



PLAN COMMISSION AGENDA

Tuesday, September 1, 2020 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

****VIRTUAL MEETING PARTICIPATION OPTIONS****

Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=m97ee0d5a3c80813cd8b499a8e4907f9b>

Access Code: 620-057-177

Meeting Password: 1900

Telephone Access:

Dial: (408) 418-9388

Access Code: 620-057-177

Meeting Password: 1900

1. Roll Call.
2. Approval of Agenda.
3. Approval of Minutes – August 4, 2020 meeting.
4. Public Input. **No public input** will be permitted at this meeting out of a concern for fairness and safety as many attendees will be attending remotely without any meaningful ability to participate.
5. Community Development Director's Report.
6. **Neighborhood Information Meeting** – Conditional Use Permit (CUP-06-20) requested by Nathan and Laurie Abbott, 4286 N. Bountiful Lane, to allow grading and filling associated with the construction of a single-family home. **Action:** Hear testimony/close meeting.
7. **Conditional Use Permit (CUP-06-20)** – Request by Nathan and Laurie Abbott, 4286 N. Bountiful Lane, to allow grading and filling associated with the construction of a single-family home. **Action:** Recommend approval/denial of CUP-06-20. (TOWN BOARD ACTION 9/15/2020)
8. **Public Hearing #1** – Special Exception Permit (SE-12-20) requested by OMNNI Associates, a Westwood Company, 1 N. Systems Drive, for expansion and operation of a soil testing laboratory. **Action:** Hear testimony/close hearing.
9. **Special Exception Permit (SE-12-20)** – Request by OMNNI Associates, a Westwood Company, 1 N. Systems Drive, for expansion and operation of a soil testing laboratory. **Action:** Recommend approval/denial of SE-12-20. (TOWN BOARD ACTION 9/15/2020)
10. **Site Plan Amendment (SPA1-00-95)** – Request by OMNNI Associates, a Westwood Company, 1 N. Systems Drive, for construction of a building addition and associated site improvements. **Action:** Approve/deny SPA1-00-95.
11. **Public Hearing #2** – Special Exception Permit (SE-13-20) requested by Grant W. and Michelle L. Maiman, 863 E. Broadway Drive, to allow construction of a detached garage greater than 1,000 square feet in size. **Action:** Hear testimony/close hearing.
12. **Special Exception Permit (SE-13-20)** – Request by Grant W. and Michelle L. Maiman, 863 E. Broadway Drive, to allow construction of a detached garage greater than 1,000 square feet in size. **Action:** Recommend approval/denial of SE-13-20. (TOWN BOARD ACTION 9/15/2020)

13. **Certified Survey Map (CSM-12-20)** – Request by Grant W. and Michelle L. Maiman, 863 E. Broadway Drive, for approval of a lot consolidation CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-12-20. (TOWN BOARD ACTION 9/15/2020)
14. **Site Plan (SP-12-20)** – Request by Big Ring Storage, LLC, 5530 W. Neubert Road, for construction of a building addition to the existing commercial condominium and associated site improvements. **Action:** Approve/deny SP-12-20.
15. **Site Plan Amendment (SPA2-11-00)** – Request by Willow Pointe Ventures, 4791 & 4797 W. Grande Market Drive, for installation of two multi-tenant signs. **Action:** Approve/deny SPA2-11-00.
16. **Certified Survey Map (CSM-10-20)** – Request by Larry/Joyce Loos Revocable Living Trust and Andrew J. & Gina M. Griesbach, 4700 & 4720 N. Mayflower Drive, for approval of a lot consolidation CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-10-20. (TOWN BOARD ACTION 9/15/2020)
17. **Variance from Chapter 475 of the Grand Chute Municipal Code (Subdivision of Land)** – Request by Dennis U. and Gail J. Krause, 3325 W. Broadway Drive, for a variance from Ch. 475-21(H(2)) to create a lot with a depth that exceeds 2.5 times the width. **Action:** Approve/deny variance.
18. Adjournment.

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

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

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

GRAND CHUTE PLAN COMMISSION MINUTES

August 4, 2020

Members Present: Chairman Dave Schowalter, Commissioners Brad Gehring, Robert Stadel, Julie Hidde, Duane Boeckers, John Weber, Pam Crosby, Cheryl Ulrich. Members Absent: none

Also Present: James March, Town Administrator; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Brent Braun, IT Director; Michael Patza, Town Planner; Tracy Olejniczak, Administrative Assistant; other interested parties.

1. **ROLL CALL**

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

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES** – JULY 21, 2020 MEETING.

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

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

5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – Director Buckingham noted that the August 18 Plan Commission meeting is cancelled. The next regularly scheduled meeting will be held September 1st, 2020.

6. **NEIGHBORHOOD INFORMATION MEETING** – CONDITIONAL USE PERMIT (CUP-05-20) REQUESTED BY SCHMIDT BROS. CUSTOM HOMES, INC., ON BEHALF OF ART ACQUISITIONS LLC, 4265 N. DEER VALLEY COURT, TO ALLOW GRADING AND FILLING ASSOCIATED WITH THE CONSTRUCTION OF A SINGLE-FAMILY HOME.

Chairman Schowalter opened the Neighborhood Information Meeting at 6:03 p.m.

Lisa Schmidt, representing Schmidt Bros. Custom Homes, Inc., stated that the permit is requested to allow filling required for new home construction.

Director Buckingham summarized an email from Carol Lee, 2759 W. Honeysuckle Lane, She expressed concern over any impact grading and filling would have on the navigable stream adjacent to her property. She noted that the waterway had not been dredged as planned and water levels have gotten worse since the subdivision was developed. She also expressed concern should the permit change setback limits on the property.

Director Buckingham explained a written response he provided Ms. Lee, in which he explained that the permit was for routine work on the upland portion of the lot so that a home can be constructed and a yard can be final graded. The permitted work will have no impact to the navigable stream or flood fringe, and there will be no changes to required stream setbacks. He also explained that this watershed has a flat terrain and poor soils that cause water flow to be slow and sluggish. The WDNR denied the Town's permit request to dredge a downstream portion of the watershed, citing that the negative impact to nearby wetlands outweighed the benefits of improved water flow. He also noted that the Town is in the process of obtaining an engineering proposal for a comprehensive roadway capital improvement plan that will also evaluate and prioritize watershed and drainage projects.

Director Buckingham summarized an email from Trevor Thompson, Managing Partner of ART Acquisitions LLC, and developer of the Forest View Estates subdivision. Mr. Thompson stated his support for approval of the Conditional Use Permit, noting that the work with all shoreland zoning regulations of the county and all drainage requirements of the subdivision

Charles Hall, 2843 W. Honeysuckle Lane, asked for more information on the location of the lot in question and what work would be done that could negatively affect the navigable stream

Director Buckingham summarized the scope of work and the location of the lot, noting that all work would be on the upland portion of the property, with no impact to the stream.

Mr. Hall said he was satisfied and had no objection to the Conditional Use Permit request.

Motion (Stadel/Boeckers) to close Neighborhood Information Meeting #1 at 6:13 p.m. Motion carried, all voting aye.

7. **CONDITIONAL USE PERMIT (CUP-05-20)** – REQUEST BY SCHMIDT BROS., CUSTOM HOMES, INC., ON BEHALF OF ART ACQUISITIONS LLC, 4265 N. DEER VALLEY COURT, TO ALLOW GRADING AND FILLING ASSOCIATED WITH THE CONSTRUCTION OF A SINGLE-FAMILY HOME.

Motion (Boeckers/Weber) to recommend approval of the Conditional Use Permit (CUP-05-20) requested by Schmidt Bros. Custom Homes, Inc., on behalf of ART Acquisitions LLC, 4265 N. Deer Valley Court, to allow grading, filling and house construction within the Shoreland Zoning District. Motion carried, all voting aye.

8. **SPECIAL EXCEPTION AMENDMENT (SEA1-02-09)** – REQUEST BY FOX VALLEY TECHNICAL COLLEGE, 5 N. SYSTEMS DRIVE, TO ALLOW REPLACEMENT AND OPERATION OF AN ELECTRONIC MESSAGE CENTER SIGN.

Motion (Hidde/Crosby) to recommend approval of the Special Exception Amendment (SEA1-02-09) requested by Fox Valley Technical College, 5 N. Systems Drive, to allow replacement and operation of an electronic message center sign. Motion carried, all voting aye.

9. **SITE PLAN AMENDMENT (SPA1-00-09)** – REQUEST BY FOX VALLEY TECHNICAL COLLEGE, 5 N. SYSTEMS DRIVE, TO REMOVE AN EXISTING ELECTRONIC MESSAGE CENTER SIGN AND INSTALL A NEW ELECTRONIC MESSAGE CENTER SIGN.

Motion (Boeckers/Hidde) to approve the Site Plan Amendment (SPA1-00-09) requested by Fox Valley Technical College, 5 N. Systems Drive, to remove an existing electronic message center sign and install a new electronic message center sign, subject to Town Board approval of Special Exception Amendment SEA1-02-09. Motion carried, all voting aye.

10. ADJOURNMENT.

Motion (Boeckers/Crosby) to adjourn the meeting at 6:18 p.m. Motion carried, all voting aye.

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

6/7.

**Town of Grand Chute
Conditional Use Permit Application Review
Nathan and Laurie Abbott**

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: August 26, 2020

Address: 4286 N. Bountiful Lane

App. #: CUP-06-20

REQUEST

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

ANALYSIS

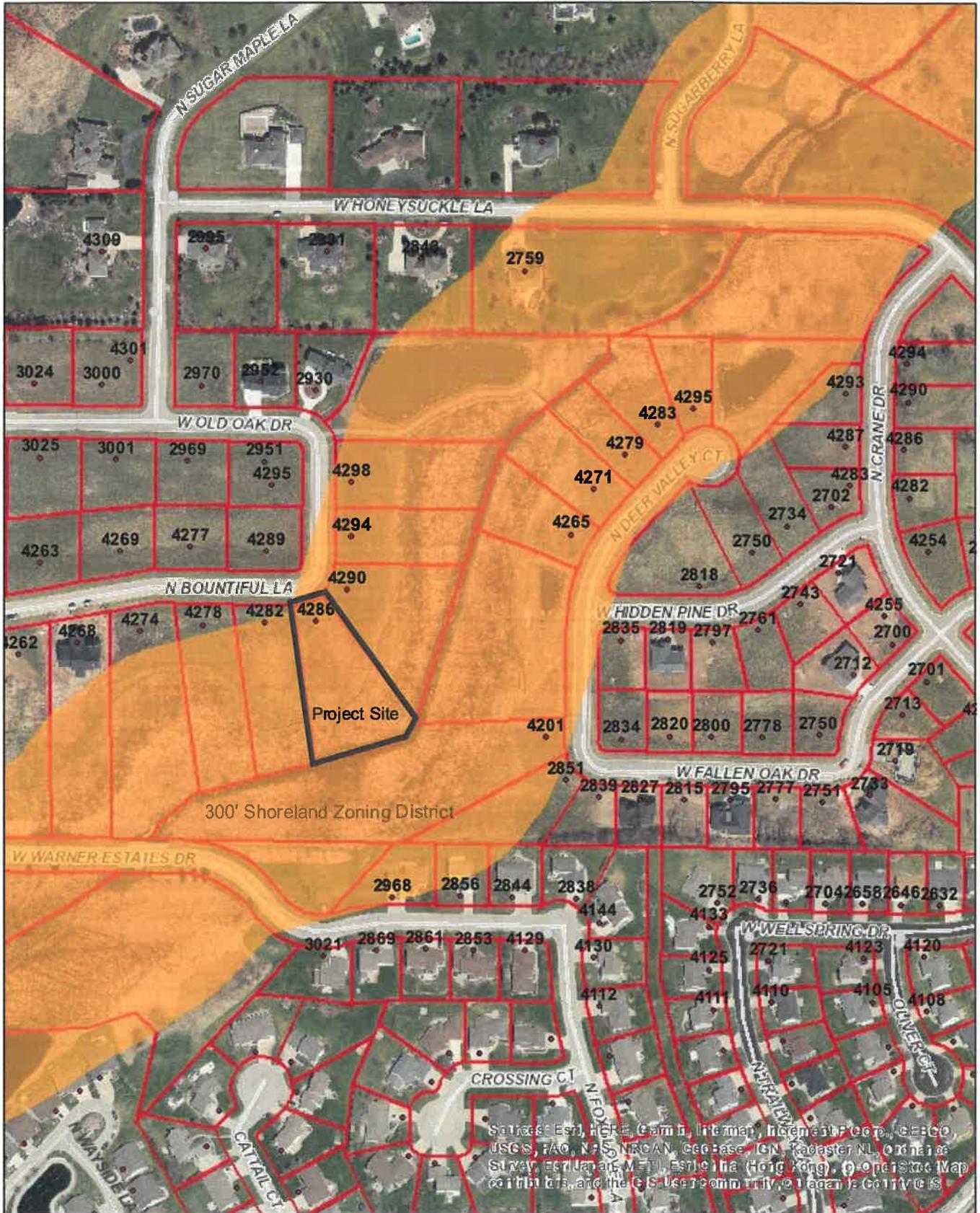
This is a platted lot within the Forest View Estates subdivision. When this area was opened for development, it was closely monitored by local, state and federal regulators to ensure protection of the navigable stream and adjoining floodplain and wetlands areas. The lots in the subdivision were platted with these same protections in place. The subject property is one of several lots that required a Conditional Use Permit due to the overarching 300' stream buffer imposed by the County. In 2015, the Town and County approved a Conditional Use Permit to allow grading and filling as needed to accommodate house construction. That Conditional Use Permit expired before some of the lots, including the subject property, were sold and built upon. Consequently, it is now necessary to issue a new permit on a lot-by-lot basis.

