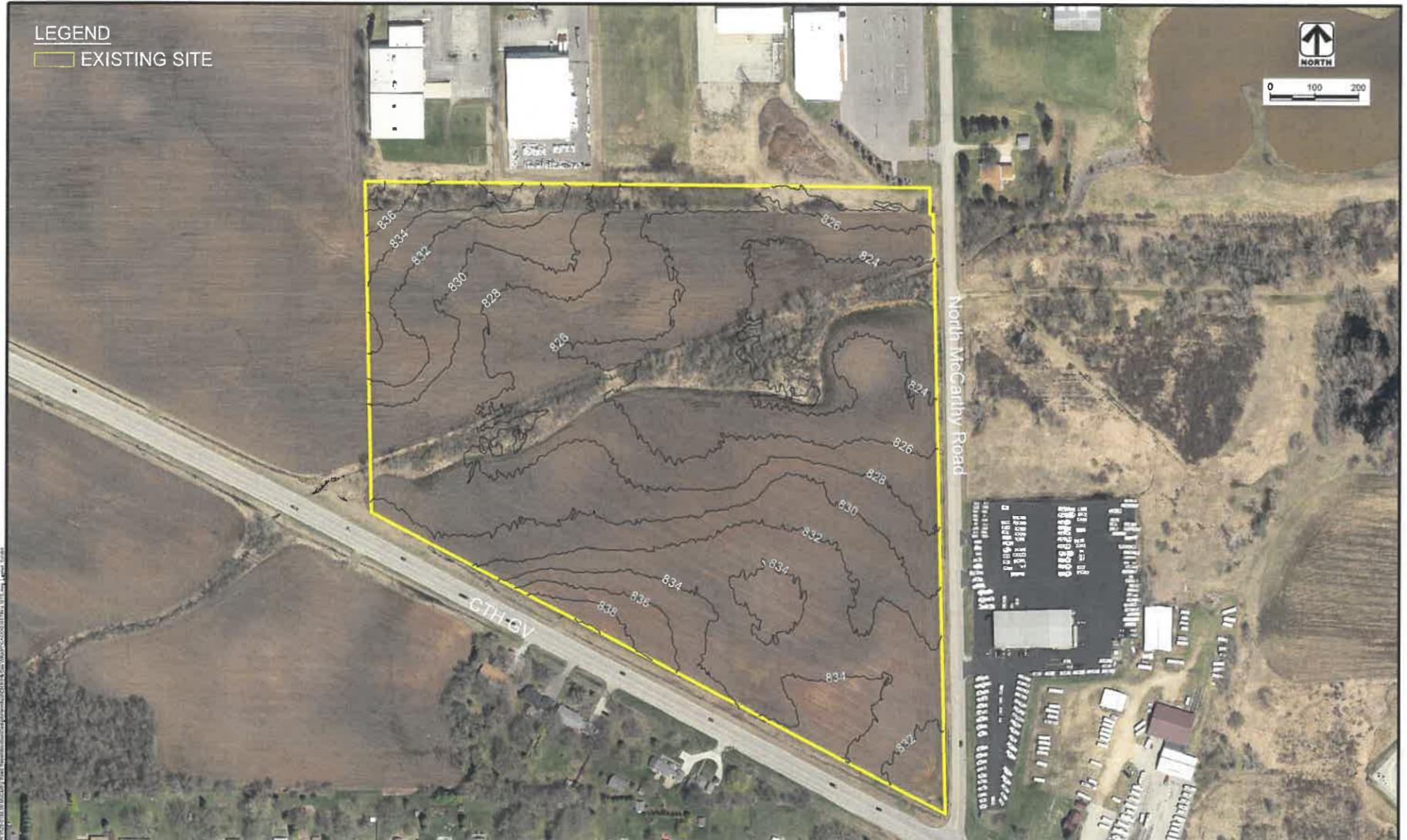
-  Site Boundary
-  Ditch Crossing
-  Sample Point
-  Wetland Line
-  Wetland
-  Wisconsin Parcels Lines 2017

Wetland Delineation was conducted by  
Chad Fradette, EP, Chem,  
WDNR Professionally Assured Wetland Delineator  
with assistance from  
Benjamin LaCount, PLS, Wetland Scientist,  
WDNR Professionally Assured Wetland Delineator and  
Shyann Banker, Environmental Specialist



2907 Baylite Drive • Green Bay, WI 54313  
Phone: 920.615.0019 • Website: [www.evergreenwis.com](http://www.evergreenwis.com)

LEGEND  
 [Yellow outline] EXISTING SITE



DES BY	CWG	PROJ NO		REVISED		DATE		REVISED		DATE	
DR BY	CWG	25-0881-00									
CHE BY	PJM	JUNE 2010									

N MCCARTHY ROAD RECONSTRUCTION  
 GRAND CHUTE



EXISTING SITE

SHEET NO.  
 C-100

**LEGEND**  
 [Yellow Outline] EXISTING SITE  
 [Cross-hatch] DRAINAGE SWALE  
 [Hatched] BERM



DATE	BY	DESCRIPTION

**N MCCARTHY ROAD RECONSTRUCTION  
 GRAND CHUTE**



**PROPOSED SITE**

**C-100**

**Town of Grand Chute  
Site Plan Review  
Brauer & Brauer Properties LLC, dba Fast Signs**

---

**To: Plan Commission**

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

**Date: July 31, 2019**

**Address: 135 S. Casaloma Drive**

**App. #: SP-18-19**

---

**REQUEST**

- 1. Proposed Use(s):** Continued sign and graphics sales and production use.
- 2. Project Description:** Building addition.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

Applicant seeks approval for the construction of a 1,770 s.f. production floor addition at the west end of the existing building. This addition completes the full build-out of the structure and site improvements as planned when the property was first developed for this use in 2000. This addition is an infill of space at the rear of the building that will result in a uniform wall on this elevation. Building exterior will consist of metal panel and glass, matching other materials on this elevation. Stormwater management for the project consists of using storm sewer to collect runoff and direct it to an existing drainage basin that was designed and built for the full build-out of the site. Drainage and erosion control plans have been approved. Site lighting has also been approved. There is no change required to the landscaping on the site. All code requirements are met with this request.

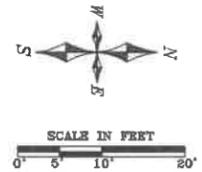
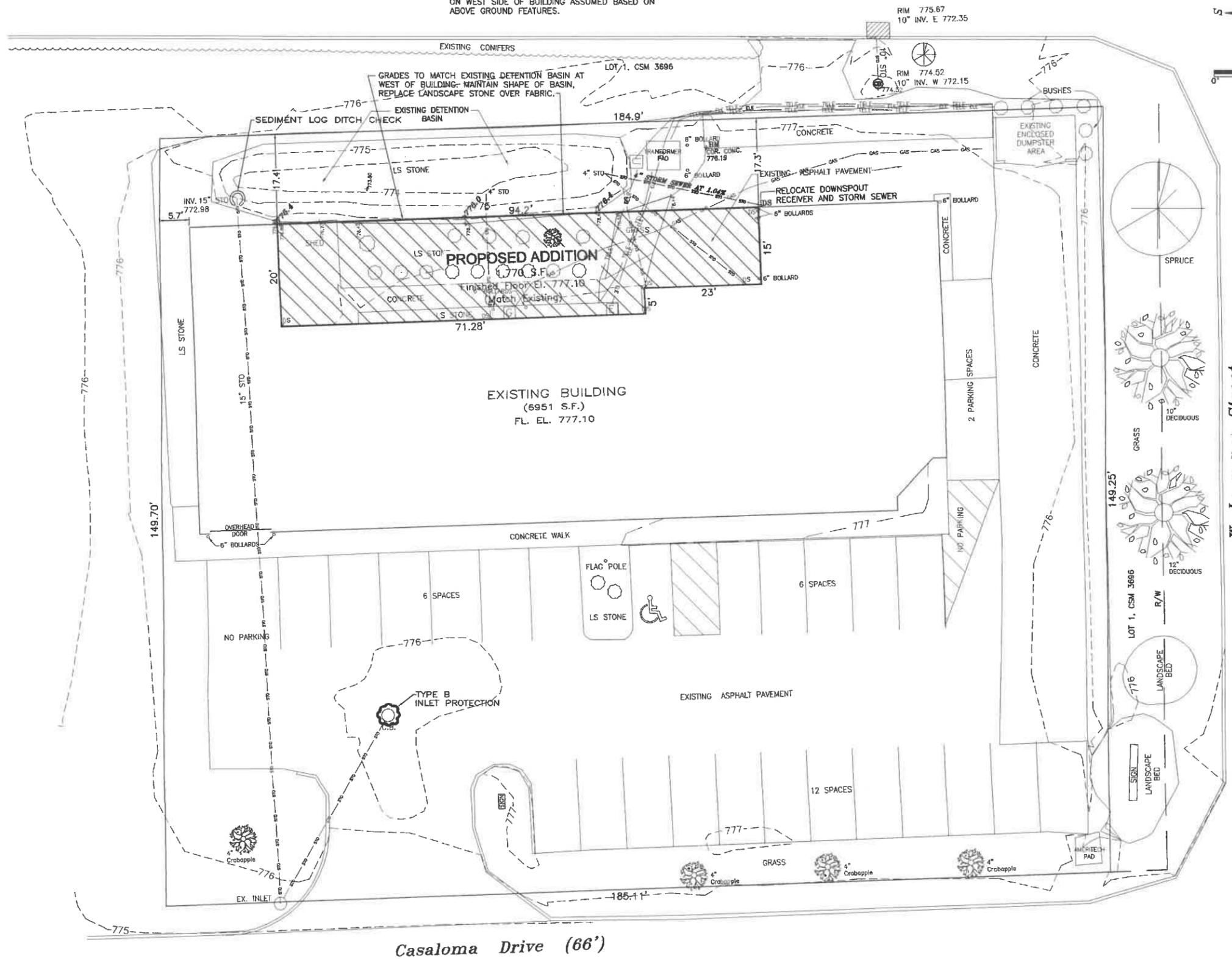
**RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-18-19) requested by Brauer & Brauer Properties LLC, dba Fast Signs, 135 S. Casaloma Drive, for construction of a building addition.**





NOTE: LOCATION OF UNDERGROUND STORM SEWERS ON WEST SIDE OF BUILDING ASSUMED BASED ON ABOVE GROUND FEATURES.



