

**\*\*VIRTUAL MEETING PARTICIPATION OPTIONS\*\***Web Access:

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=ma00f1d95576889fa02fc616d0358ea69>

Telephone Access:

Phone Number: (408) 418-9388

Meeting Number: 126 909 3174

Password: 1900

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – September 17, 2024 meeting.
5. **Public Hearing #1** – Rezoning (Z-05-2024) requested by Calnin & Goss, Inc., to rezone three properties on the northeast corner of W. Spencer Street and S. Misty Lane from CL Local Commercial District to R-2 Two-Family Residence District. **Action:** Hear testimony/close hearing.
6. **Rezoning (Z-05-2024)** – Requested by Calnin & Goss, Inc., to rezone three properties on the northeast corner of W. Spencer Street and S. Misty Lane from CL Local Commercial District to R-2 Two-Family Residence District. **Action:** Recommend approval/denial of Z-05-2024. *Ordinance O-11-2024.* (TOWN BOARD ACTION 11/07/2024).
7. **Public Hearing #2** – Special Exception Permit (SE-12-2024) requested by Auto Depot, LLC, for operation of an automobile sales business located at 1073 & 1075 S. Van Dyke Road. **Action:** Hear testimony/close hearing.
8. **Special Exception (SE-12-2024)** – Requested by Auto Depot, LLC, for operation of an automobile sales business located at 1073 & 1075 S. Van Dyke Road. **Action:** Recommend approval/denial of SE-12-2024. (TOWN BOARD ACTION 11/07/2024)
9. **Certified Survey Map (CSM-12-2024)** – Requested by Far Niente, LLC, for a lot-split Certified Survey Map with roadway dedication on property located at 5050 N. Wren Drive. **Action:** Recommend approval/denial of CSM-12-2024. (TOWN BOARD ACTION 11/07/2024)
10. 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

September 17, 2024

Members Present: Chair Beth English, Commissioners Ron Wolff, John Weber, Cheryl Ulrich, Mark Heling, Ron Torrance, Pam Crosby, and Charles Klasen . Members Absent: none

Also Present: Richard Downey, Town Administrator; Jordan Jolma, Public Works Director; Nick VandeHey, McMahon Engineer; Brent Braun, IT Director; Tanner Russell, Town Planner; Michael Patza, Community Development Director; Tracy Olejniczak, Administrative Assistant; other interested parties, sign-in sheet = 3, audience = 6.

1. **ROLL CALL**

Chair English opened the meeting at 6:00 p.m. and roll call was taken.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

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

4. **APPROVAL OF MINUTES** – SEPTEMBER 3, 2024 MEETING.

**Motion (Heling/Torrance) to approve the September 3, 2024 Plan Commission minutes.** Motion carried, all voting aye.

5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Patza indicated that the October 1, 2024 Plan Commission will be cancelled.

6. PUBLIC INPUT PERTAINING TO AGENDA ITEMS NOT INCLUDED IN A PUBLIC HEARING.

There was no public input.

7. **PUBLIC HEARING #1** – ZONING CODE AMENDMENT (Z-04-2024) AMENDING CHAPTER 535 ARTICLE XV OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE PERTAINING TO SIGNS AND BILLBOARDS.

Chair English opened Public Hearing #1 at 6:02 p.m. There was no input.

**Motion (Torrance/Ulrich) to close Public Hearing #1 at 6:02 p.m.** Motion carried, all voting aye.

8. **ZONING CODE AMENDMENT (Z-04-2024)** – AMENDING CHAPTER 535 ARTICLE XV OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE PERTAINING TO SIGNS AND BILLBOARDS.

Planner Russell provided details regarding the proposed amendment which includes bringing the Sign Code into compliance with recent Wisconsin Supreme Court rulings, removes sign definitions that were content based, and differentiates between billboard advertising signs and off-premises signs.

**Motion (Heling/Torrance) to recommend approval of Ordinance O-10-2024 to amend Chapter 535 Article XV of the Town of Grand Chute Municipal Code regarding signs and billboards.** Motion carried, all voting aye.

9. **CERTIFIED SURVEY MAP (CSM-11-2024)** – REQUESTED BY PREMIER EVERGREEN GRAND CHUTE, LLC, 3000-3040 W. SPENCER STREET AND 3005-3025 W. LAWRENCE STREET, FOR A CONSOLIDATION.

Director Patza provided details on the proposed CSM and specifically the right-of-way dedication along W. Lawrence Street, S. Bluemound Drive, and W. Spencer Street. Director Patza described the additional right-of-way dedication needed along the frontage of each street to meet the requirements within the Town of Grand Chute Municipal Code. Staff will work with the property owner to get the necessary right-of-way dedicated.