All grading, filling and house construction at subject property will occur upland from regulatory floodplain and wetlands boundaries and will have no impact on those designated areas or on the navigable stream. When the home is completed and final grading is being done, a vegetated swale will be provided within the drainage easement at the rear of the lot. All of the work will be completed per the approved drainage plan for the subdivision. Erosion control best management practices will be in place until any disturbed areas are stabilized.

RECOMMENDATION

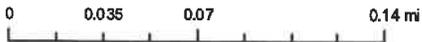
Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-06-20) requested by Nathan and Laurie Abbott, 4286 N. Bountiful Lane, to allow grading, filling and house construction within the Shoreland Zoning District.

CUP-06-20 -- 4286 N. Bountiful Lane

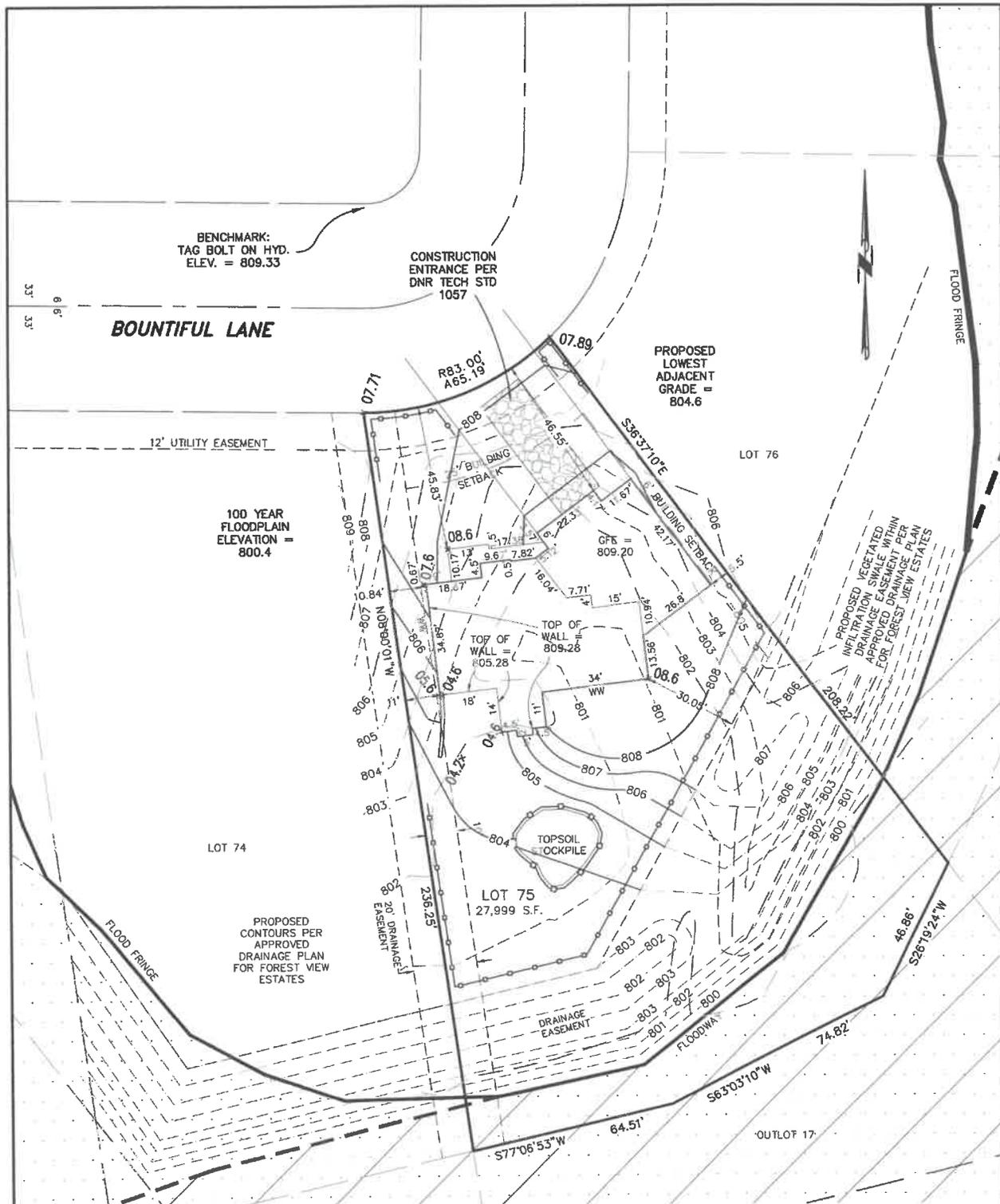


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Author:
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri India (Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Community. © 2014 Esri



BENCHMARK:
TAG BOLT ON HYD.
ELEV. = 809.33

CONSTRUCTION
ENTRANCE PER
DNR TECH STD
1057

BOUNTIFUL LANE

PROPOSED
LOWEST
ADJACENT
GRADE =
804.6

100 YEAR
FLOODPLAIN
ELEVATION =
800.4

LOT 74

LOT 76

LOT 75
27,999 S.F.

PROPOSED
CONTOURS PER
APPROVED
DRAINAGE PLAN
FOR FOREST VIEW
ESTATES

PROPOSED VEGETATED
DRAINAGE SWALE WITHIN
APPROVED EASEMENT PER
FOR FOREST VIEW ESTATES

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.

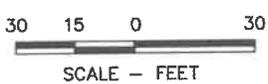
FIELD STAKING OF THE FOUNDATION WILL BEGIN UPON THE APPROVAL
FROM THE HOME BUILDER FOR THE LOCATION AS SHOWN.

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.

LEGEND

- 07.71 - PROPOSED GRADE
(8XX.XX DATUM)
- 808.67 - PROPOSED TOP OF WALL
ELEVATION (±0.67' FROM
GRADE AT FOUNDATION)
- SILT SOCK
- WW - WINDOW WELL

FOR: -HEADLINER HOMES, LLC
-RYAN SMITH
-CELL: (920) 716-4825
-FAX: (920) 882-4825



**HOUSE LAYOUT/EROSION CONTROL
LOT 75, FOREST VIEW ESTATES,
T. OF GRAND CHUTE, OUTAGAMIE COUNTY, WI**

DESIGNED CHK CMK	DRAWN CHK CMK	DATE
		JULY, 2020
PROJECT NO.		H0866 92000001.00
SHEET NO.		1

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McMAHON
CONSULTANTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

**Town of Grand Chute
Special Exception Request
OMNI Associates, a Westwood Company**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 1 N. Systems Drive

App. #: SE-12-20

REQUEST

- 1. Proposed Use:** Office/laboratory use.
- 2. Project Description:** Expansion and operation of a soil testing laboratory.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant proposes to expand the existing soil testing laboratory at this location. Operation of the existing soil laboratory predates the Zoning Code requirement for a Special Exception permit. Approval of the permit would characterize the current use as conforming and allow for the desired expansion. The laboratory will be used to test different types of soils and perform stress tests on asphalt/aggregate materials. The applicant has confirmed that the testing processes include no hazardous materials and no odors or harmful emissions will be released from the lab.

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. Yes.**
- 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. Yes.**
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. Yes.**
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. Yes.**

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-12-20) requested by OMNI Associates, a Westwood Company, 1 N. Systems Drive, for expansion and operation of a soil testing laboratory.

Soils Lab Expansion Narrative

OMNNI ASSOCIATES, a Westwood Professional Services company anticipates expanding its existing laboratory at its One Systems Drive location in Grand Chute, WI.

The existing lab is 1600 sq. ft. and the proposed footprint of the addition is 2544 sq. ft. with a 952 sq. ft. refuse/recycling area. OMNNI will continue to use the primary building onsite as office space with no exterior changes.

OMNNI provides transportation engineering services to the state of Wisconsin and other clients. The primary function of the soil lab is to test and analyze various soils, concrete and other materials used in the construction of transportation infrastructure. Stress testing of the materials involves heating, compaction and other stress related tests to assess durability and longevity of the materials. **THERE ARE NO HAZARDOUS MATERIALS** used in the processes of this lab. There are no odors or emissions released from the lab.

Attached are a site plan, floor plan and rendering of the addition for the lab area. Final construction drawings for the building addition will be provided at the time of building permitting.

**Town of Grand Chute
Site Plan Amendment Review
OMNNI Associates, a Westwood Company**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 1 N. Systems Drive

App. #: SPA1-00-95

REQUEST

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

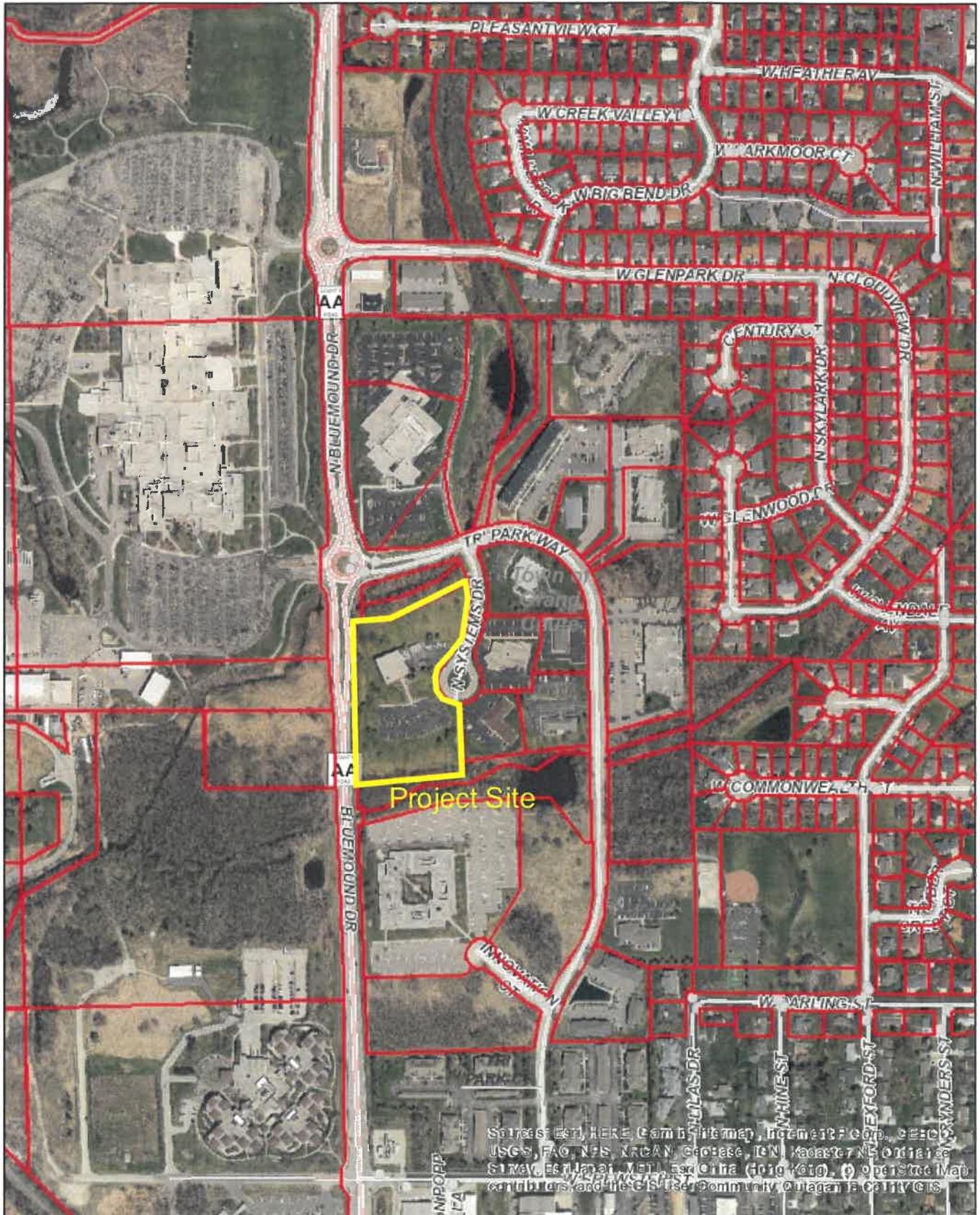
ANALYSIS

Applicant seeks approval for the construction of a 2,544 sq. ft. addition on the north and east sides of the existing soil laboratory. The exterior of the addition will feature brick to match the existing building. A refuse corral will be added on the east side of the building addition with the required landscape screening. Site access will remain unchanged and impacts to parking are minimal. The project will create less than 4,000 sq. ft. of new impervious area. Consequently, on-site stormwater management is not required. All other code requirements are met with this request.