PROPOSED DISTURBED AREA = 2,700 S.F.±

**CONSTRUCTION NOTES**

1. EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED PER THE "WISCONSIN TECHNICAL STANDARDS." EROSION CONTROL MEASURES ARE TO BE INSTALLED AS A FIRST ITEM OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED UNTIL THE SITE IS COMPLETELY STABILIZED. UPON SITE STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.
2. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED WHEREVER SEDIMENT TRANSPORT IS FOUND OR WHERE IT IS DETERMINED THAT THERE IS A HIGH LIKELIHOOD THAT SEDIMENT TRANSPORT MAY OCCUR. SEDIMENTS THAT HAVE MIGRATED OFF SITE SHALL BE IMMEDIATELY CLEANED UP.
3. ANY SEDIMENTS THAT ARE TRACKED ONTO PUBLIC ROADS OR THE EXISTING PARKING LOT SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
4. ALL DISTURBED GROUND OR SOIL STORAGE PILES THAT ARE LEFT INACTIVE FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED BY SEEDING, MULCHING OR COVERING.

**PROPOSED EROSION CONTROL LEGEND**

- = PROPOSED SEDIMENT LOG DITCH CHECK
- = INLET PROTECTION

**PROPOSED IMPROVEMENT LEGEND**

- = PROPOSED ELEVATION
- BENCHMARK**  
BM = CORNER OF CONCRETE ELEV. 776.19

800-842-8774  
www.1call2build.com  
Appleton, WI  
Bismarck, ND  
Rapid City, SD



DRAINAGE - GRADING - EROSION CONTROL PLAN  
**FASTSIGNS ADDITION**  
135 S Casaloma Dr, Appleton, WI 54914

Date	Mark	Construction Bulletin	Comment

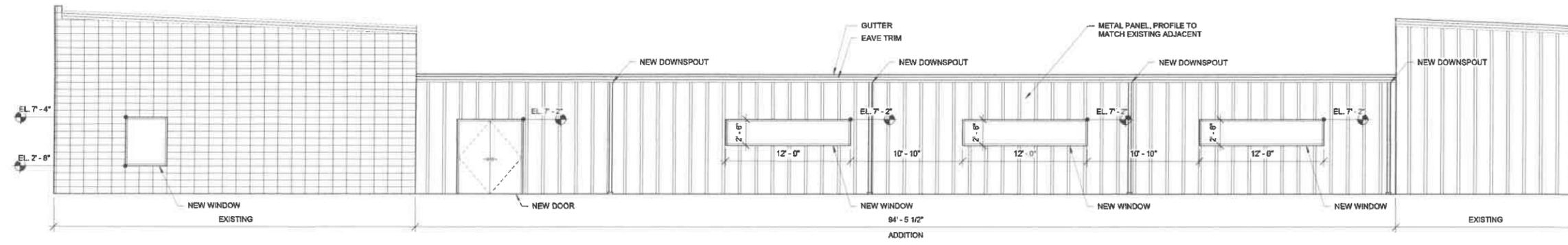
Project #: 0282004.01  
Designer: BRS  
Issued for Bid: .  
Issued for Permit: .  
Issued for Construction: .

**C103**

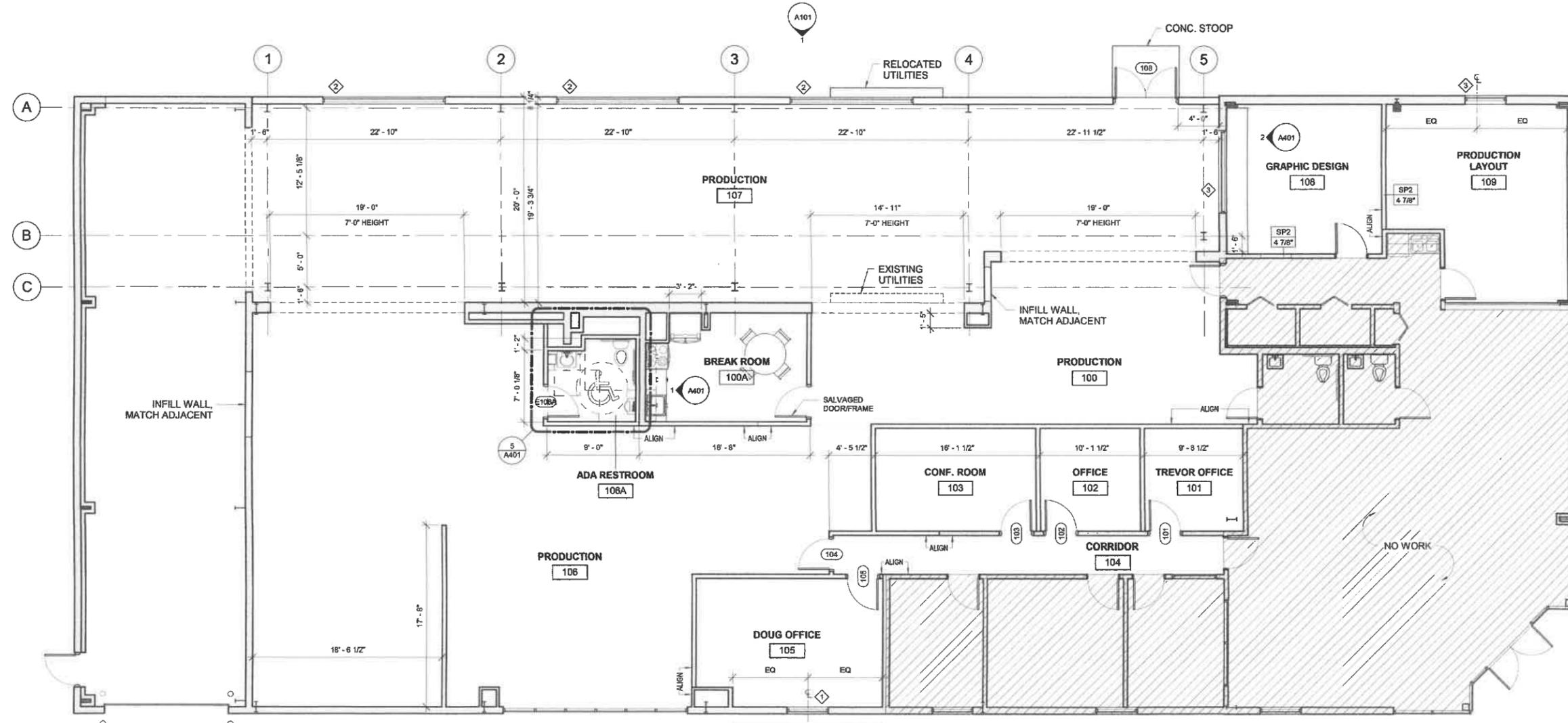
DRAINAGE/EROSION

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 19-4603





1 WEST ELEVATION  
3/16" = 1'-0"  
0 2'-6" 5'-4" 10'-8"



NOTE: NEW WINDOWS TO MATCH ADJACENT EXISTING

4 FIRST FLOOR PLAN  
3/16" = 1'-0"  
0 2'-6" 5'-4" 10'-8"

P:\0282\FastSigns\028206 Casaloma Addn Phase 2\Arch\REV\1201190418\_028206\_FastSigns Casaloma Addn Phase 2.rvt

800-642-6774  
www.1call2build.com  
Appleton, WI  
Bismarck, ND  
Rapid City, SD



**FASTSIGNS ADDITION**  
135 S Casaloma Dr, Appleton, WI 54914

Date	Mark	Addendum Revisions	Comment

Project #: 0282004.01  
Designer: BRS  
Issued for Bid: ---  
Issued for Permit: ---

**PRELIMINARY**  
NOT FOR CONSTRUCTION

7/8/2019 12:24:57 PM  
**A101**  
FIRST FLOOR PLAN

**Town of Grand Chute  
Site Plan Amendment Review  
Bulletproof Real Estate Group LLC, dba Benshot, LLC**

---

**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: July 31, 2019**

**Address: 415 N. Perkins Street**

**App. #: SPA1-00-73**

---

**REQUEST**

- 1. **Proposed Use(s):** Commercial use.
- 2. **Project Description:** Driveway modifications and associated site improvements.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