**Motion (Heling/Crosby) to recommend approval of Certified Survey Map (CSM-11-2024) requested by Premier Evergreen Grand Chute, LLC, 3000-3040 W. Spencer Street and 3005-3025 W. Lawrence Street, for a CSM with roadway dedication subject to staff working with the property owner to dedicate the additional right-of-way as required by the Town of Grand Chute Municipal Code. Motion carried, all voting aye.**

10. ADJOURNMENT.

**Motion (Torrance/Heling) to close the Plan Commission meeting at 6:08 p.m. Motion carried, all voting aye.**

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

DRAFT

**MEETING DATE:** October 15, 2024  
**FROM:** Tanner Russell, Town Planner  
**TYPE:** Rezoning  
**APPLICATION NO:** Z-05-2024  
**APPLICANT:** Calnin & Goss, Inc.  
**ADDRESS:** Northeast corner of W. Spencer Street and S. Misty Lane  
**TAX PARCEL ID:** 102-098500, 102-098600, & 102-098700

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**REQUEST**

Applicant requests to rezone three properties from CL Local Commercial District to R-2 Two-Family Residence District.

**Background Information/Analysis:** The rezone is requested to allow development of a duplex on each of the three lots. The duplexes will be used for community based housing for individuals who need specialized care and support. Units will be occupied by both clients and staff to ensure close access for care. The intended use of the property and rezone to a low density residential classification is consistent with the adjacent single-family residences to the south, east, and west. The site is ideally suited for R-2 Two-Family Residence District zoning classification, as it is a transitional district between existing residential development and commercial areas to the north. Rezoning of this property to R-2 Two-Family Residence District is consistent with the Suburban designation for this district as identified in the Town of Grand Chute Comprehensive Plan.

**Recommended Action:** Staff has reviewed and supports a Plan Commission recommendation to rezone three properties on the northeast corner of W. Spencer Street and S. Misty Lane from CL Local Commercial District to R-2 Two-Family Residence District. (Ordinance No. O-11-2024)

**TOWN OF GRAND CHUTE  
OUTAGAMIE COUNTY, WISCONSIN  
O-11-2024**

AN ORDINANCE OF THE TOWN BOARD OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF W. SPENCER STREET AND S. MISTY LANE FROM CL LOCAL COMMERCIAL DISTRICT TO R-2 TWO-FAMILY RESIDENCE DISTRICT.

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

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

**NOW, THEREFORE, BE IT ORDAINED** by the Town Board of Supervisors of the Town of Grand Chute, Outagamie County, Wisconsin, that Chapter 535 of the Code of General Ordinances for the Town of Grand Chute is hereby amended by changing the zoning classification of property located on the northeast corner of W. Spencer Street and S. Misty Lane from CL Local Commercial District to R-2 Two-Family Residence District.

Said property further described as follows:

All of Lots 13, 14, and 15 of Van Rooy Subdivision Block 1, Document Number 484510, being located in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 30, T21N-R17E; Town of Grand Chute, Outagamie County, Wisconsin. Tax Key Parcel Numbers 102-098500, 102-098600, & 102-098700.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

This ordinance shall take effect and be in full force from and after its passage and publication or posting.

I hereby certify that the foregoing ordinance was duly adopted by a majority of the Town Board with a quorum present at a properly noticed meeting.

Town of Grand Chute

\_\_\_\_\_  
By: Jason Van Eperen  
Town Chair

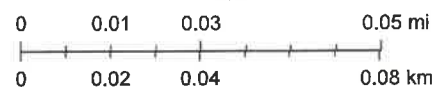
\_\_\_\_\_  
Attest: Kayla Raatz  
Town Clerk

# Z-05-2024 - Location Map



10/9/2024, 12:58:21 PM

1:2,257



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ArcGIS Web AppBuilder

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Afiyah at Home LLC is applying to rezone Lots 13, 14, and 15 on West Spencer Street in the Town of Grand Chute, Outagamie County, from Local Commercial to Two-Family Residence. This change is essential for our goal of offering community-based housing for individuals who need specialized care and support, such as the elderly and those with frailty. The plan is to build duplex units on these lots, creating a safe and supportive environment for residents who require assistance with daily living and care needs.

These lots are ideally located next to an existing assisted living facility, ensuring close access to care services while allowing residents to stay connected with the community. By approving this rezoning request, the Town of Grand Chute will help meet the increasing demand for affordable and accessible housing designed for individuals needing higher levels of care.