RECOMMENDATION

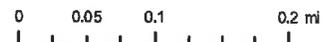
Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA-01-00-95) requested by OMNNI Associates, a Westwood Company, 1 N. Systems Drive, for construction of a building addition and associated site improvements.

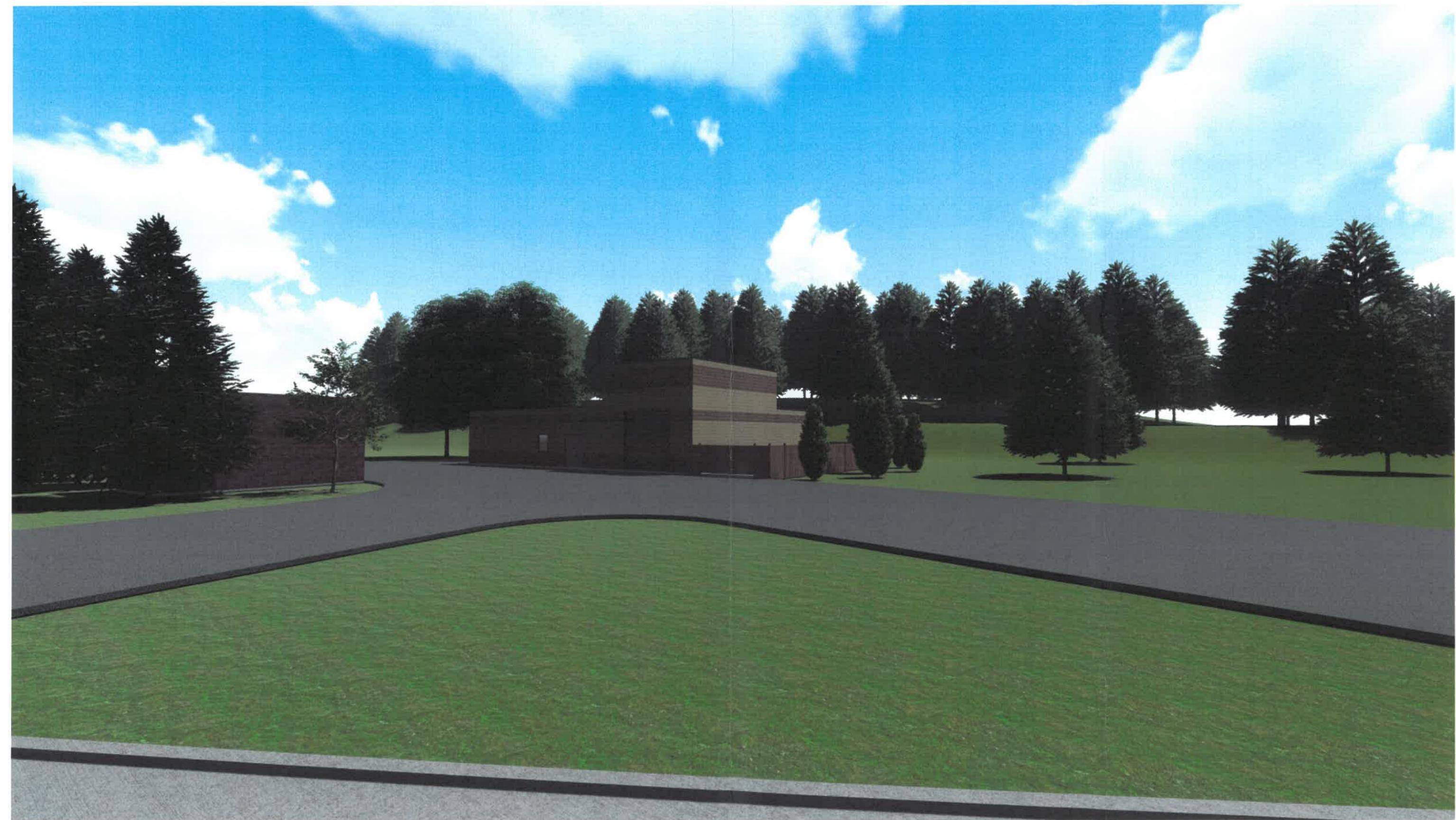
SPA1-00-95 -- 1 N. Systems Drive



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**Town of Grand Chute
Special Exception Request
Grant E. & Michelle L. Maiman**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 863 E. Broadway Drive

App. #: SE-13-20

REQUEST

- 1. Proposed Use:** No change in residential use of property.
- 2. Project Description:** Construction of a detached garage greater than 1,000 square feet in size.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending lot consolidation CSM.

ANALYSIS

Applicant proposes construction of a 2,160 sq. ft. detached garage. The Zoning Code allows a detached garage/accessory building greater than 1,000 sq. ft. in size by Special Exception approval. The garage will be for personal use to store vehicles and other items. The garage exterior will feature traditional siding and architectural elements consistent with single-family residential properties. The large lot size (1.44 acres pending lot consolidation CSM) and architectural style of the proposed structure make this request compatible with adjacent residential properties.

A Certified Survey Map has been submitted to combine the two lots owned by the applicant to allow construction of the detached garage. Town Board approval of the CSM is a condition of approval for the Special Exception Permit. All area and dimensional standards of the Zoning Code are met with this request.

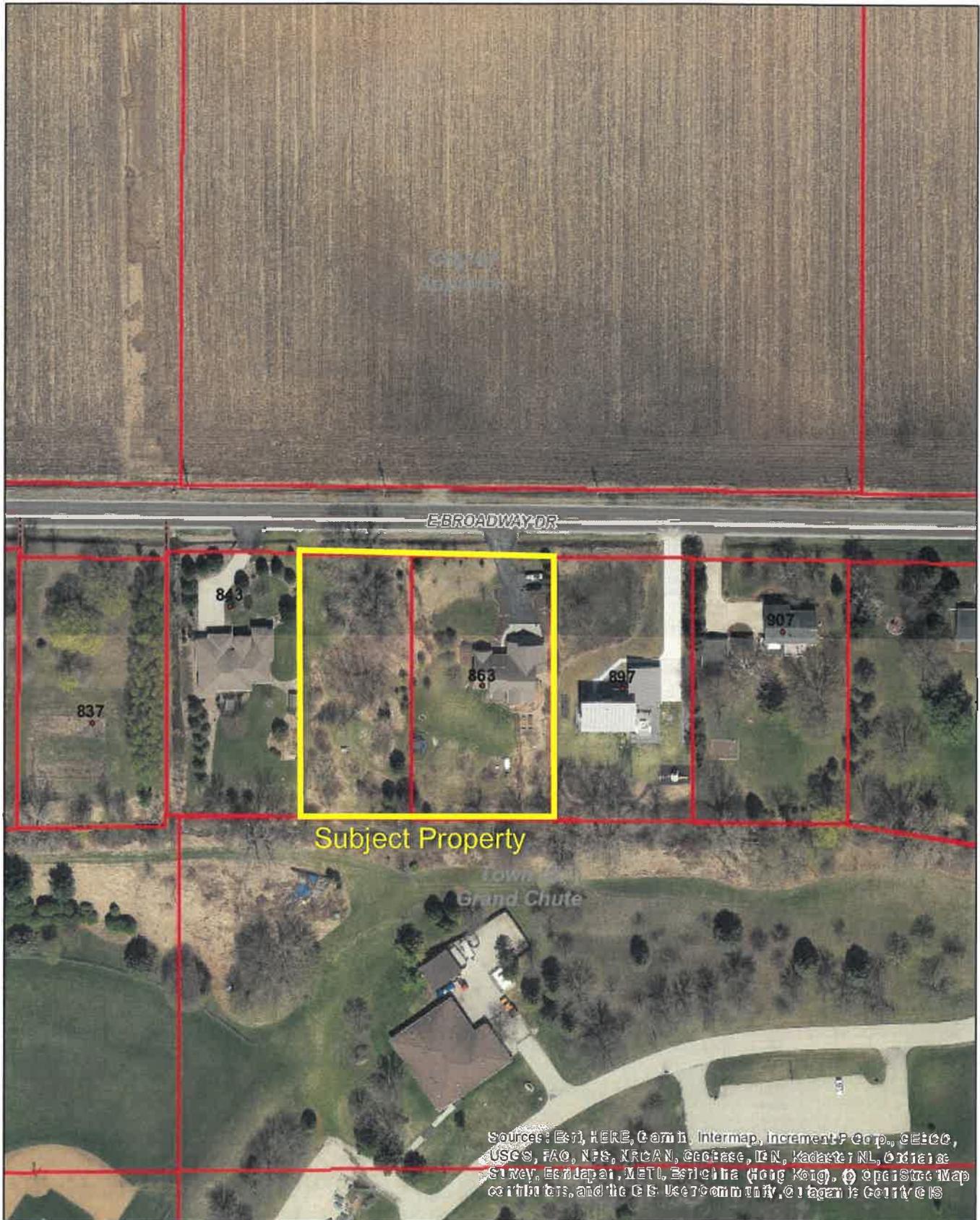
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- 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-13-20) requested by Grant E. & Michelle L. Maiman, 863 E. Broadway Drive, to allow construction of a detached garage greater than 1,000 square feet in size, subject to Town Board approval of CSM-12-20, with the condition that no other accessory buildings or structures may be constructed on the property.

SE-13-20 -- 863 E. Broadway Drive



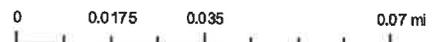
Subject Property

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

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The Maiman's
863 E Broadway Dr
Appleton, WI 54913
920-427-9191
grantmaiman@gmail.com

08/07/2020

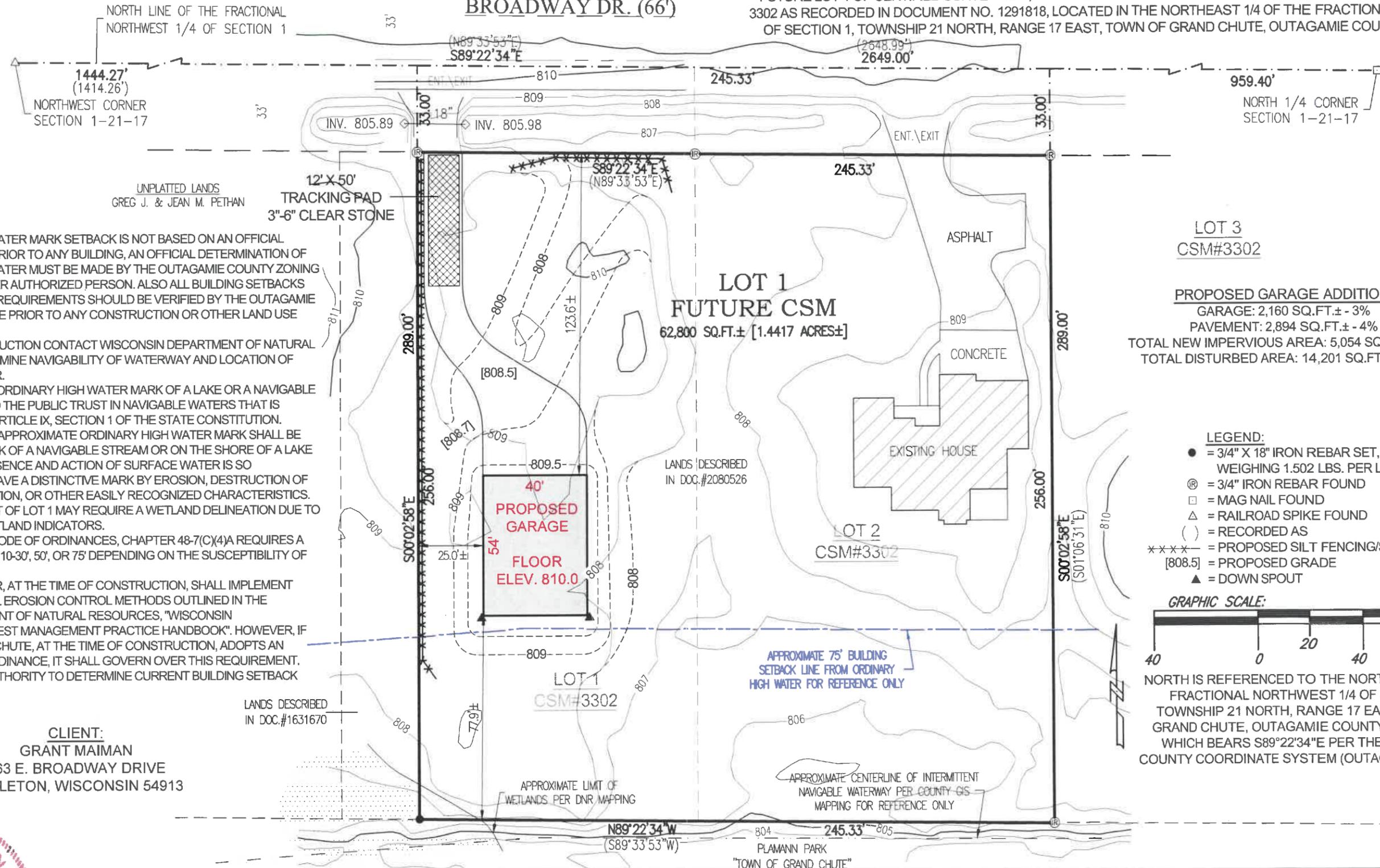
Hi Mike,

The purpose of the additional garage is we are out of space for storage. Our oldest of 3 will be driving next year and we can barely fit 2 cars in our 3+ car garage. Plus, I would like enough room to put some old cars, a boat and hopefully an RV in the next few years.