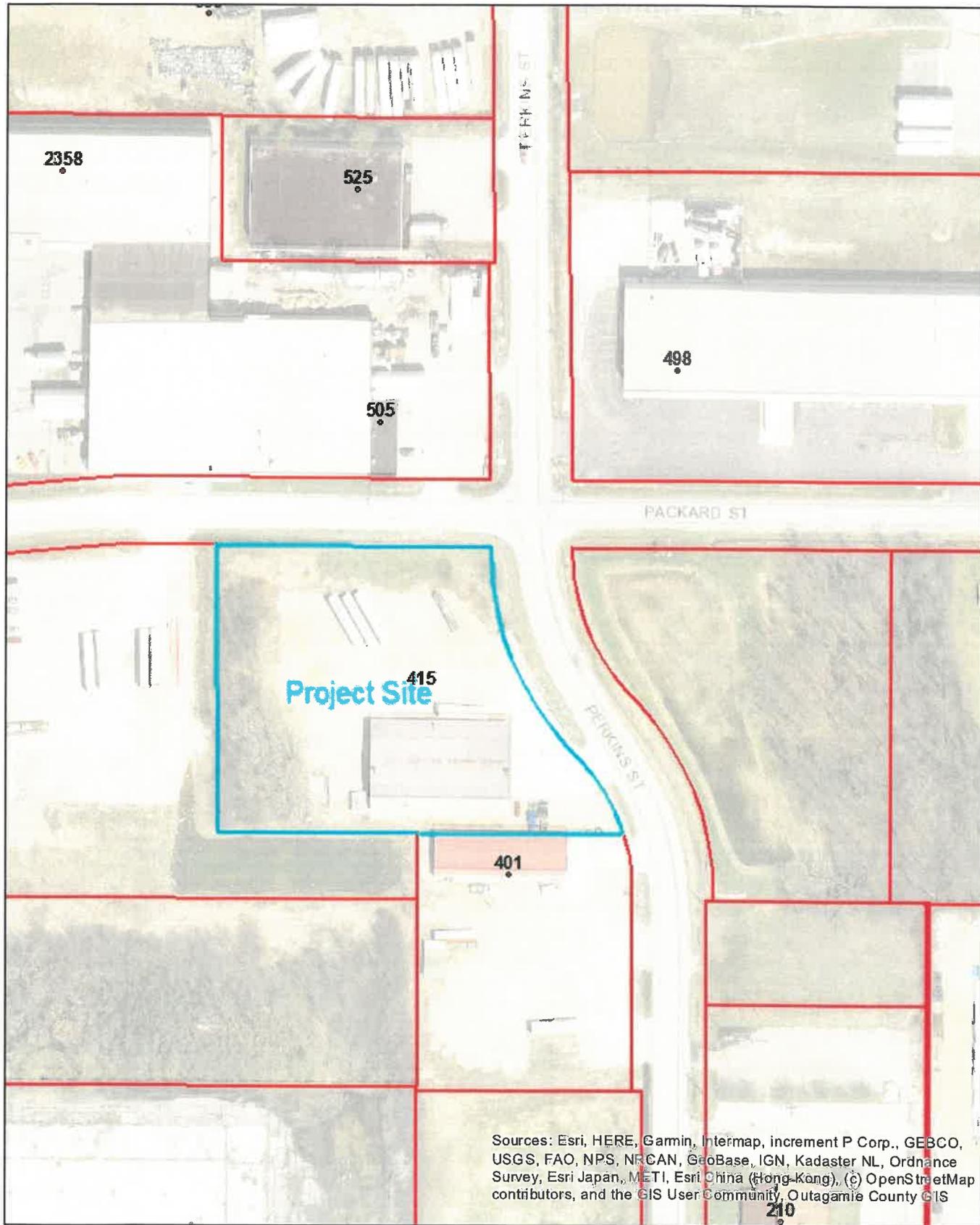
This property is located on the southwest corner of W. Packard Street and N. Perkins Street. The applicant proposes to relocate the existing driveway on N. Perkins Street to the north. A new driveway is proposed on W. Packard Street. Gravel areas on the north side of the site will be paved as part of this project. The north and east elevations of the existing building will be refaced with architectural metal panels and a brick wainscot on portions of the building. The building interior will be renovated to accommodate the new business.

The project will not create additional impervious area. The Drainage and Erosion Control Plans are under review and staff approval is a condition of Site Plan approval. All other code requirements are met with this request.

**RECOMMENDATION**

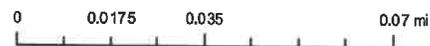
**Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-73) requested by Bulletproof Real Estate Group LLC, dba Benshot, LLC, 415 N. Perkins Street, for driveway modifications and associated site improvements, subject to staff approval of the Drainage and Erosion Control Plans.**

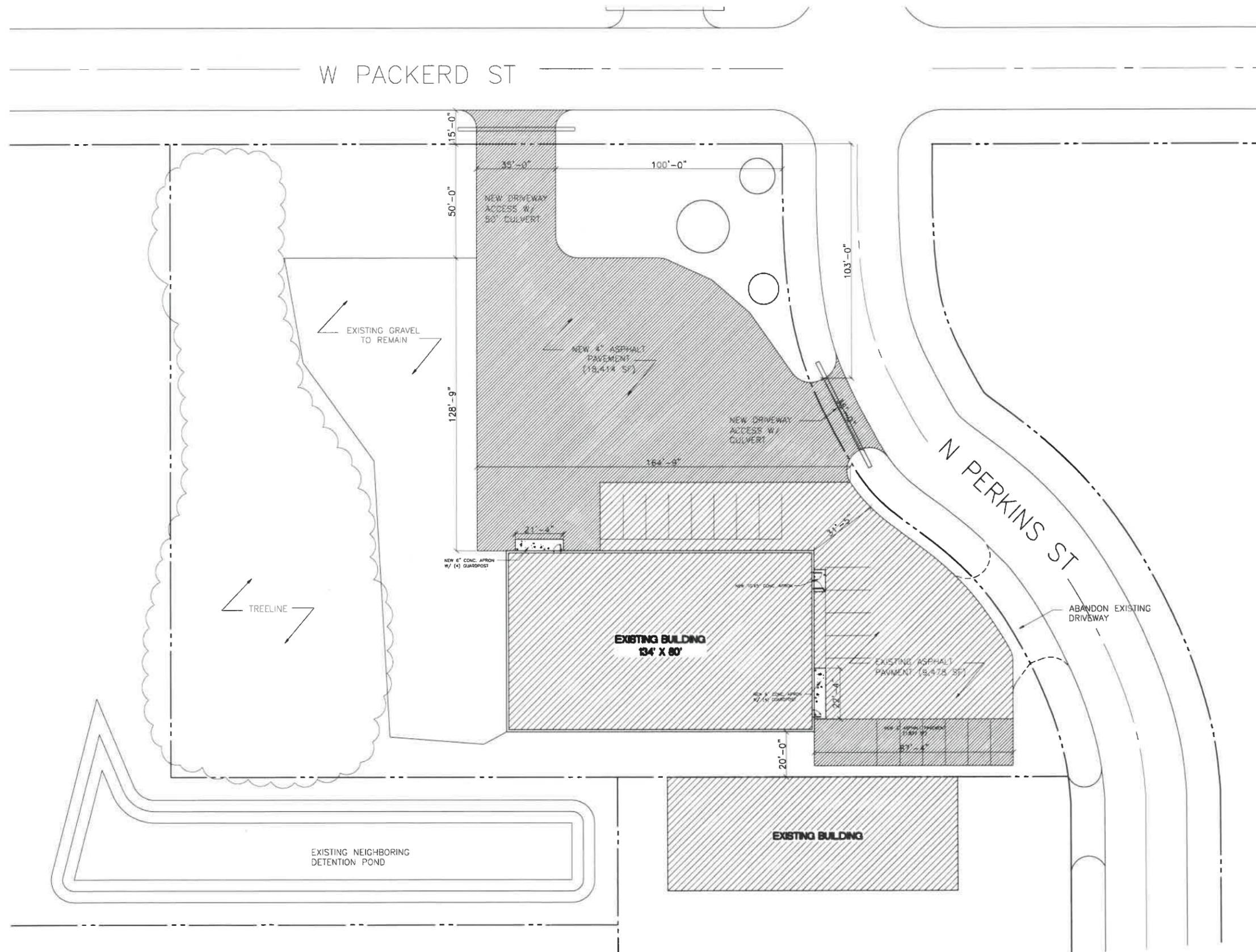
# SPA1-00-73 -- 415 N. Perkins Street



**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:  
Copyright:





W PACKERD ST

N PERKINS ST

EXISTING BUILDING  
134' X 80'

EXISTING BUILDING

NEW DRIVEWAY  
ACCESS W/  
30" CULVERT

NEW 4" ASPHALT  
PAVEMENT  
(18,414 SF)

NEW DRIVEWAY  
ACCESS W/  
CULVERT

EXISTING ASPHALT  
PAVEMENT (8,475 SF)

ABANDON EXISTING  
DRIVEWAY

EXISTING GRAVEL  
TO REMAIN

TREELINE

EXISTING NEIGHBORING  
DETENTION POND



SITE PLAN

SCALE: 1" = 20'-0"

WEBS Design Drive, Unit A  
Greenfield, WI 54942  
Phone: 608-994-5854  
Fax: 608-994-5854  
Toll Free: 800-261-1854  
www.midwest-prop.com  
paul@midwest-prop.com  
tray@midwest-prop.com



PROPOSED BUILDING FOR:  
**Bulletproof Real Estate Group LLC**  
415 N. Perkins St. Wisconsin  
Grand Chute