Approving this request will not only help Afiyah at Home achieve its mission to support vulnerable individuals but also positively impact the wider community. The project will promote inclusivity by providing a comfortable, supportive living space for those in need, enabling them to maintain a sense of independence while receiving essential care. This development would be a valuable asset to the neighborhood and provide much-needed housing for individuals seeking stable, supportive environments.

**MEETING DATE:** October 15, 2024  
**FROM:** Tanner Russell, Town Planner  
**TYPE:** Special Exception  
**APPLICATION NO:** SE-12-2024  
**APPLICANT:** Auto Depot, LLC  
**ADDRESS:** 1073 and 1075 S. Van Dyke Road  
**TAX PARCEL ID:** 101-138100

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**REQUEST**

**PROPOSED USE(S):** Automobile service business.  
**PROJECT DESCRIPTION:** Operation of an automobile sales business.  
**ZONING CLASSIFICATION:** CL – Local Commercial District.  
**PLAT/CSM ACCURATE PARCEL LINES/LOT RECORDED:** Yes.

**Background Information:** Applicant proposes to operate an automobile sales business at this location as a tenant of the existing business. Approximately 30 preowned vehicles will be displayed for sale. Adequate space is available on the existing asphalt lot to accommodate the proposed vehicle display area. Building improvements will include LED signage on three sides of the building, and an additional LED pylon sign will be installed on the site. Additional signage will require future Town approval.

**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.*

**Recommended Action:** Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-12-2024) requested by Auto Depot, LLC, 1073 and 1075 S. Van Dyke Road, for the operation of an automobile sales business.

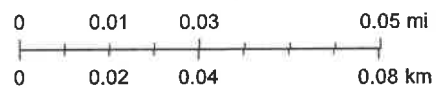


# SE-12-2024 - Location Map



10/9/2024, 12:54:06 PM

1:2,257



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ArcGIS Web AppBuilder

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### **Auto Depot, LLC Narrative – Grand Chute Application**

Auto Depot LLC is a licensed auto dealership that is located in one of the busiest streets in Milwaukee, on Layton Avenue, across from Mitchell International Airport. We have been able to lease a facility that is large enough to fit into the design of the kind of standard used car dealership shop that we intend launching and the facility is located along a major road close to frequented commercial vendors and residential.

Auto Depot LLC sells quality used cars from different manufacturers in the United States. We service a wide range of clientele in and around Milwaukee County and are seeking to open the second location in Grand Chute. It is Auto Depot's goal to open a second location and expand in the Fox Valley area and thankfully have identified a commercial lease to do just that.

Auto Depot LLC ensures that our customers are given first class treatment whenever they visit our dealership. We maintain a priority to establish customer relationships and good rapport with customers no matter the size of their purchase.

Auto Depot, LLC sells preowned vehicles at price points of \$30,000 or less. For the subject property, we will use 40 retail parking spots. 10 of those parking spots are designated for customers.

Exterior improvements will include LED signage which will include lettering, on 3 sides of the building. The LED signage will be pylon.

Interior improvements include painting and logo placement painted on the walls. Auto Depot LLC will install new toilets and vanities in the bathrooms. Auto Depot LLC will only be using the two front offices, which include 1,500 square feet of the shop space with existing lifts. Auto Depot LLC does not plan on changing access to subject property site. Auto Depot, LLC plans on hiring up to 4 employees.

**MEETING DATE:** October 15, 2024  
**FROM:** Tanner Russell, Town Planner  
**TYPE:** Certified Survey Map  
**APPLICATION NO:** CSM-12-2024  
**APPLICANT:** Far Niente, LLC  
**ADDRESS:** 5050 N. Wren Drive  
**TAX PARCEL ID:** 101-030100