Thank you, Grant

"SPECIAL EXCEPTION/SITE PLAN"

FUTURE LOT 1 OF CERTIFIED SURVEY MAP, BEING ALL OF LOT 2 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3302 AS RECORDED IN DOCUMENT NO. 1291818, LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- FUTURE DEVELOPMENT OF LOT 1 MAY REQUIRE A WETLAND DELINEATION DUE TO THE PRESENCE OF WETLAND INDICATORS.
- OUTAGAMIE COUNTY CODE OF ORDINANCES, CHAPTER 48-7(C)(4)A REQUIRES A WETLAND SETBACK OF 10-30', 50', OR 75' DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.
- THE PROPERTY OWNER, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK". HOWEVER, IF THE TOWN OF GRAND CHUTE, AT THE TIME OF CONSTRUCTION, ADOPTS AN EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT.
- CHECK WITH LOCAL AUTHORITY TO DETERMINE CURRENT BUILDING SETBACK REQUIREMENTS.

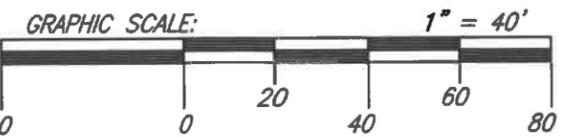
LOT 3
CSM#3302

PROPOSED GARAGE ADDITION:

GARAGE: 2,160 SQ.FT. ± - 3%
PAVEMENT: 2,894 SQ.FT. ± - 4%
TOTAL NEW IMPERVIOUS AREA: 5,054 SQ.FT. ± - 7%
TOTAL DISTURBED AREA: 14,201 SQ.FT. ± - 20%

LEGEND:

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊙ = 3/4" IRON REBAR FOUND
- ⊠ = MAG NAIL FOUND
- △ = RAILROAD SPIKE FOUND
- () = RECORDED AS
- *** = PROPOSED SILT FENCING/SOCK
- [808.5] = PROPOSED GRADE
- ▲ = DOWN SPOUT



NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S89°22'34"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CLIENT:
GRANT MAIMAN
863 E. BROADWAY DRIVE
APPLETON, WISCONSIN 54913



Robert F. Reider
ROBERT F. REIDER, PLS-1251

DATED 8-6-2020



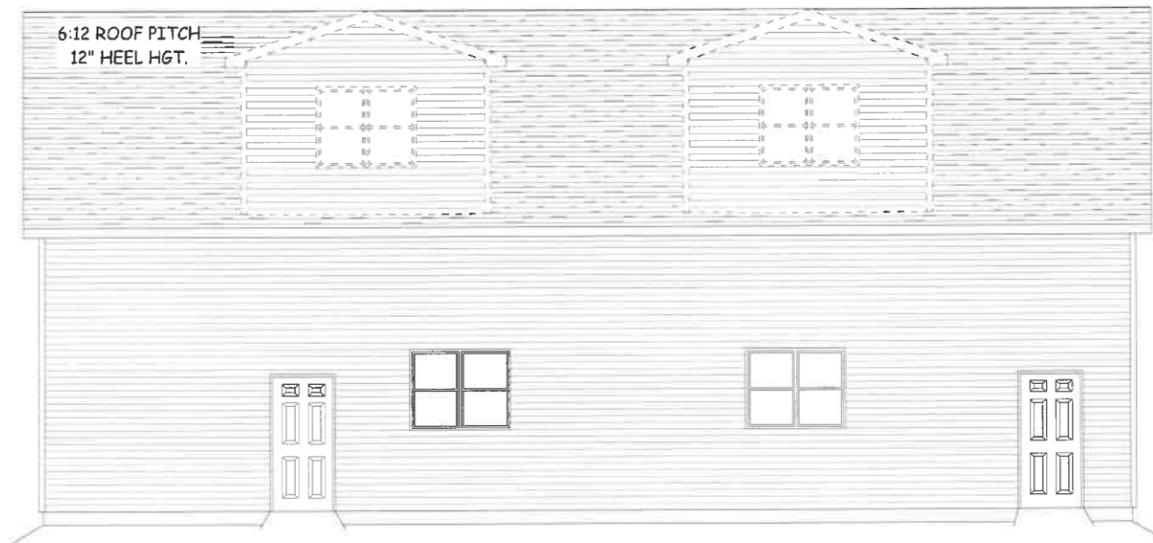
CAROW LAND SURVEYING CO., INC.

615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

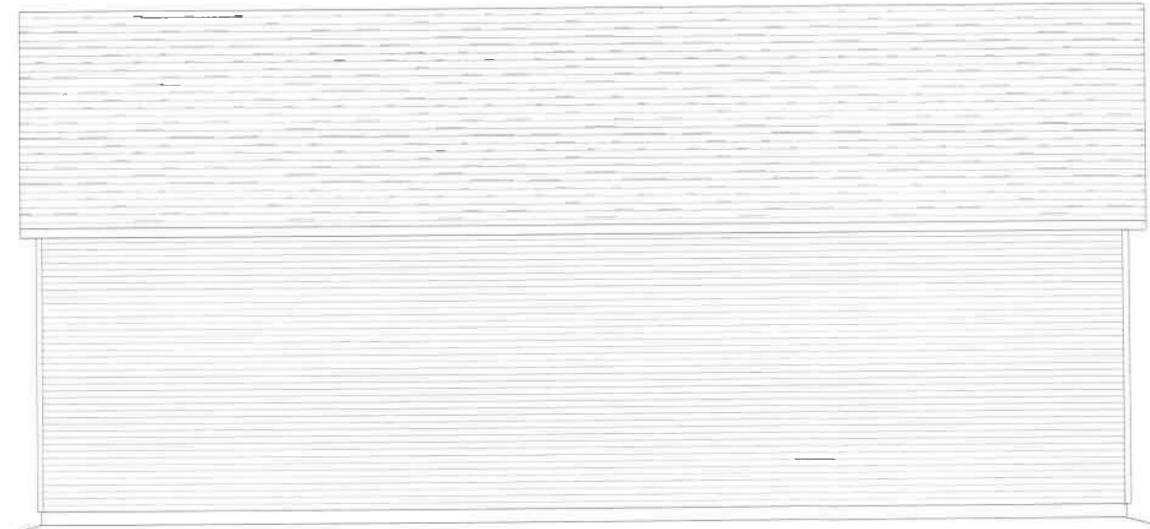
SCALE	1" = 40'
DRAWN BY	ajd RDD
PROJECT NO.	A2007.6-1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY: JMH SCALE: 1/4" = 1'-0" SHEET NO: A1 DRAWING NO: G20-260-W	PROPOSED NEW PROJECT FOR: MAIMAN GARAGE ELEGANT HOMES	Drexel TM BUILDING SUPPLY Drexelteam.com	ALL DIMENSIONS ARE PER LOCAL CODES UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE ARE SHOWN IN RED. DIMENSIONS TO CENTER ARE SHOWN IN BLACK. DIMENSIONS TO FINISH ARE SHOWN IN GREEN. DIMENSIONS TO EXISTING ARE SHOWN IN BLUE. DIMENSIONS TO NEW CONSTRUCTION ARE SHOWN IN PURPLE. DIMENSIONS TO OLD CONSTRUCTION ARE SHOWN IN ORANGE. DIMENSIONS TO UNFINISHED ARE SHOWN IN BROWN. DIMENSIONS TO FINISHED ARE SHOWN IN PINK. DIMENSIONS TO INTERIOR FINISH ARE SHOWN IN LIGHT BLUE. DIMENSIONS TO EXTERIOR FINISH ARE SHOWN IN LIGHT GREEN. DIMENSIONS TO INTERIOR UNFINISHED ARE SHOWN IN LIGHT PURPLE. DIMENSIONS TO EXTERIOR UNFINISHED ARE SHOWN IN LIGHT ORANGE. DIMENSIONS TO INTERIOR FINISHED ARE SHOWN IN LIGHT PINK. DIMENSIONS TO EXTERIOR FINISHED ARE SHOWN IN LIGHT GREEN.	BID PLAN PRELIMINARY PLAN AREAS IN RED AREAS IN BLACK AREAS IN GREEN AREAS IN BLUE AREAS IN PURPLE AREAS IN ORANGE AREAS IN BROWN AREAS IN PINK AREAS IN LIGHT BLUE AREAS IN LIGHT GREEN AREAS IN LIGHT PURPLE AREAS IN LIGHT ORANGE AREAS IN LIGHT PINK
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**Town of Grand Chute
Certified Survey Map Review
Grant E. & Michelle L. Maiman**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 863 E. Broadway Drive

App. #: CSM-12-20

REQUEST

The CSM combines two existing lots into a single parcel. The CSM provides dedication of 33' of road right-of-way along E. Broadway Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

Both properties are zoned RSF Single-Family Residential District. The lot consolidation will allow construction of a detached garage in the desired location. The CSM meets all Town requirements for division of land.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-12-20) requested by Grant E. & Michelle L. Maiman, 863 E. Broadway Drive.

**Town of Grand Chute
Site Plan Review
Big Ring Storage LLC**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 5530 W. Neubert Road

App. #: SP-12-20

REQUEST

- 1. Proposed Use(s):** Continued commercial condominium.
- 2. Project Description:** Construction of a building addition to the existing commercial condominium and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