Revision:	Date:	Issue:

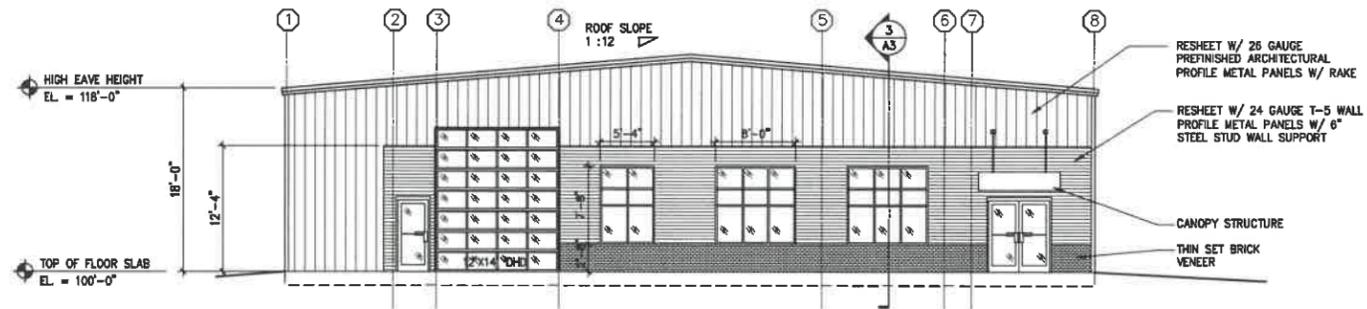
Project Number: 201903

Issue Date: 6-17-19

Drawn By: PCG

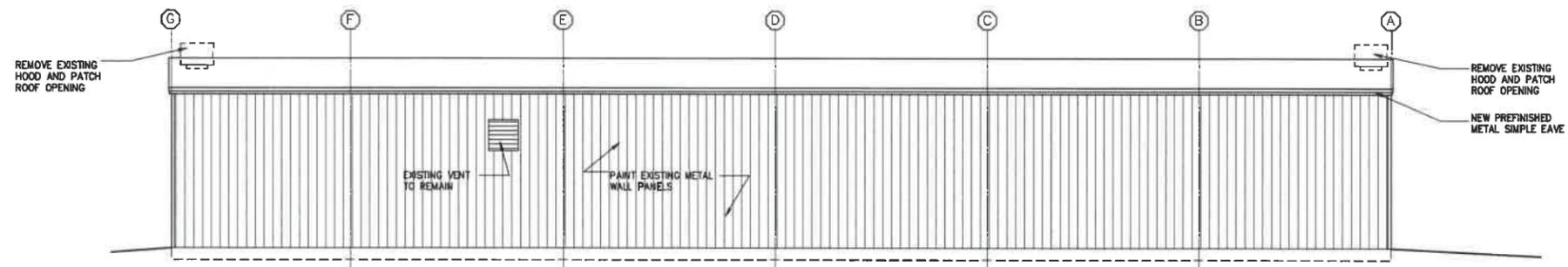
SP Issue # 1

Site Plan



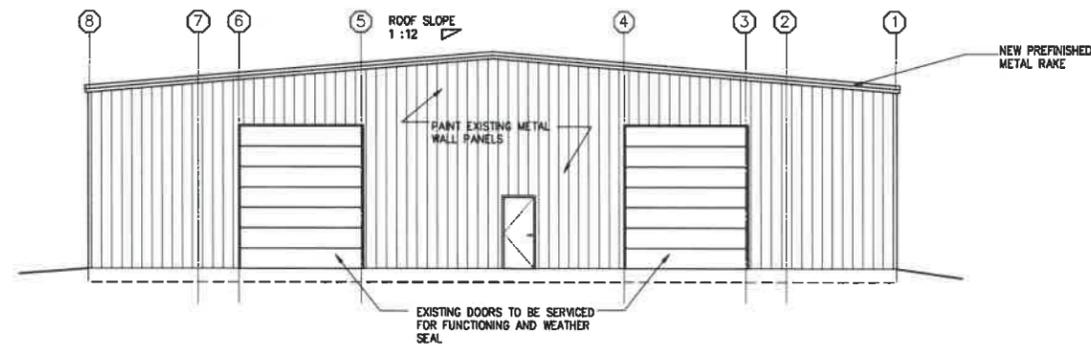
EAST ELEVATION

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



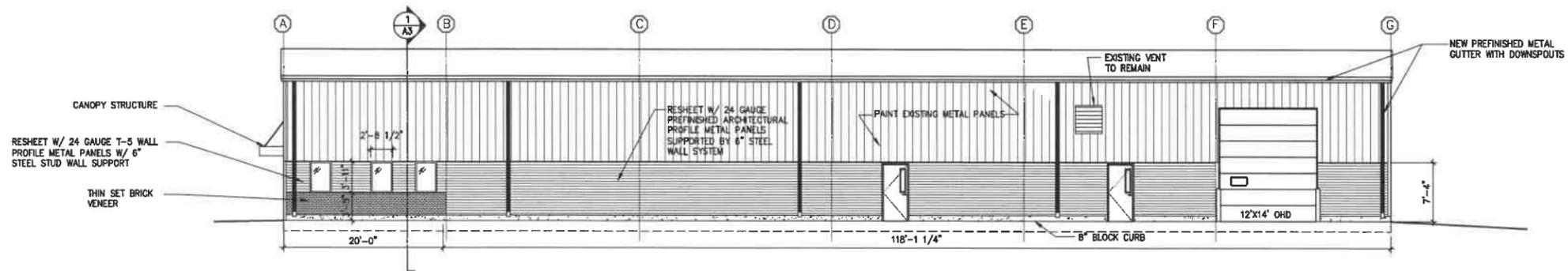
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

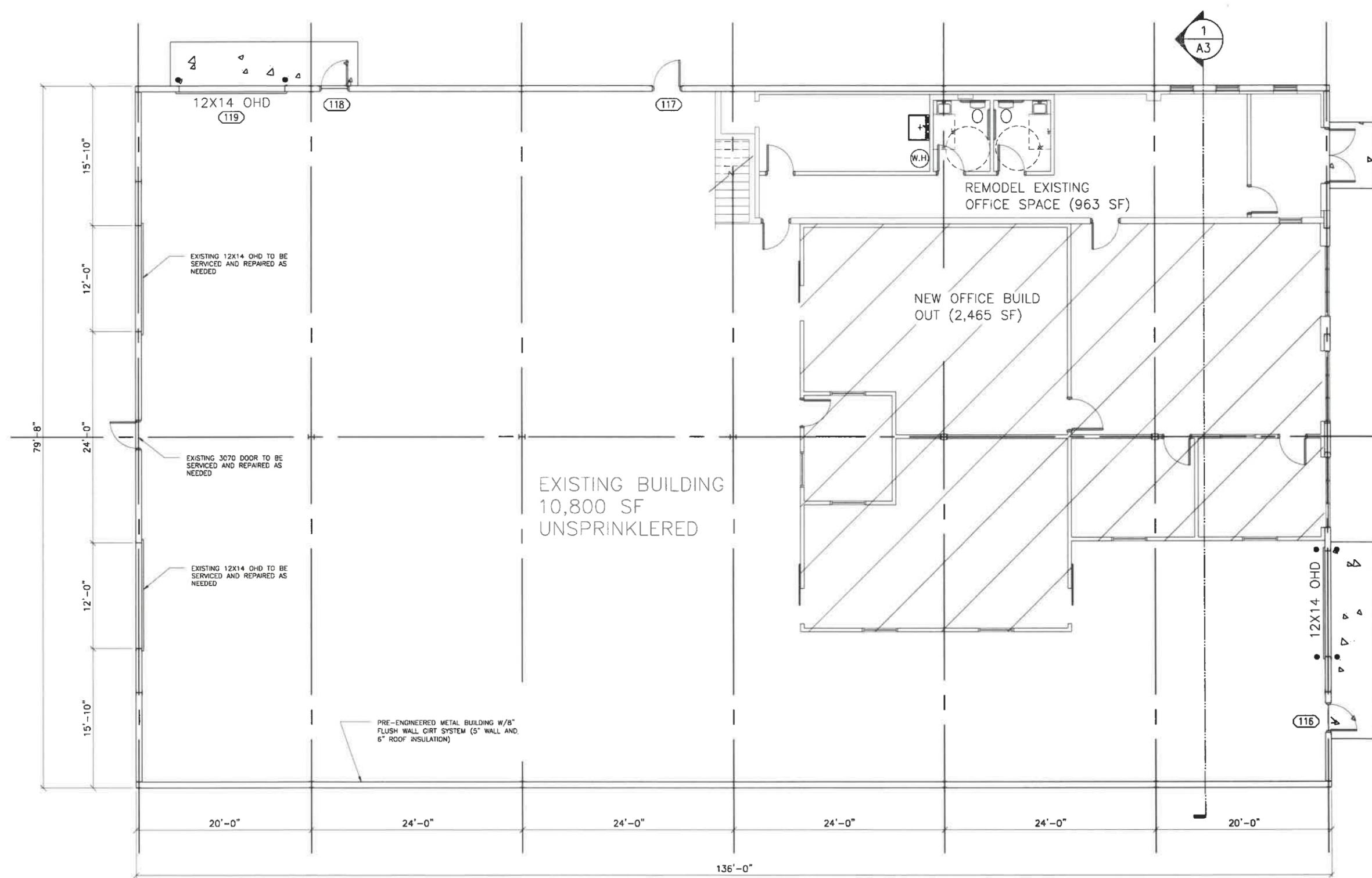
Midwest Design Drive, Unit A  
Greenfield, WI 53642  
Tel: 920-882-4554  
Fax: 920-882-4559  
www.midwest-prop.com  
paul@midwest-prop.com  
top@midwest-prop.com