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**REQUEST**

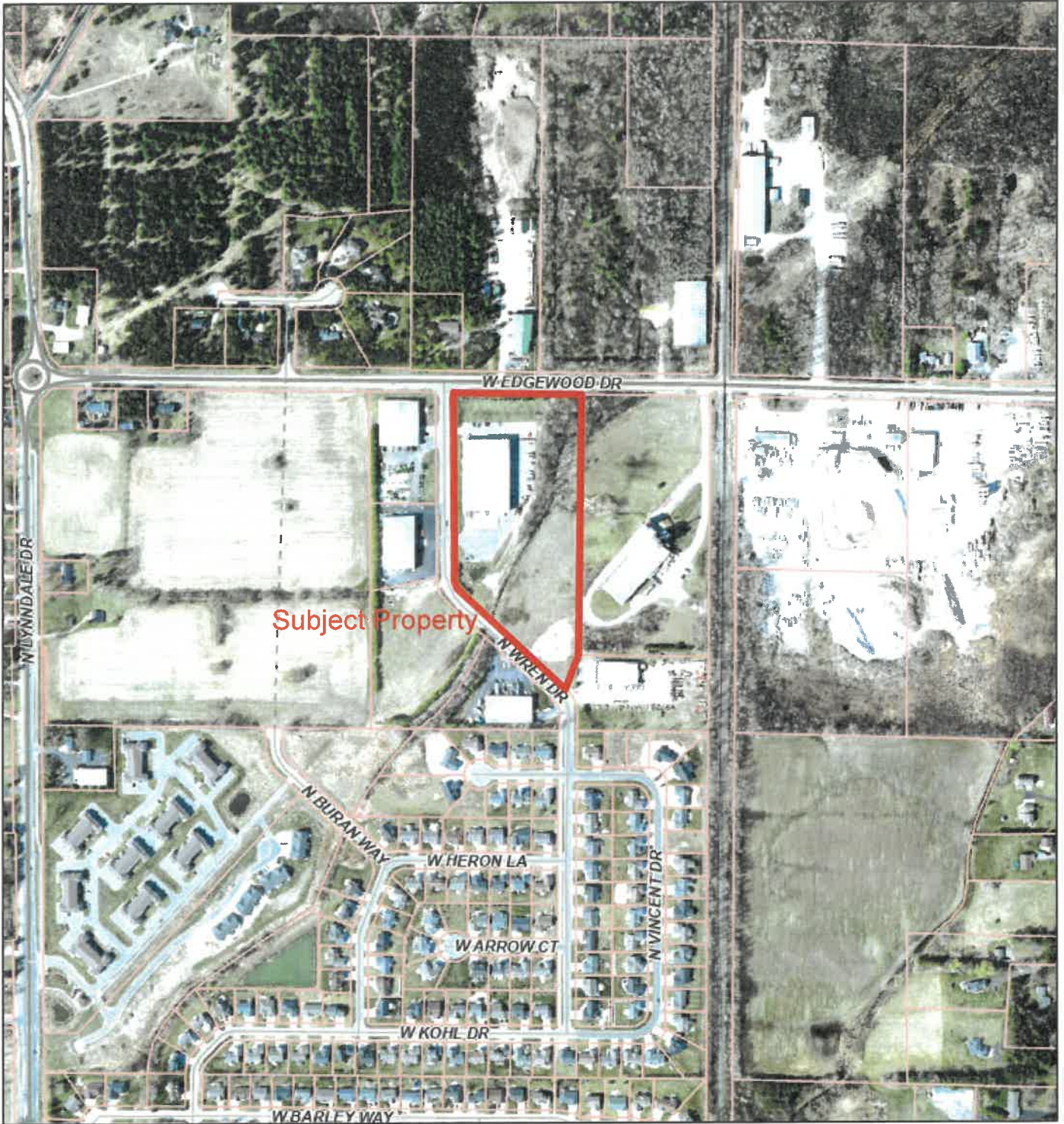
**PROPOSED USE(S):** Continued industrial use.  
**PROJECT DESCRIPTION:** Lot-split Certified Survey Map with roadway dedication.  
**ZONING CLASSIFICATION:** IND Industrial District.

**Background Information:** The Certified Survey Map (CSM) will divide an existing parcel into two lots of 7.77 acres and 2.75 acres, respectively. The CSM also provides dedication of 41' of road right-of-way along CTH JJ. Due to the right-of-way dedication, this CSM requires Plan Commission and Town Board approval.

The CSM is proposed to accommodate the potential sale of Lot 2. Additional approval from the Town, Outagamie County, and the Wisconsin DNR will be required prior to any future development of Lot 2. The CSM meets all Town requirements for division of land.

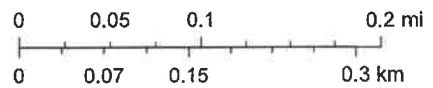
**Recommended Action:** Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-12-2024) requested Far Niente, LLC, 5050 N. Wren Drive, for a lot-split Certified Survey Map with roadway dedication.

# CSM-12-2024 - Location Map



10/9/2024, 1:05:32 PM

1:9,028



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ArcGIS Web AppBuilder

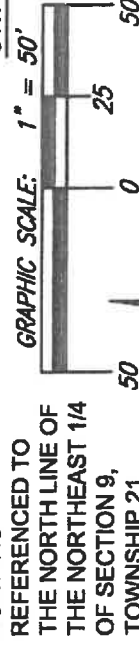
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2280 AS RECORDED IN DOCUMENT NO. 1161189, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S89°08'05"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

OWNER(S) OF RECORD: FAR NIENTE, LLC.