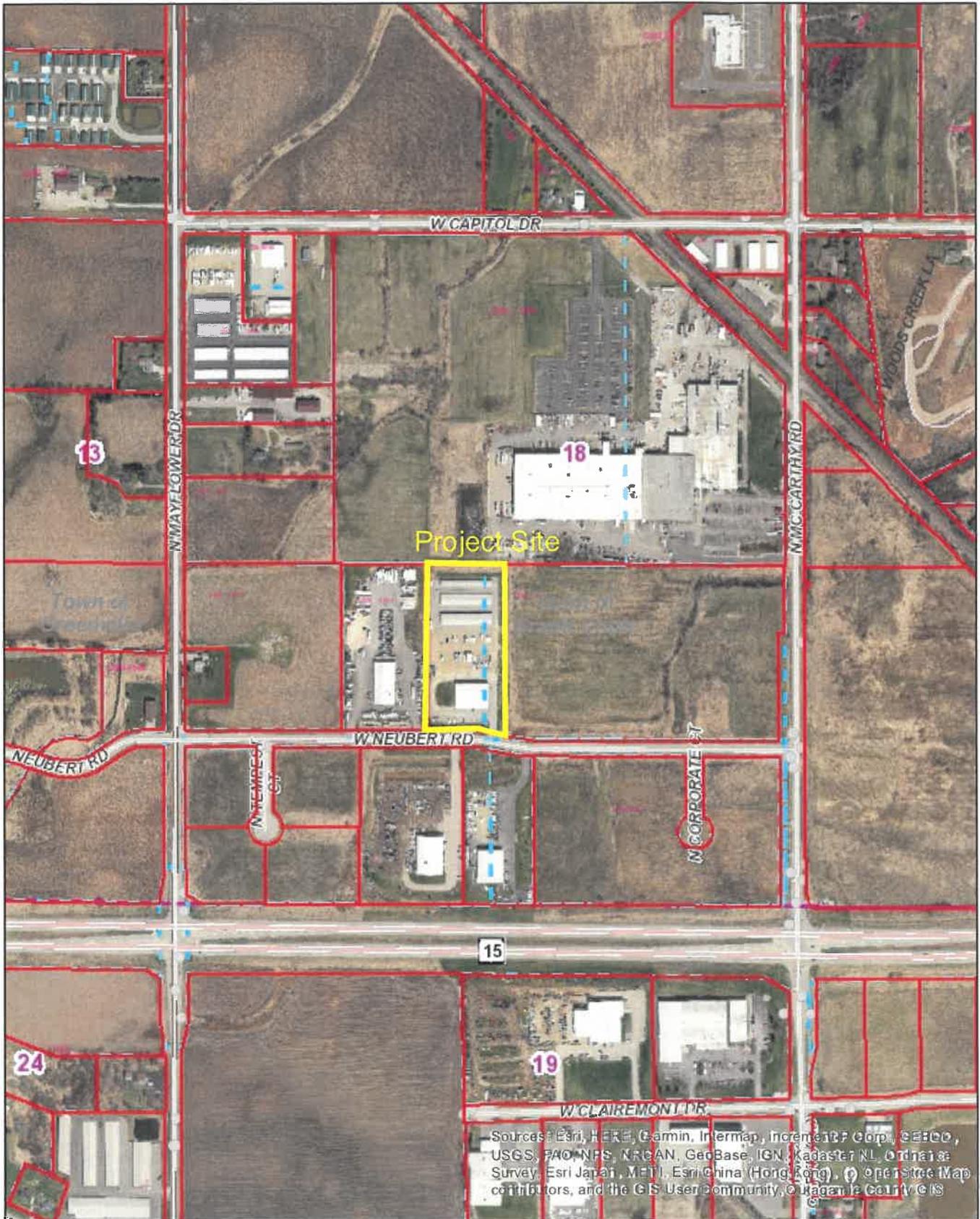
Applicant proposes the construction of a 4,527 sq. ft. addition on the west side of the existing commercial condominium building that fronts W. Neubert Road. The addition will be occupied by commercial contractor/business tenants for office space and storage. The exterior of the addition will consist of brick, EFIS, and metal panels to match the existing building. All remaining gravel areas on the site will be paved as part of this project.

The Stormwater Management Plan for the project utilizes an existing basin on the east side of the site to treat stormwater runoff. The Town Engineer is reviewing Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. Staff has approved the Site Lighting Plan. Staff has reviewed the Fox West Storage Condominium Plat and Declaration and has determined the proposed project is in compliance with the condominium documents. All other code requirements are met with this request.

RECOMMENDATION

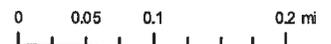
Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-12-20) requested by Big Ring Storage LLC, 5530 W. Neubert Road, to allow construction of a building addition to the existing commercial condominium and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Control Plans.

SP-12-20 -- 5530 W. Neubert Road



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:



TOPFCO INVESTMENTS LLC
5566 W NEUBERT ROAD
TAX KEY: 101981001

BLDG
BIG RING STORAGE LLC
5530 W NEUBERT ROAD
TAX KEY: 103104600



0 10 20 40
SCALE IN FEET

TERRY & THOMAS NEUBERT
TAX KEY: 101981001

- LEGEND**
- PROPOSED BUILDING
 - PROPOSED ASPHALTIC PAVEMENT
(1 1/2" S.L.T. SURFACE COURSE, 2" 3 L.T. BINDER COURSE, WITH 12" CRUSHED AGGREGATE BASE COURSE)
 - PROPOSED CONCRETE SIDEWALK
(5" CONCRETE SIDEWALK ON 6" CRUSHED AGGREGATE BASE COURSE)
 - PROPOSED LANDSCAPE.

PROJECT INFORMATION		
SITE STATISTICS	2007 APPROVED SITE PLAN	PROPOSED
BUILDING	88,310 SF (33.9%)	53,874 SF (28.7%)
PAVEMENT	82,378 SF (40.9%)	92,277 SF (45.6%)
GREENSPACE	50,720 SF (25.2%)	55,257 SF (27.5%)
SITE TOTAL	201,408 SF (4.82 ACRES)	201,408 SF (4.82 ACRES)

INDUSTRIAL DISTRICT ZONING, AIRPORT ZONE 3

	EXISTING	PROPOSED
STANDARD PARKING STALLS	23	43
HANDICAP PARKING STALLS	2	2
TOTAL PARKING STALLS	45	45

2007 APPROVED SITE PLAN-PARKING REQUIREMENTS
 9,130 SQUARE FEET OFFICE, 37 SPACES REQUIRED
 59,130 SQUARE FEET WARE HOUSE, 6 SPACES REQUIRED
 43 PARKING SPACES REQUIRED
 45 PARKING SPACES PROVIDED



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)768-3788
1-800-238-2534
Fax (920)768-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-2245

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-238-2534
Fax (262)250-8740

WAUSAU
5605 Linc Ave
Wausau, WI 54401
Phone (715)849-3141
Fax (715)849-3181

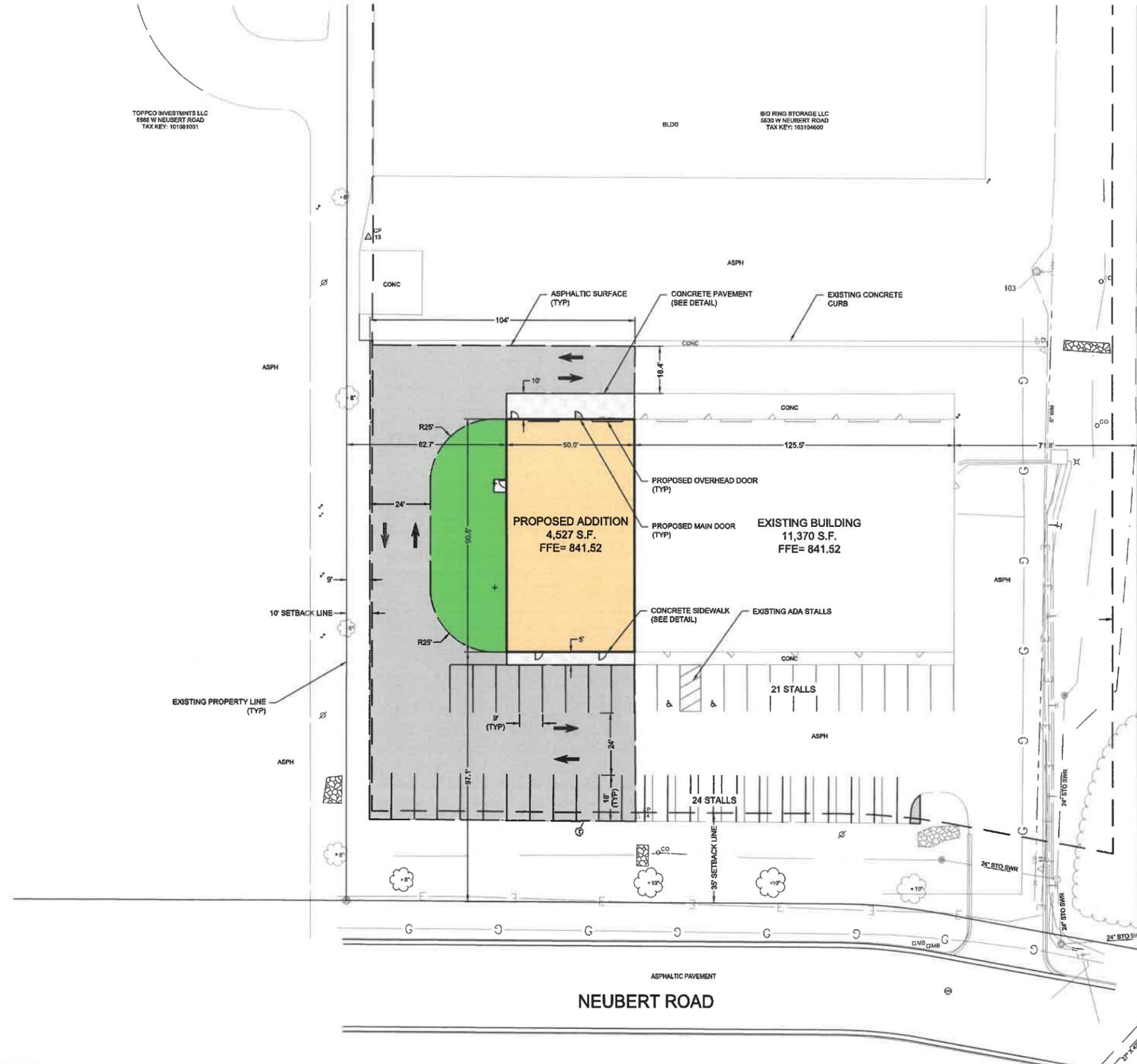
www.kellerbuilds.com

PROPOSED FOR:
BIG RING STORAGE
 WISCONSIN
 APPLETON

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REVISIONS

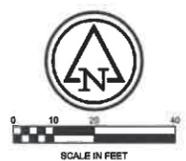
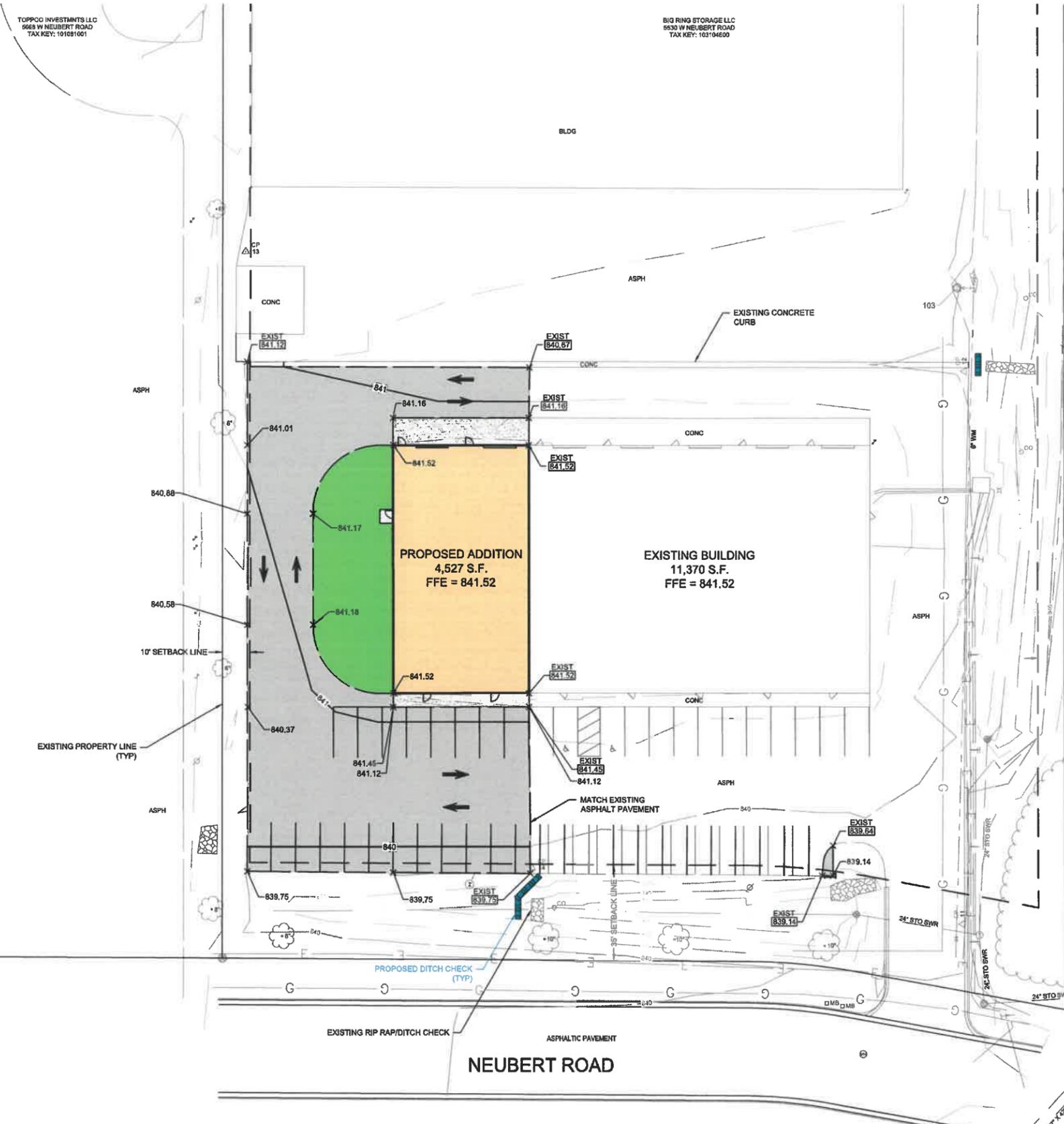
PROJECT MANAGER: C. MEISEL
 DESIGNER: C. MEISEL
 DRAWN BY: G. DEPREY
 EXPEDITOR: _____
 SUPERVISOR: _____
 PRELIMINARY NO: _____
 CONTRACT NO: _____
 DATE: 08/10/2020
 SHEET: C5.0



Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
 www.ruekertmielke.com

PROPOSED SITE PLAN C5.0

"ISSUED NOT FOR CONSTRUCTION"



TERRY & THOMAS NEUBERT
TAX KEY: 101081101

- NOTES:**
1. SOILS AND AGGREGATES ARE NOT TO BE STOCKPILED ON SITE.
 2. ESTIMATED AREA OF DISTURBANCE IS 7,000 SF.
- CONSTRUCTION SEQUENCE:**
1. INSTALL DITCH CHECKS.
 2. EXCAVATE FOR PROPOSED BUILDING AND CONCRETE PAVEMENTS.
 3. INSTALL PROPOSED BUILDING AND CONCRETE PAVEMENTS.
 4. FINE GRADE EXISTING GRAVEL PARKING LOT.
 5. PAVE EXISTING GRAVEL PARKING LOT.
 6. TOPSOIL, SEED, AND MULCH ANY DISTURBED LANDSCAPING AREAS.
 7. REMOVE TEMPORARY EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)788-5788
1-800-238-2534
Fax (920)788-5004

MADISON
3305 Nursery Drive
Madison, WI 53762
Phone (608)448-2245

MILWAUKEE
W204 W11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-238-2534
Fax (262)250-9740

WAUSAU
5605 Libac Ave
Wausau, WI 54401
Phone (715)848-3141
Fax (715)848-3181

www.kellerbuilds.com

PROPOSED FOR:
BIG RING STORAGE
WISCONSIN
APPLETON

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REVISIONS

PROJECT MANAGER: C. WEISEL
DESIGNER: C. WEISEL
DRAWN BY: G. DEPPEY
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 08/10/2020

SHEET: **C4.0**



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
1015 Ross Road S
P.O. Box 430
Okauchee, WI 54130
PHONE (920) 766-9795 /
1-800-236-2334
FAX (920) 766-9004

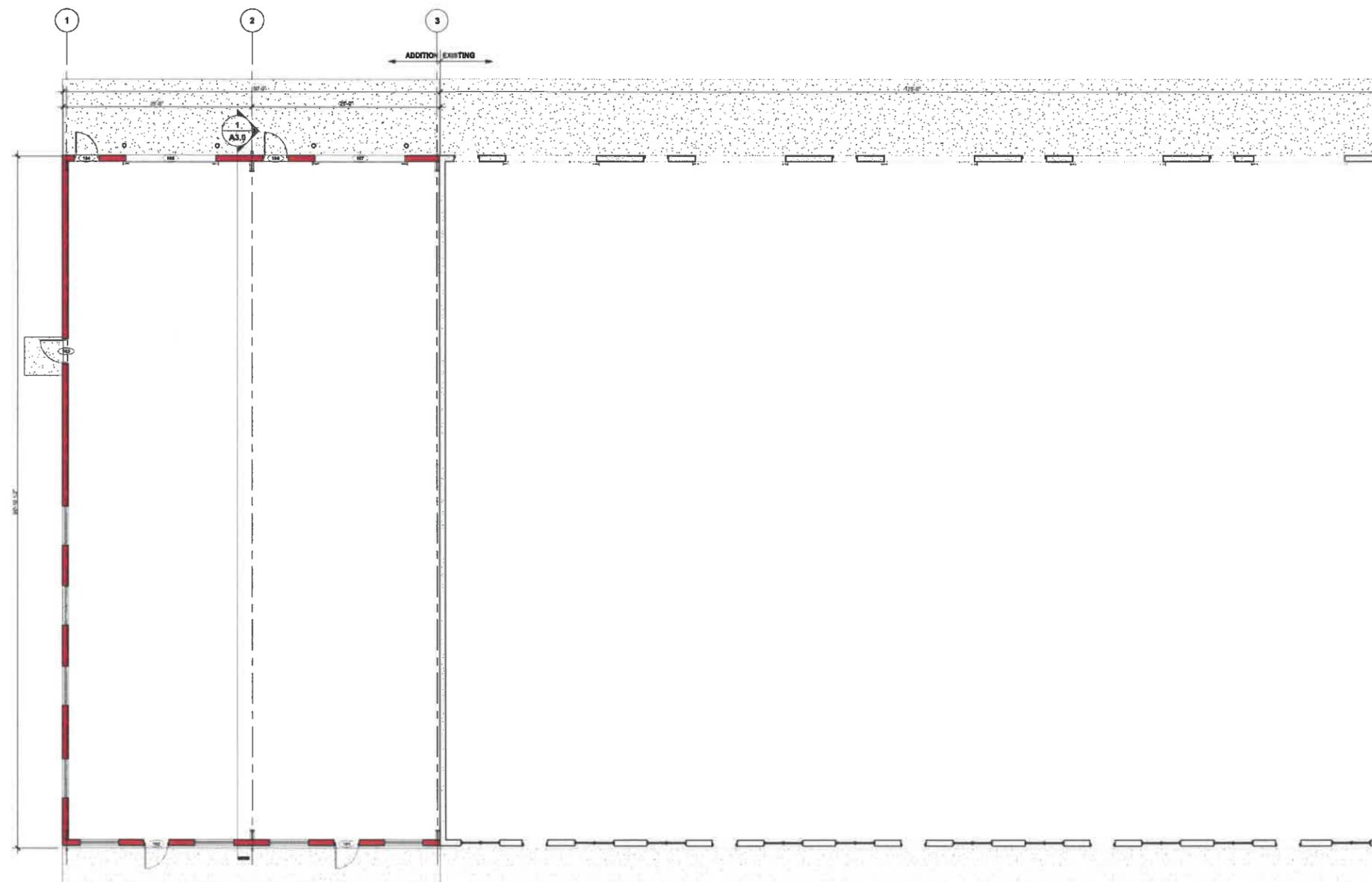
MILWAUKEE
1024 N. Lincoln
Columbus, WI
Oconomowoc, WI 53022
PHONE (262) 230-9710
1-800-236-2334
FAX (262) 230-9748

WISCONSIN
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 310-2336
FAX (608) 310-2337

WAUSAU
2628 Libby Ave
Wausau, WI 54981
PHONE (715) 848-3141
FAX (715) 848-3141

www.kellerbuilds.com

DOOR & FRAME SCHEDULE											
#	SIZE		DOORS							FRAME	
	W	H	TYPE	MAT.	LITE	GRILLE	LABEL	COLOR	REMARKS	TYPE	Comments
101	3'-0"	7'-0"									
102	3'-0"	7'-0"									
103	3'-0"	7'-0"									
104	3'-0"	7'-0"									
105	12'-0"	14'-0"									
106	3'-0"	7'-0"									
107	12'-0"	14'-0"									



NORTH

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

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

PROPOSED FOR:
BIG RING STORAGE
APPLETON,
WISCONSIN

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REVISIONS

R1 06.01.2018

PROJECT MANAGER:

D. HULCE

DESIGNER:

R. LINDSTROM

DRAWN BY:

C. TEAFOE

EXPEDITOR:

—

SUPERVISOR:

—

PRELIMINARY NO:

P18127

CONTRACT NO:

—

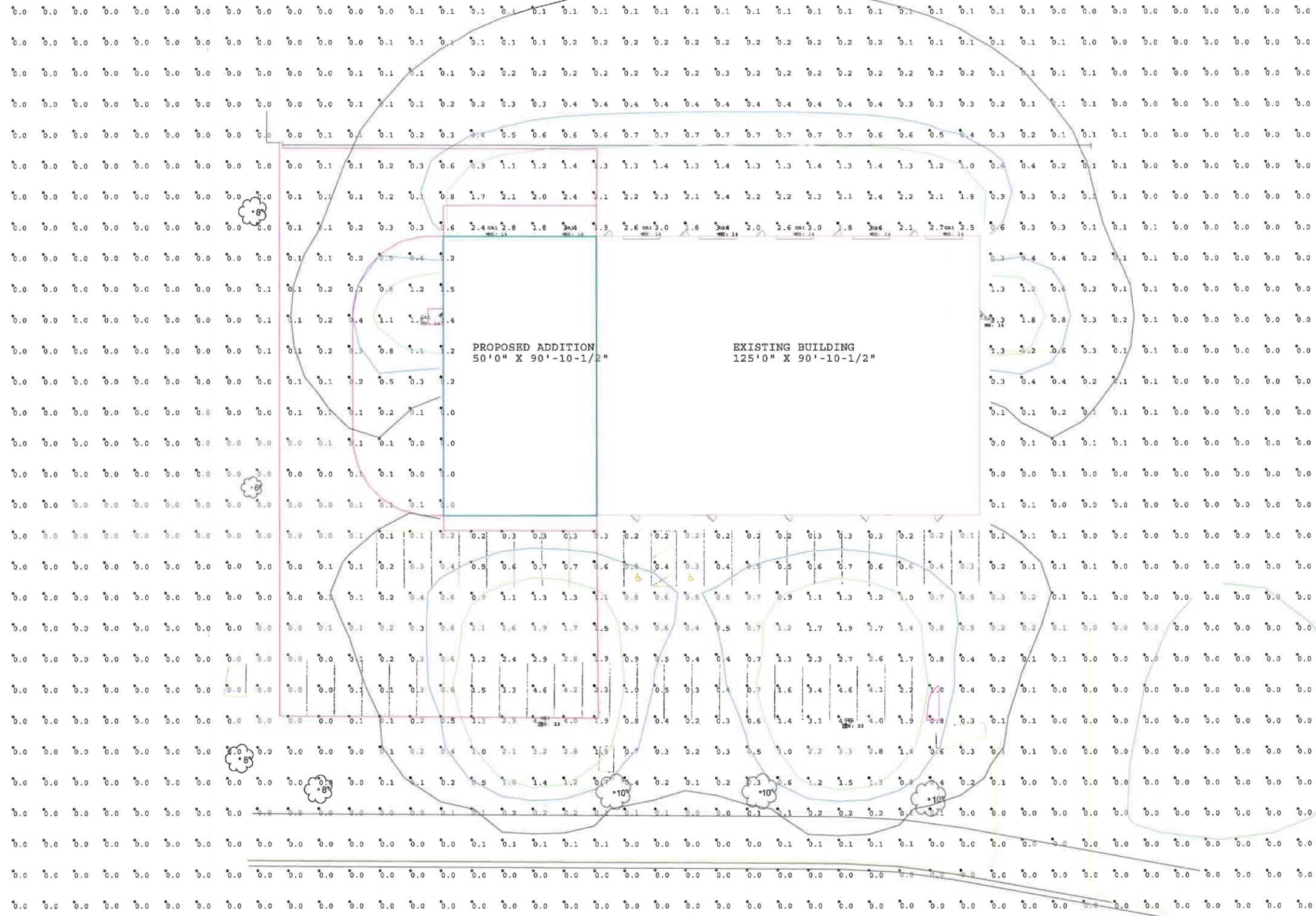
DATE:

05.10.2018

SHEET:

A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Luminaire Schedule			
Symbol	Qty	Label	Description
+	2	OK1	KAD 250M R4 (PULSE START)
□	9	OA1	TWR1 100M

IN PARTNERSHIP WITH:

BIG RING STORAGE

BUSS ELECTRIC

RECORDS INFO
DRAWN BY: CRH
Date: 8/20/2020
SCALE: 1/16"=1'
JOB #:

SHEET DESCRIPTION
SITE
LIGHTING
LAYOUT

SHEET NO.
ES01

**Town of Grand Chute
Site Plan Amendment Review
Willow Pointe Ventures**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 4791 & 4797 W. Grande Market Drive

App. #: SPA2-11-00

REQUEST

- 1. Proposed Use(s):** Continued commercial use.
- 2. Project Description:** Installation of two multi-tenant pylon signs.
- 3. Plat/CSM accurate parcel lines/lot recorded:** Yes.