PROPOSED BUILDING FOR:  
**Bulletproof Real Estate Group LLC**

415 N. Perkins St. Grand Chute Wisconsin

Revision:	•••••
Date:	•••••
Issue:	•••••
Project Number:	201903
Issue Date:	6-17-19
Drawn By:	PCG
<b>A2</b>	Issue # 1
Elevations	



MASTER FLOOR PLAN

SCALE 1/16" = 1'-0"

W4483 Design Drive, Unit A  
Greenfield, WI 53422  
Phone: 262-954-5554  
Toll Free: 800-261-5554  
Fax: 262-954-8859  
www.midwest-prop.com  
paul@midwest-prop.com  
troy@midwest-prop.com



PROPOSED BUILDING FOR:  
**Bulletproof Real Estate Group LLC**  
415 N. Perkins St. Grand Chute Wisconsin

Revision	Date	Issue

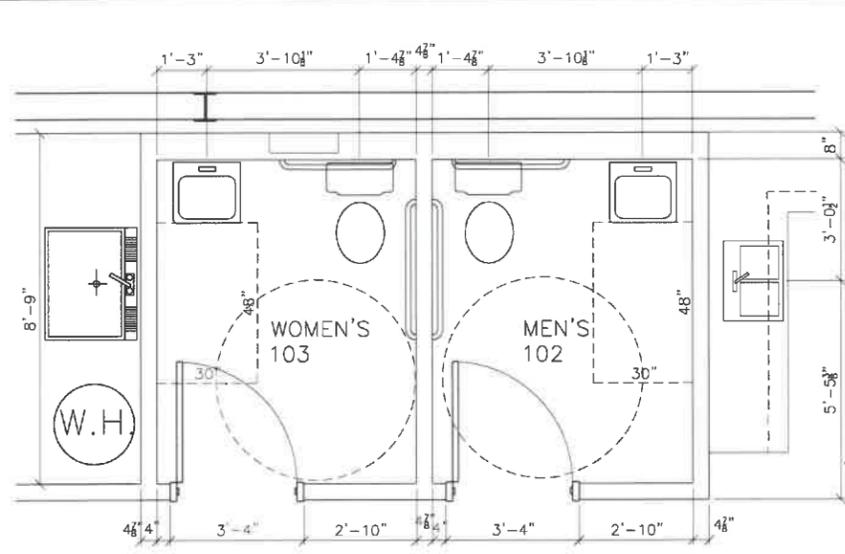
Project Number: 201903

Issue Date: 6-17-19

Drawn By: PCG

**A1** Issue # 1

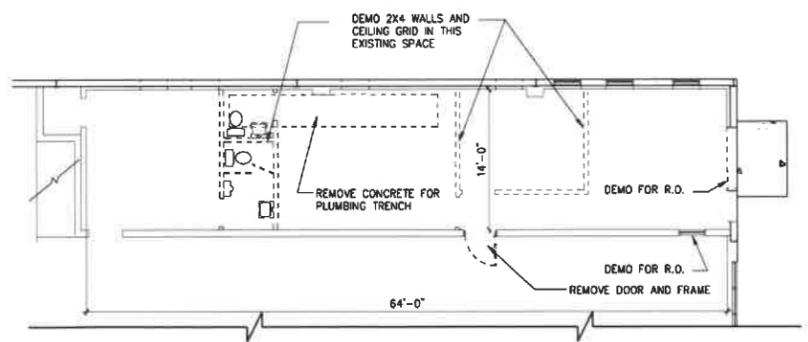
Master Floor Plan



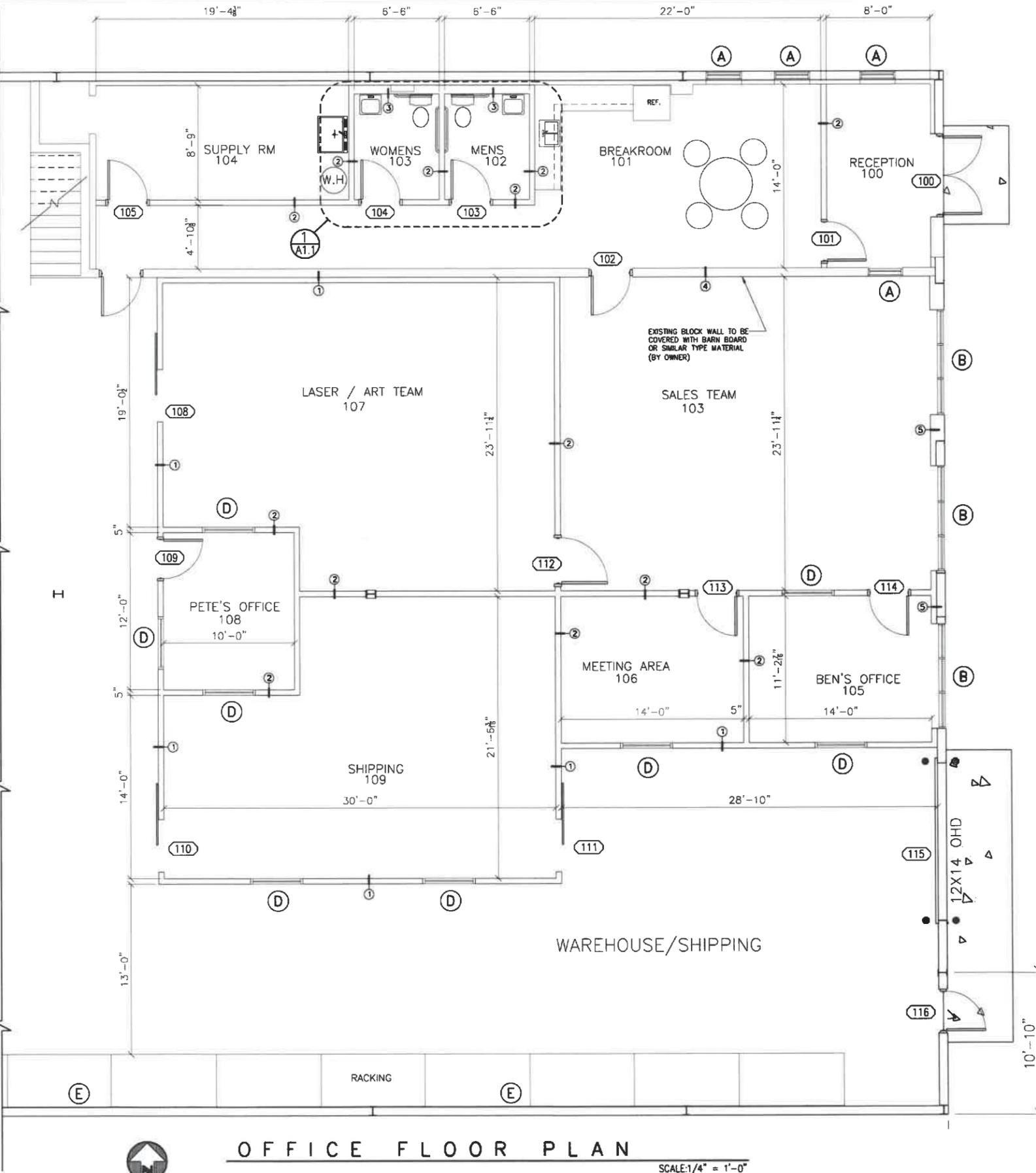
**1 RESTROOM PLAN** SCALE: 1/2" = 1'-0"

**ALL DIMENSIONS ARE FINISH DIMENSIONS**

- WALL TYPE**
- \* ALL INTERIOR OFFICE WALLS SHALL BE FINISHED FOR PAINT, TAPED, MUDDED AND TEXTURED ABOVE CEILING HEIGHT. ALL WALLS TO BE INSULATED FULL HEIGHT AND DEPTH W/ SOUND BATT.
  - 1. INTERIOR WALL SHALL BE FRAMED FULL HEIGHT WITH 6" GAUGE STEEL STUDS @ 16" O.C. AND COVERED WITH 5/8" DRYWALL BOTH SIDES OF STUD.
  - 2. INTERIOR WALLS SHALL BE FRAMED 12'-0" HIGH WITH 3 5/8" 20 GA STEEL STUDS @ 16" O.C. AND COVERED WITH 5/8" DRYWALL BOTH SIDES OF STUD.
  - 3. INTERIOR WALLS SHALL BE FRAMED 12'-0" HIGH WITH 6" 20 GA STEEL STUDS @ 16" O.C. AND COVERED WITH 5/8" DRYWALL ONE SIDE OF STUD.
  - 4. INTERIOR 6" 20 GAUGE @ 16" O.C. FROM TOP OF MEZZANINE TO THE DECK AND COVERED W/ 5/8" DRYWALL BOTH SIDES OF STUD.
  - 5. INTERIOR WALLS SHALL BE FRAMED 12'-0" HIGH W/ 3 5/8" STEEL STUDS @ 16" O.C. AND COVERED W/ 5/8" DRYWALL ONE SIDE ONLY.