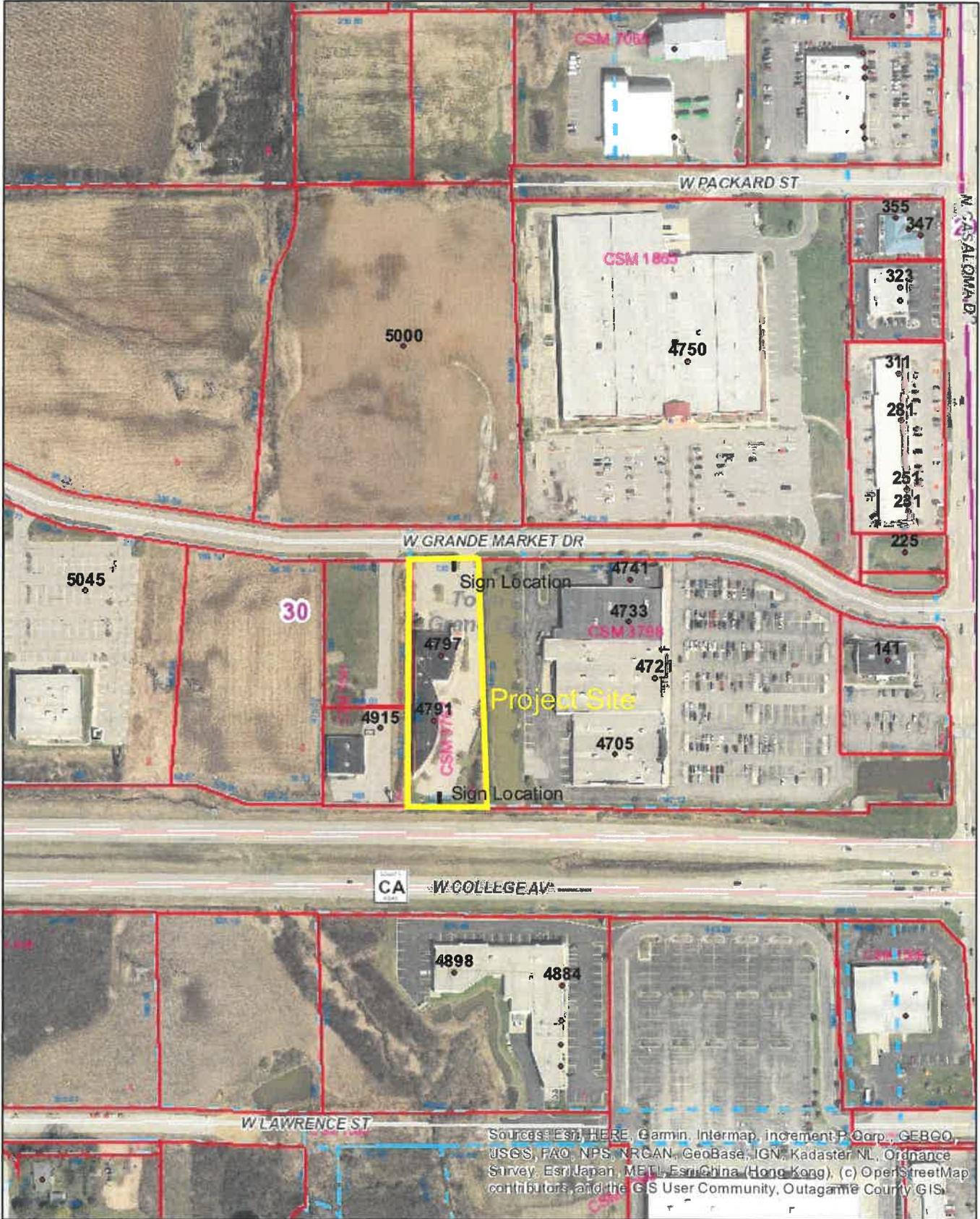
ANALYSIS

Applicant seeks approval to replace install two new multi-tenant pylon signs on this existing commercial site. Both signs will be 200 sq. ft. in size and 25' in height. One sign will be located on the W. Grande Market Drive frontage and the other on the W. College Avenue frontage. The signs are being installed in anticipation of future tenants. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA2-11-00) requested by Willow Pointe Ventures, 4791 & 4797 W. Grande Market Drive, for the installation of two multi-tenant pylon signs.

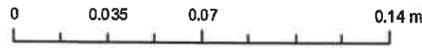
SPA2-11-00 -- 4791 & 4797 W. Grande Market Drive



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

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Author:
Copyright:





505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: WILLOW POINTE VENTURES

LOCATION: 4791/4797 GRAND MARKET, APPLETON

DRAWN BY: AMANDA S

SALESPERSON: KELLI L

DATE: 6/9/20

DESIGN #: D16660

PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	AS	7/29/20	SINGLE CAB
	AS	8/7/20	LOCATION PHOTO
	AS	8/7/20	EYE, TENANTS
	NM	8/14/20	SIZE

PYLONS

QUANTITY: 2 D/F ILLUMINATED PYLON SIGNS

LIGHTING: LED (WHITE)

CABINET: FABRICATED ALUM (24"D)

RETAINER: 2 1/2"

FACES: FLEX

GRAPHICS: CUT VINYL T-BAR

REVEAL: 4"

POLE COVER: FABRICATED ALUMINUM (12"D)

PHOTO EYE: YES

MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL PYLON.

SQ FT: 200 SQ FT (MAX ALLOWED)

COLORS:

- P-1/V-1 BLACK/ORACAL 751-070 BLACK VINYL
- C-2 WHITE

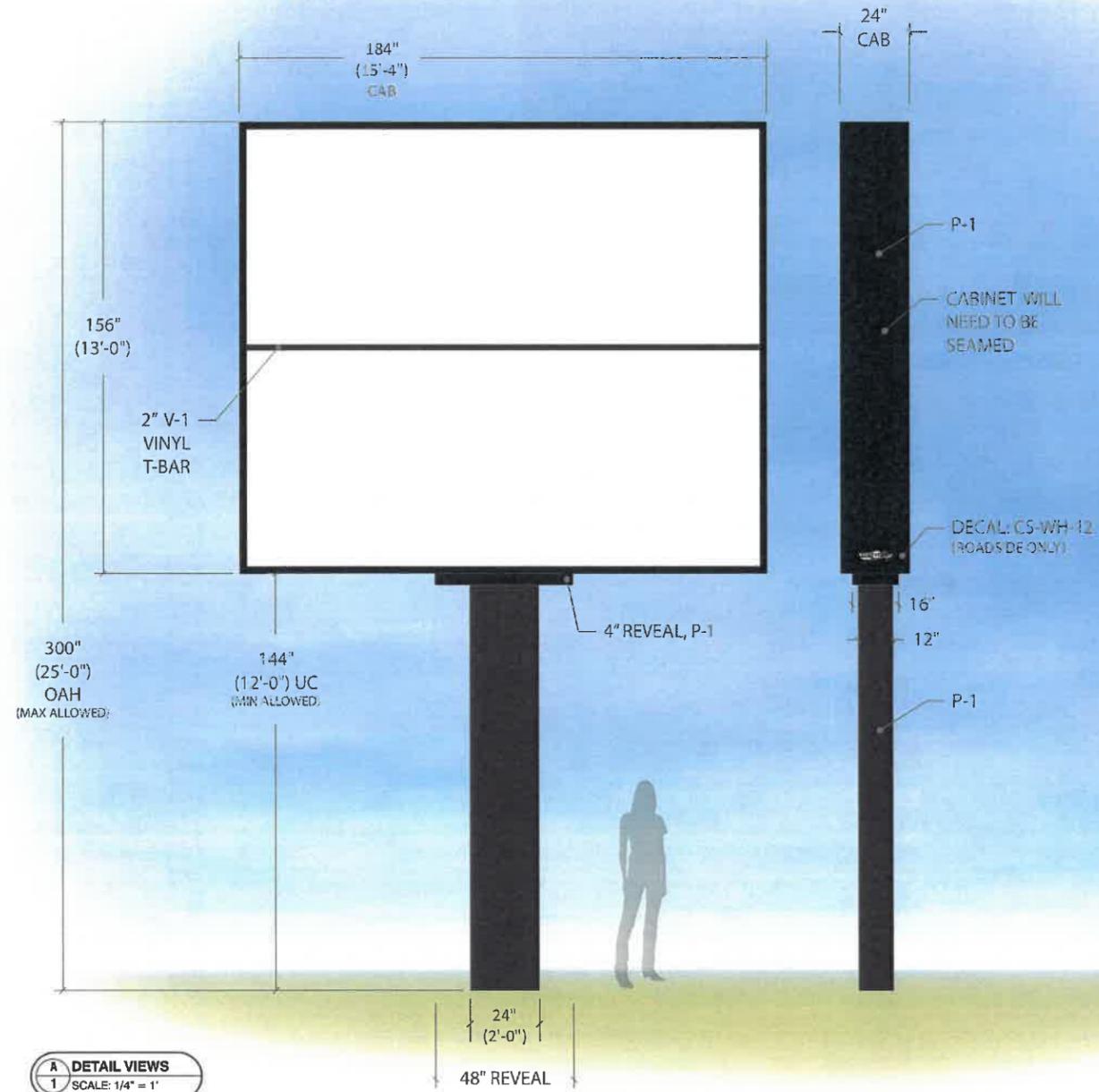
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X
SIGNATURE

DATE

200^{sq}

QTY: 2

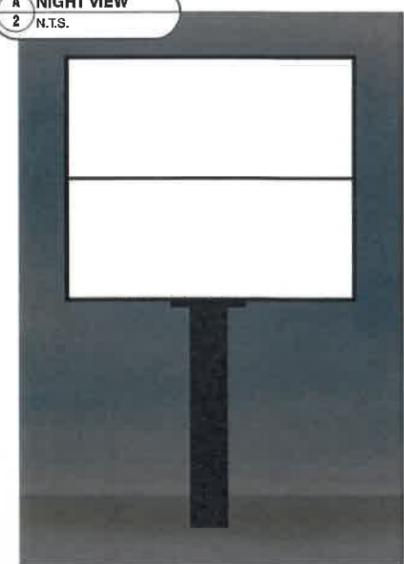


A
1
DETAIL VIEWS
SCALE: 1/4" = 1'

LIT SIGN
THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:
• YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL
• YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.

PYL-1: LOC-1&2

A
2
NIGHT VIEW
N.T.S.



A
3
EXISTING VIEW
N.T.S.



REMOVE (1) EXISTING PYLON

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CUSTOMER RESPONSIBILITIES
Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.



**Town of Grand Chute
Certified Survey Map Review
Larry/Joyce Loos Revocable Living Trust and Andrew J. &
Gina M. Griesbach**

To: Plan Commission

From: Michael Patza, Town Planner

Date: August 25, 2020

Address: 4700 & 4720 N. Mayflower Drive

App. #: CSM-10-20

REQUEST

The CSM combines three existing lots into two parcels. The CSM provides dedication of 40' of road right-of-way along N. Mayflower Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

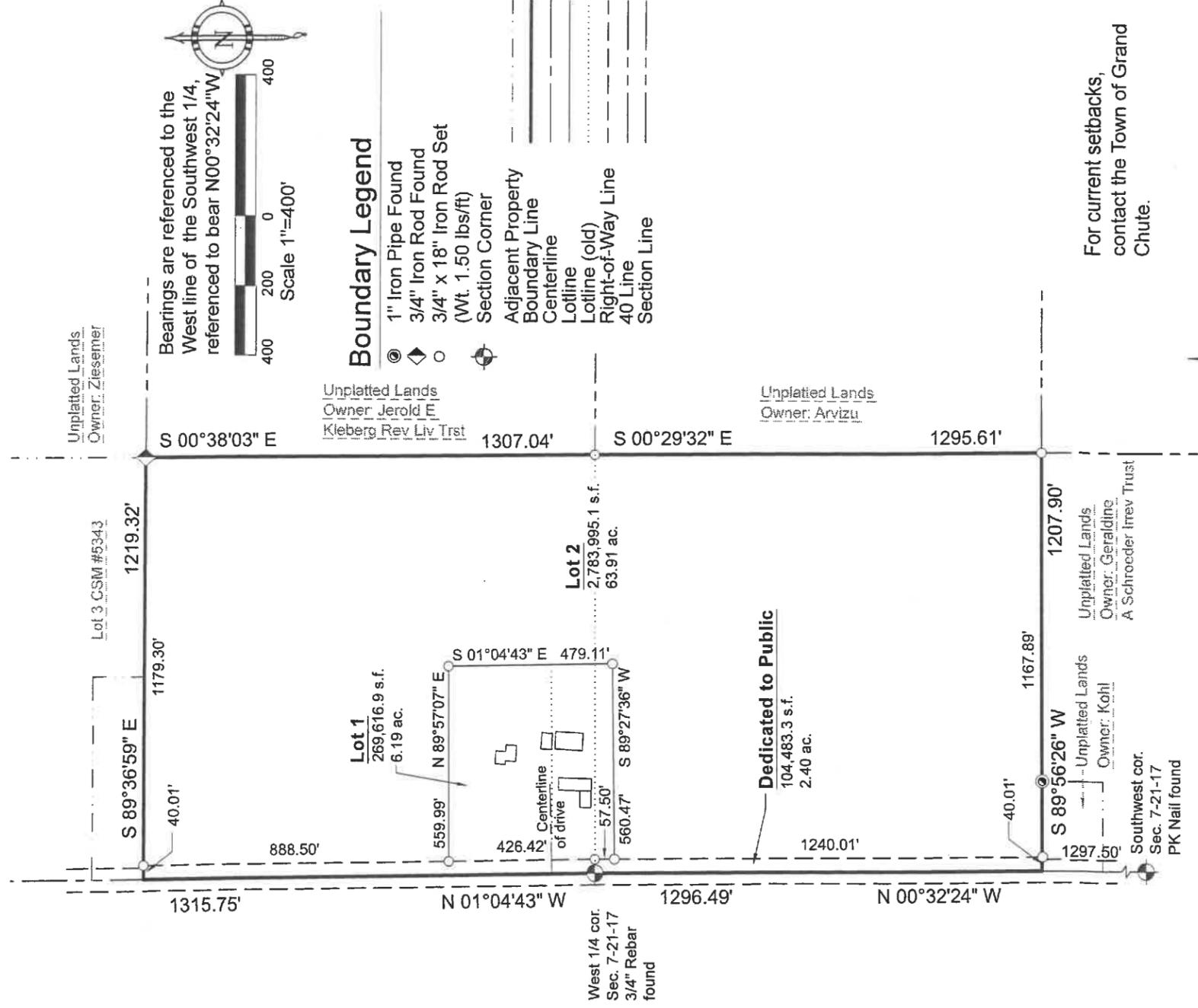
Both properties are zoned AGD General Agricultural District. The lot consolidation will create a single lot containing the existing home and outbuildings, eliminating a lot line over an existing building. Lot 2 will consist of the remaining agricultural land. The CSM meets all Town requirements for division of land.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-10-20) requested by Larry/Joyce Loos Revocable Living Trust and Andrew J. & Gina M. Griesbach, 4700 & 4720 N. Mayflower Drive.

Outagamie County Certified Survey Map No. _____

Located in all of the Southwest 1/4 of the Northwest 1/4 and all of the Northwest 1/4 of the Southwest 1/4 of Section 7 Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin



For current setbacks, contact the Town of Grand Chute.



Drawing: 20-1777-CSM	Sheet: 1 of 3
Project: 20-1777-Pr	Date: 07/17/2020

**Town of Grand Chute
Variance to Municipal Code Chapter 475-Subdivision of Land
3325 W. Broadway Drive**

To: Plan Commission
From: Robert Buckingham, Community Development Director
Date: August 26, 2020
Address: 3325 W. Broadway Drive

REQUEST

Applicant is dividing an existing 19-acre parcel into two lots. A 14-acre parcel will contain the homestead and outbuildings. A 5-acre vacant land parcel will be marketed for sale. By creating the 5-acre parcel, the required ratio of lot depth to lot width will be exceeded. The Subdivision Code requires that lot depth be no greater than 2.5 times the lot width. The proposed lot will have a depth : width ratio of 2.9X.

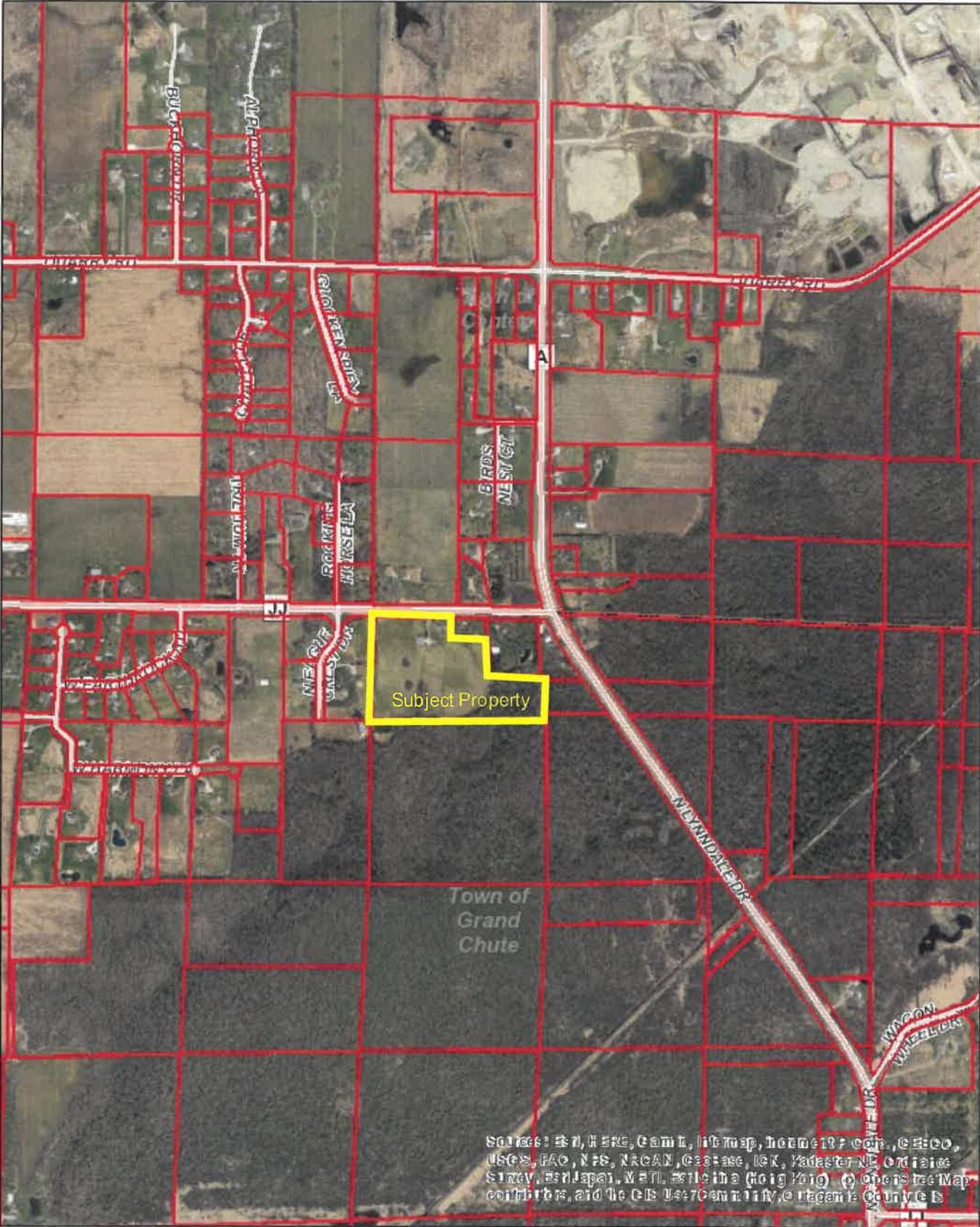
ANALYSIS

The intent of this code provision is to prevent creation of new lot boundaries that are excessively narrow and deep. In this case, there are mitigating circumstances that merit granting of a variance to allow a lot with a greater than 2.5X ratio. The lot depth is established from an existing property boundary, and mirrors average lot depths in the surrounding area. The lot width is dictated by setbacks that must be maintained for existing buildings located on what will become the adjoining 14-acre parcel. Overall, the lot configuration is similar to other parcels along Broadway Drive.

RECOMMENDATION

Staff has reviewed and recommends that the Plan Commission grant a variance from Chapter 475-21 (H)(2) of the Grand Chute Municipal Code to Dennis U. and Gail J. Krause, 3325 W. Broadway Drive, allowing creation of a lot with a depth that exceeds 2.5 times its width.

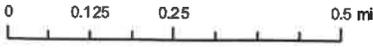
Location Map - 3325 W. Broadway Drive



Sources: Esri, HERE, DeLorme, Mapbox, TomTom, Swire, GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Swire, Esri, Japan, METI, Esri, The Hong Kong, © OpenStreetMap contributors, and the GIS User Community, © Imagery © Mapbox

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Author:
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OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO.

ALL OF LOT 2, CERTIFIED SURVEY MAP No. 3664, BEING PART OF THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 5, T21N, R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

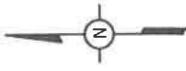
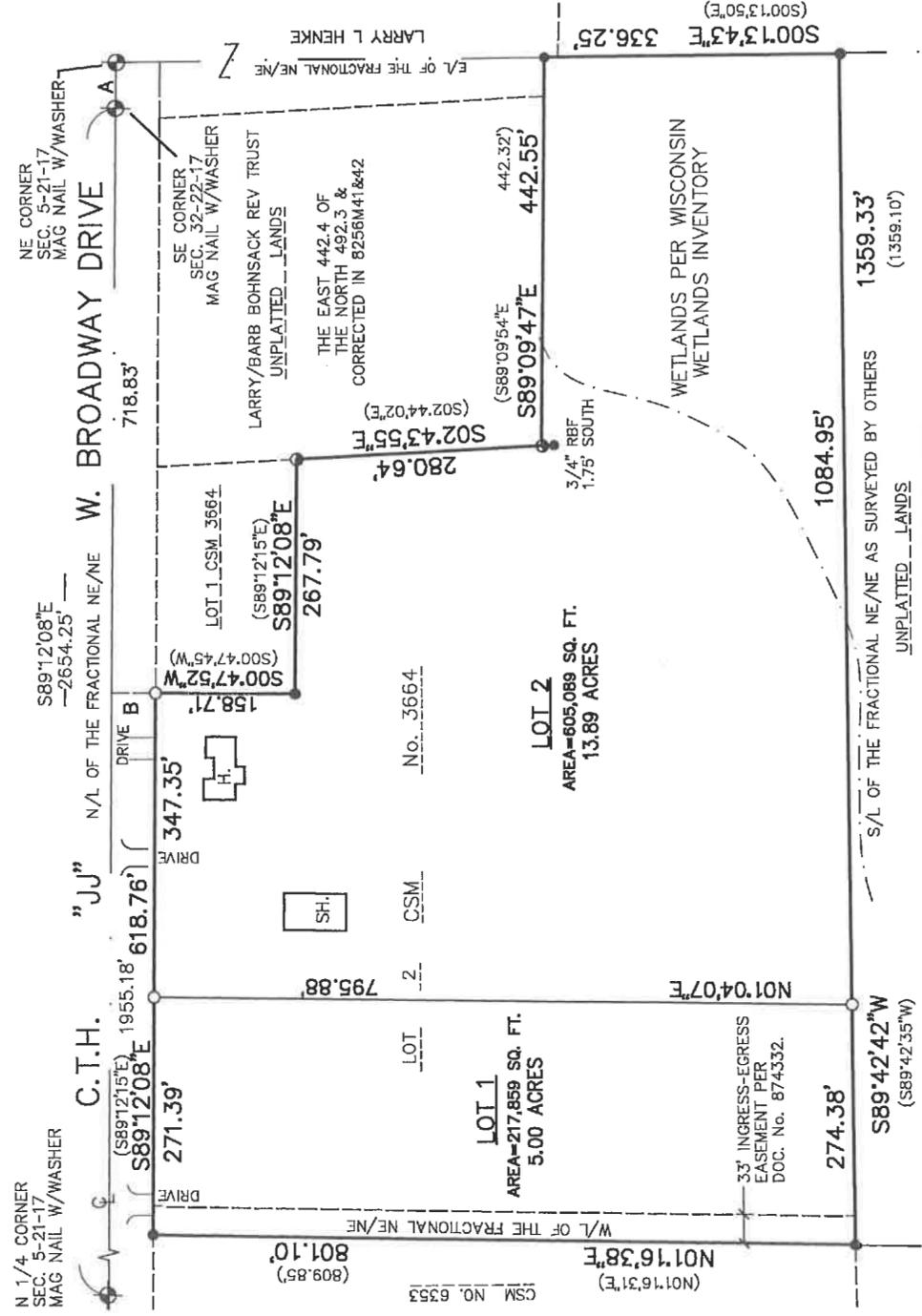
Prepared for: Dennis & Gail Krause
3325 W Broadway Drive
Appleton WI 54915

LINE TABLE.

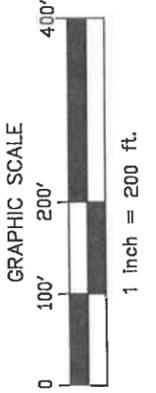
BEARING	DISTANCE
A S88°03'04"E	19.78
B S00°47'52"W	50.00

LEGEND

- = 1" x 24" IRON PIPE SET WEIGHING 1.68 LBS./LIN. FT.
- = 1" IRON PIPE FOUND
- = 3/4" REBAR FOUND
- () = RECORDED AS



Bearings are referenced to the South line of the SE 1/4, Section 32-22-17, which bears S89°12'08"E, per the Wisconsin Coordinate System, Outagamie County.



Robert J. Harris 8-6-20

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-6377
FAX: (920) 733-4751

Robert J. Harris PLS - 1943 Date

SHEET 1 OF 3

LS-9945