**DEMO PLAN** SCALE: 1/8" = 1'-0"



**OFFICE FLOOR PLAN** SCALE: 1/4" = 1'-0"

WEA&S Design Group, Unit A  
 Phone: 800.964.5554  
 Toll Free: 800.261.5554  
 Fax: 920.882.4939  
 www.westdesign.com  
 info@westdesign.com  
 1001 W. Main Street, Suite 100  
 Troy, MI 48064



PROPOSED BUILDING FOR:  
**Bulletproof Real Estate Group LLC**  
 415 N. Perkins St. Grand Chute, Wisconsin

Revision:	Date:	Issue:

Project Number: 201903  
 Issue Date: 6-17-19  
 Drawn By: PCG  
**A1.1** Issue # 1  
 Office Floor Plan



**Town of Grand Chute  
Site Plan Amendment Review  
Brandt Hospitality Group, Inc., dba Fairfield Inn & Suites**

---

**To: Plan Commission**

**From: Michael Patza, Town Planner**

**Date: July 31, 2019**

**Address: 130 S. Nicolet Road**

**App. #: SPA1-13-18**

---

**REQUEST**

- 1. Proposed Use(s):** Hotel use.
- 2. Project Description:** Installation of a monument sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**ANALYSIS**

Applicant seeks approval to install a monument sign for the new hotel. The sign will be 42 sq. ft. in size and 8' in height. The sign will be located to the northwest of the hotel building, along the private drive that provides access from S. Nicolet Road. All other code requirements are met with this request.

**RECOMMENDATION**

Staff has reviewed and supports Plan Commission approval of the Site Plan (SPA1-13-18) requested by Brandt Hospitality Group, Inc., dba Fairfield Inn & Suites, 130 S. Nicolet Road, for installation of a monument sign.

# SPA1-13-18 -- 130 S. Nicolet Road



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

**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:  
Copyright:



5

MONUMENT SIGN

42<sup>Ø</sup>



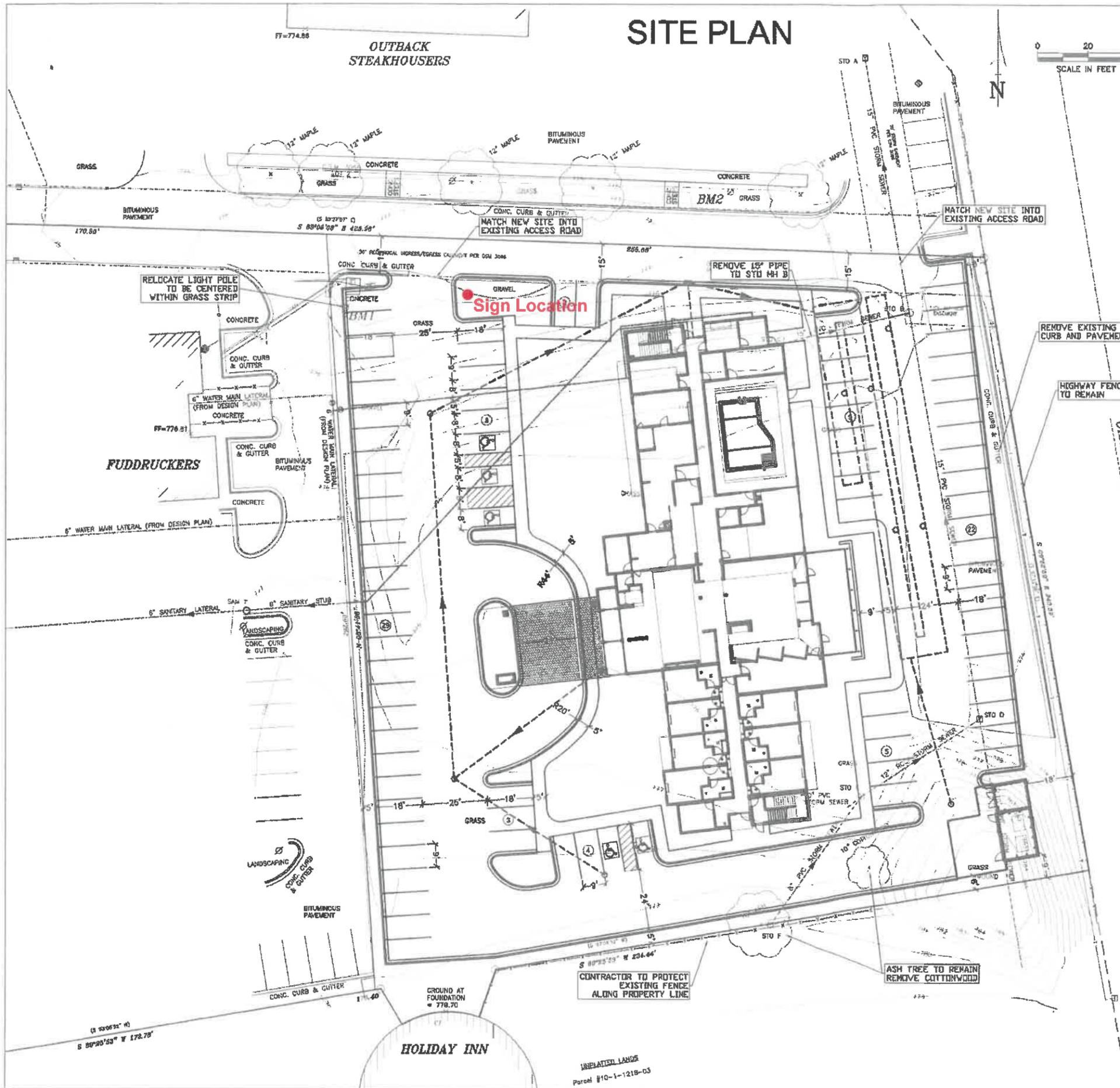
GRAPHIC DETAIL  
SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

**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>FAIRFIELD INN &amp; SUITES</b>	Date: <b>10/03/18</b>	Prepared By: <b>IDV</b>	<small>Note: Color output 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>165961 - R3 - APPLETON, WI</b>	Eng: -			

# SITE PLAN



### APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE  
(WITH WISCONSIN AMENDMENTS)  
ASHIRE STANDARD 90.1-2007

### ZONING DATA

CURRENT ZONING DISTRICT:  
PLANNED COMMERCIAL DISTRICT (CP)

### BUILDING SETBACKS

MINIMUM FRONT YARD SETBACK: 35 FEET  
MINIMUM SIDE YARD SETBACK: 10 FEET  
MINIMUM REAR YARD SETBACK: 25 FEET

### PARKING CALCULATIONS

REQUIREMENTS OF CODE 535-49

USE TYPE: HOTEL SPACES REQUIRED: 1 PER ROOM OR SUITE

PROPOSED ROOMS: 82 ROOMS PROPOSED SPACES: 82 PARKING STALLS

### LANDSCAPING REQUIREMENTS

REQUIREMENTS OF CODE 535-37

### SITE DATA

LOT AREA = 71,844 SF (1.645 AC)

LOT PROJECT AREA

EXIST OPEN SPACE = 58,587 SF (1.345 AC)  
EXIST IMPERVIOUS AREA = 13,057 SF (0.300 AC)  
EXIST IMPERVIOUS PERCENTAGE = 18.22%

PROP IMPERVIOUS PVMT = 40,415 SF (0.928 AC)  
PROP ROOFTOP = 15,166 SF (0.348 AC)  
PROP OPEN SPACE = 16,063 SF (0.369 AC)  
PROP IMPERVIOUS PERCENTAGE = 77.58%

### SITE/PROJECT INFORMATION

PROPERTY ADDRESS:  
130 SOUTH NICOLET ROAD  
APPLETON, WI 54913  
PARCEL NUMBER: 101121807

### APPLICANT:

BRANDT HOSPITALITY GROUP  
ATTN: JARED SCHILLINGER  
2640 47th STREET  
FARGO, ND 58104  
(701) 551-8906  
(701) 630-1155 Cell  
jared.schillinger@brandthg.com

### ENGINEER:

MARTENSON & EISELE, INC.  
ATTN: JACK RICHESON, P.E.  
1377 MIDWAY ROAD  
MENASHA, WI 54952  
jack@martenson-eisele.com  
PHONE: 920-731-0381

### PROJECT ARCHITECT:

BRANDT HOSPITALITY GROUP  
ATTN: Matt Kalbus, AIA, NCARB  
2640 47th Street  
Fargo, ND 58104  
(701) 551-8911  
matt.kalbus@brandthg.com

### BUILDING SIZE

PROPOSED BUILDING: 48,730 SF

SITE PLAN NOTES			
1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF GRAND CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.		
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.		
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.		
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.		
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.		
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D., LATEST VERSION.		
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.		
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.		
SITE PLAN LEGEND			
	EXISTING CONTOUR	X (000.00)	PROP F/L ELEVATION
	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE		PROPOSED FIRST FLOOR ELEVATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE
TOPOGRAPHIC LEGEND			
	1" x 10" IRON PIPE SET		OVERHEAD POWER LINES
	1-1/2" x 30" IRON SET		UNDERGROUND ELECTRIC
	CHECKED 7" SET		UNDERGROUND TELEPHONE
	3/4" IRON PIPE FOUND		UNDERGROUND FIBER OPTIC
	1" IRON PIPE FOUND		UNDERGROUND GAS
	1-1/2" IRON PIPE FOUND		UNDERGROUND CABLE TV
	2" IRON PIPE FOUND		UNDERGROUND WATER
	CHECKED 2" FOUND		DIST. FENCE LINE
	GOVERNMENT CORNER		SPOT
	RECORDED AS		POWER POLE
	CONFORMING TREE		SPY
	NONCONFORMING TREE		LIGHT POLE
	DECEASED TREE		TELEPHONE PEDestal
	DECEASED TRUNK		ELECTRIC PEDestal
	DECEASED LIMB		CABLE PEDestal
	WETLANDS		EXIST. HYDRANT
	SOIL MOUND		WATER VALVE
			WATER STOP BOX
			DIS. VALVE
			DIS. STORM MANHOLE
			STORM INLET
			YARD DRAIN
			EXIST. SANITARY MANHOLE
			EXIST. SAN. SEWER
			EXIST. STD. SEWER
			EXIST. WATER MAIN
			EXIST. SPOT ELEVATION
			CONTINUED BY ELEVATION
			EXIST. TOP OF CURB ELEV.
			EXIST. FLOOR LINE ELEV.
			TOPSOIL DEPTH
			INSTALLATION SOIL BORING

**Martenson & Eisele, Inc.**  
1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

DATE	NO.	DATE	NO.	DATE	NO.
6/16/2018	1				
6/20/2018	2				

**SITE PLAN**  
**FAIRFIELD INN**  
TOWN OF GRAND CHUTE, OUTAGAMIE, WISCONSIN

SCALE: BAR SCALE  
DATE: 05-03-2018  
COMPUTER FILE: 1-1094-001da.dwg

DRAWING NO. C1.1

**Town of Grand Chute  
Affidavit of Correction to Subdivision Plat  
Steven J. and Denise A. Zahringer**

---

**To: Plan Commission**  
**From: Michael Patza**  
**Date: July 31, 2019**  
**Address: Lot 10 – 4824 N. Indigo Lane**

---

**REQUEST**

Applicant requests approval of the Affidavit of Correction to the Plat of Edgewood Acres, releasing easement rights on a Pedestrian Path/Drainage & Utility Easement located on the east 10 feet of Lot 10.

**ANALYSIS**

When the initial Plat of Edgewood Acres was approved, it provided a 20 foot Pedestrian Path/Drainage & Utility Easement at its east boundary. The east 10 feet of Lot 10 is included in the easement area. Subsequently, the Plat of Edgewood Acres Condominium South established a 20 foot Pedestrian Path/Drainage & Utility Easement to the east of Lot 10. The result was a redundant easement that was not necessary. Consequently, staff has confirmed that the 10 feet of easement located on Lot 10 is not required for drainage, utilities, or the pedestrian trail, and can be released.

**RECOMMENDATION**

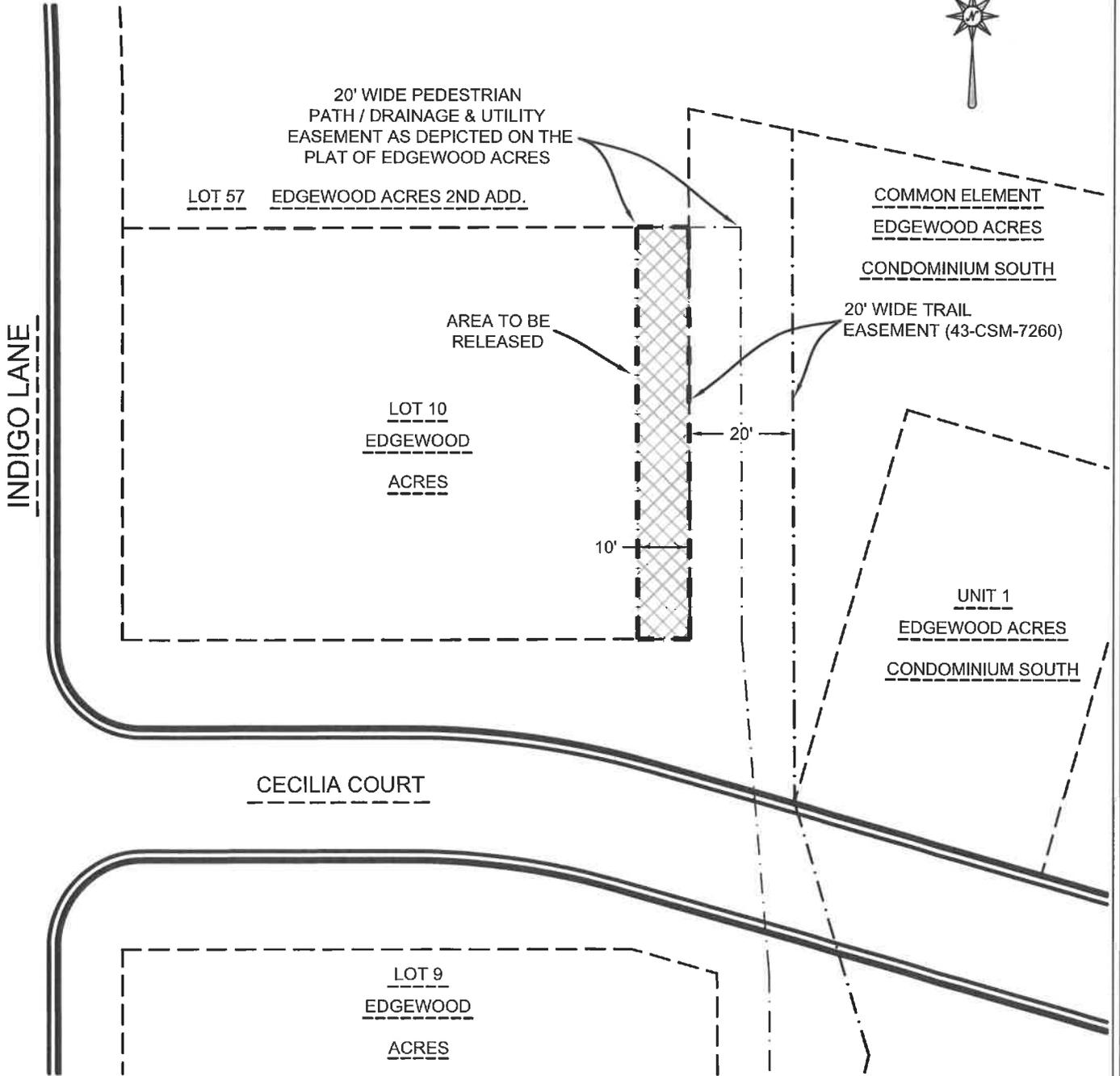
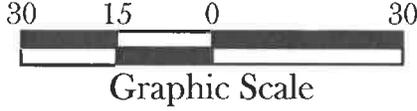
**Staff has reviewed and supports a Plan Commission recommendation for approval of the Affidavit of Correction to the Plat of Edgewood Acres, releasing easement rights on a Pedestrian Path/Drainage & Utility Easement located on the east 10 feet of Lot 10 (4824 N. Indigo Lane).**



EXHIBIT "A"

EASEMENT RELEASE EXHIBIT

A PORTION OF THE 20 FOOT WIDE PEDESTRIAN PATH AND DRAINAGE AND UTILITY EASEMENT AS RECORDED ON THE PLAT OF EDGEWOOD ACRES, RECORDED IN CABINET L IN PAGES 55-59 (DOCUMENT #1998650), OUTAGAMIE COUNTY RECORDS, BEING THE EAST TEN FEET OF LOT 10 OF SAID PLAT, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN



**MACHIV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI  
54313 PH:920-569-5785; Fax: 920-569-5767  
www.mach-iv.com

CLIENT: DENISE ZHRINGER

DRAFTED BY: RJO

TAX PARCEL NO.: 102533600

SCALE:

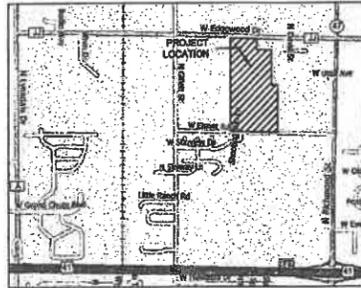
1"=30'

SHEET: 1 OF 1

PROJECT NO. 0003-29-19

DRAWING NO.

**SITE MAP  
SECTION 10, T21N-R17E**



# Edgewood Acres

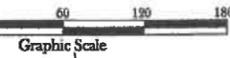
All of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 10, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin.

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

Certified June 24<sup>th</sup>, 2013

*Rene M. Dorn*  
Department of Administration

SEE SHEET 2

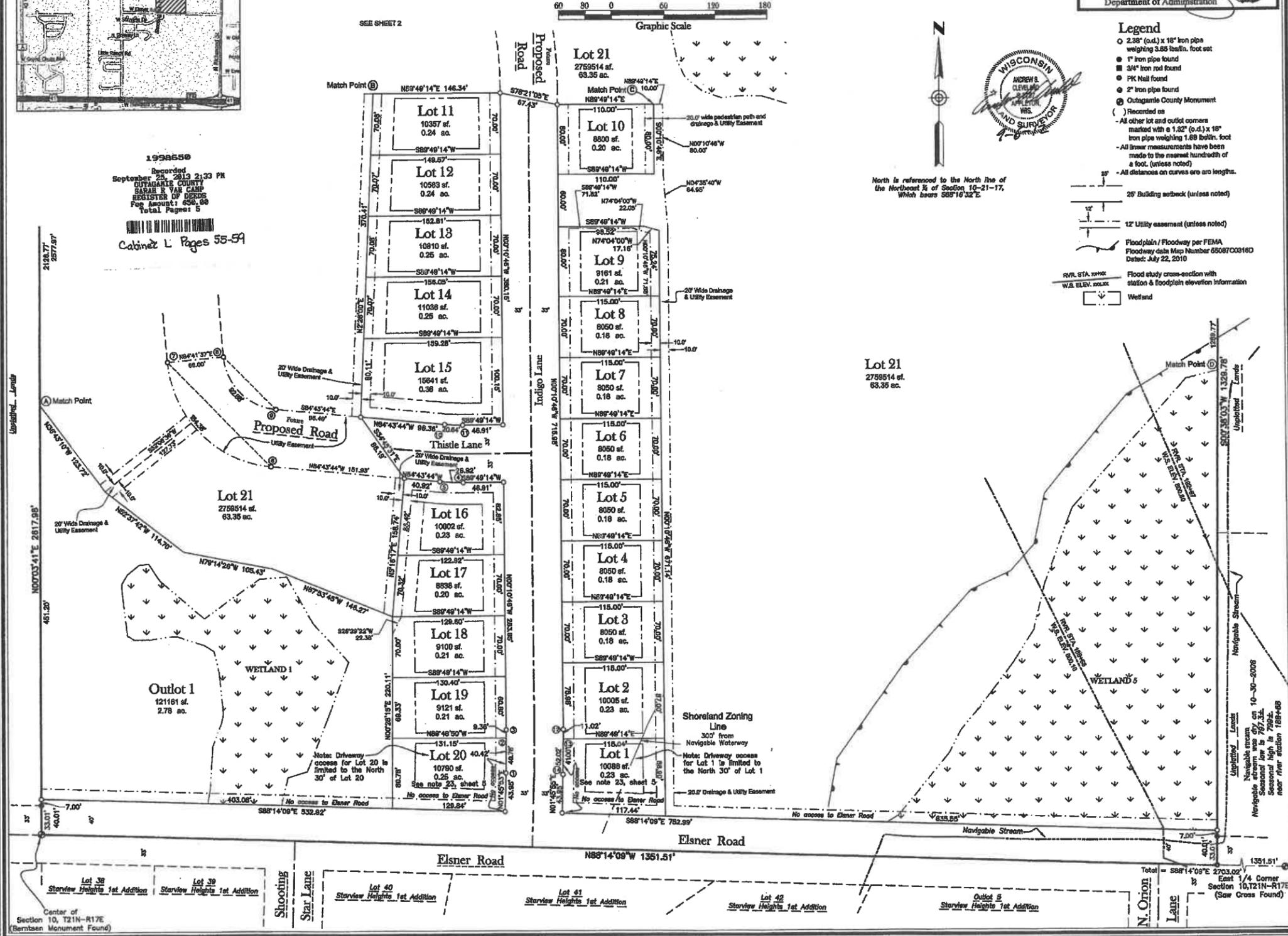


North is referenced to the North line of the Northeast 1/4 of Section 10-21-17, which bears S88°16'32"E.

**Legend**

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot cast
- 1" iron pipe found
- 3/4" iron rod found
- PK Nail found
- 2" iron pipe found
- Outagamie County Monument
- ( ) Recorded as
- All other lot and culvert corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot
- All linear measurements have been made to the nearest hundredth of a foot, (unless noted)
- All distances on curves are arc lengths.
- 25' Building setback (unless noted)
- 12' Utility easement (unless noted)
- Floodplain / Floodway per FEMA Floodway data Map Number 55087C0016D Dated: July 22, 2010
- Flood study cross-section with station & floodplain elevation information
- Wetland

1998550  
Recorded  
September 25, 2013 2:33 PM  
OUTAGAMIE COUNTY  
SARAH F. VAN CAMP  
REGISTER OF DEEDS  
Fee Amount: 656.88  
Total Pages: 5  
Cabinet L Pages 55-59



GCW INVESTMENTS LLC  
**EDGEWOOD ACRES**  
FINAL PLAT  
Tax Parcel Number: 10-10-886-00/10-10-888-00

NO.	REVISION DESCRIPTION
1	

DATE: 4-19-2013  
DRAFTED BY: B.J.L.  
CHECKED BY: ASC  
PROJECT# 0003-02-07  
SCALE: 1" = 60'  
SHEET NUMBER  
**1 OF 5**  
DRAWING NUMBER  
**739**

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

# EDGEWOOD ACRES CONDOMINIUM SOUTH

ALL OF LOT 1 OF CERTIFIED SURVEY MAP # 7260, OUTAGAMIE COUNTY RECORDS, BEING PART OF LOT 21 OF THE RECORDED PLAT OF EDGEWOOD ACRES, RECORDED IN CABINET L, PAGES 55-59 (DOC #1998850), 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.

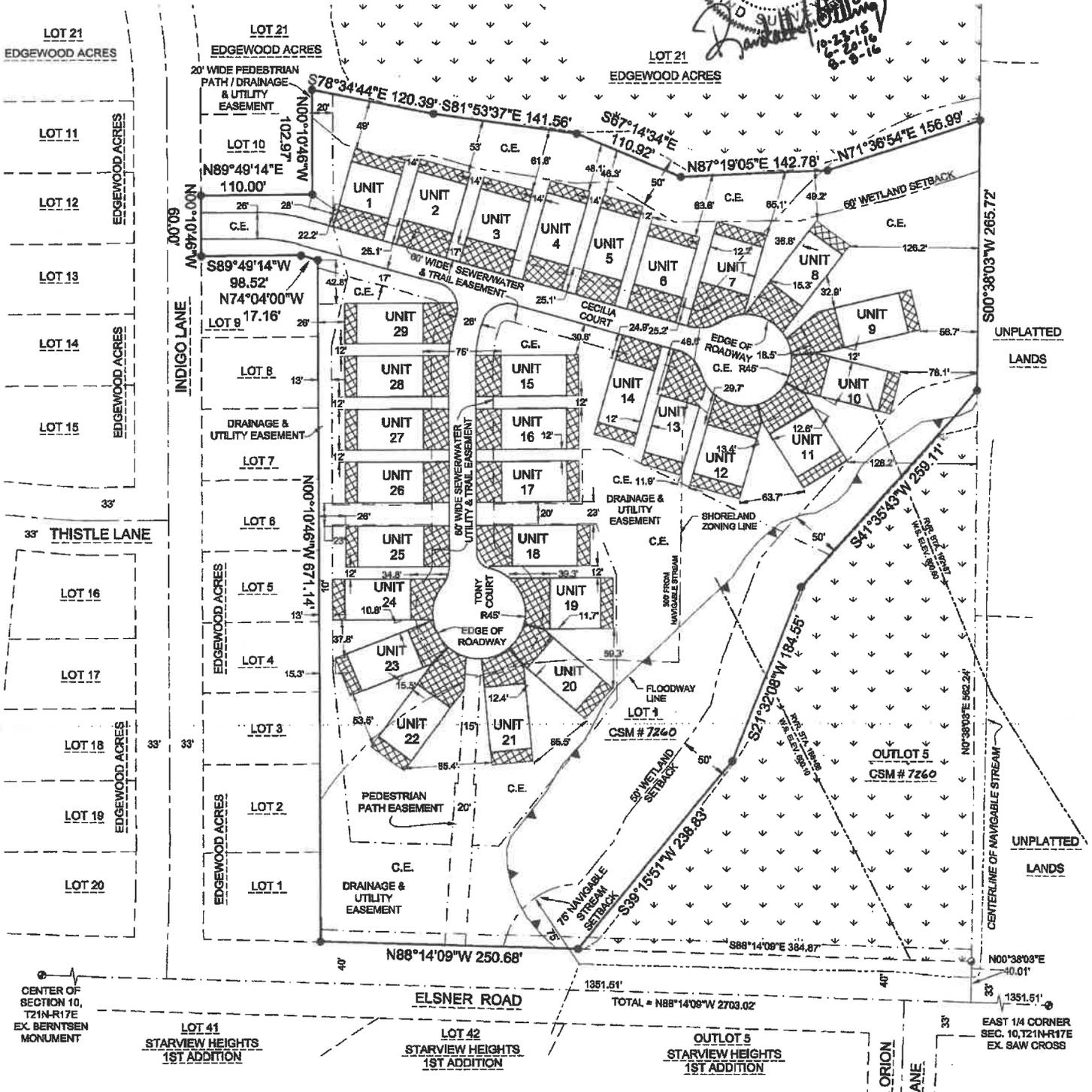


DECLARANT:  
GCW INVESTMENTS, LLC  
2170 VELP AVENUE, SUITE 106  
GREEN BAY, WI 54303



NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, T21N-R17E, WHICH BEARS N88°14'08"W.

THIS MAP IS BASED ON THE OUTAGAMIE COUNTY COORDINATE SYSTEM



CENTER OF SECTION 10, T21N-R17E EX. BERTSEN MONUMENT

LOT 41 STARVIEW HEIGHTS 1ST ADDITION

LOT 42 STARVIEW HEIGHTS 1ST ADDITION

OUTLOT 5 STARVIEW HEIGHTS 1ST ADDITION

EAST 1/4 CORNER SEC. 10, T21N-R17E EX. SAW CROSS