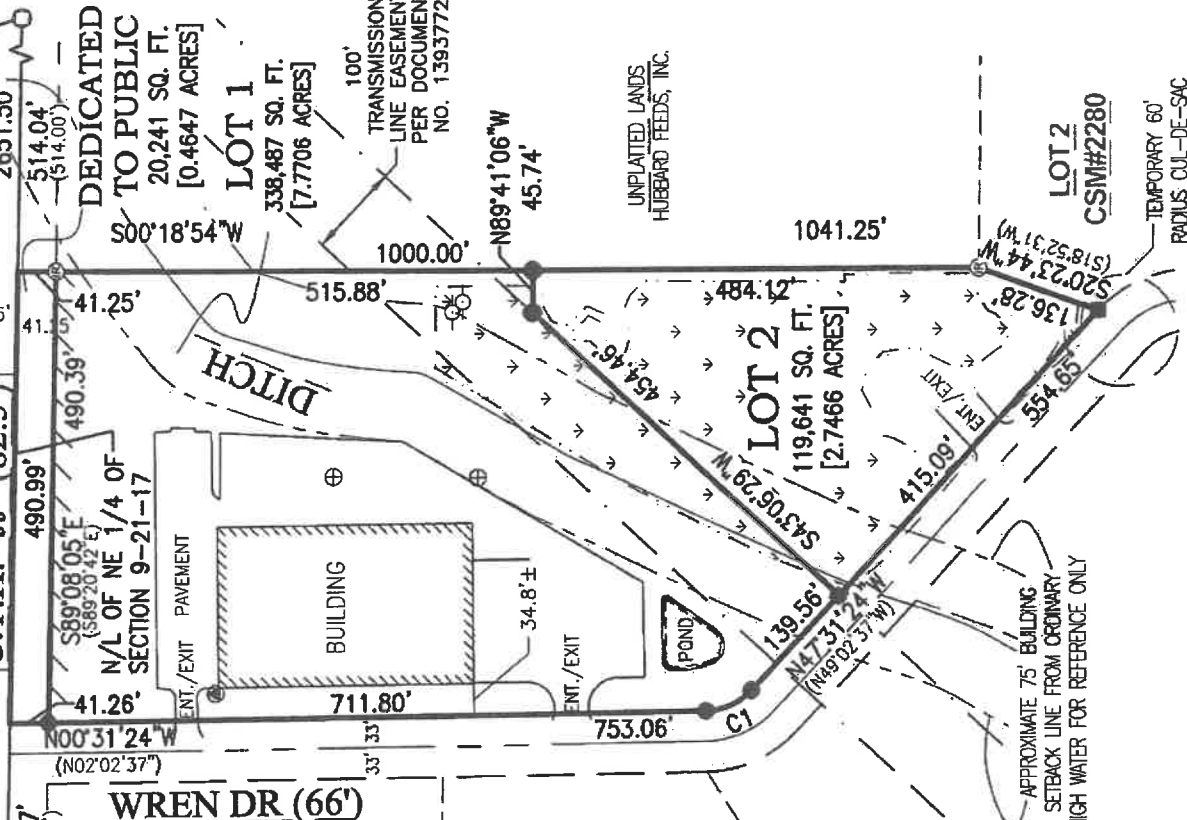
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	67.00	54.96	47°00'00"	N24°01'24"W (N25°32'37"W)	53.43	N47°31'24"W (N49°02'37"W)

NORTH 1/4 CORNER OF SECTION 9-21-17 (S89°20'42"E) UNPLATTED LANDS EUGENE N. & KATHLEEN DORN  
 S89°08'05"E (S85°20'42"E) UNPLATTED LANDS EUGENE N. & KATHLEEN DORN  
 C.T.H. "JJ" (82.5') UNPLATTED LANDS D&S REALTY, INC.  
 NE CORNER OF SECTION 9-21-17 (2652.00')  
 2651.50' (514.00')  
 514.04' (514.00')

**NOTES:**

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 8-20-24
- PRIOR TO DEVELOPMENT, A WETLAND DELINEATION MAY BE REQUIRED ON LOTS 1 & 2.
- 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.
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY
- 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.
- 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.
- C.T.H. "JJ" IS ACCESS RESTRICTED AND NO DRIVEWAYS EXIST. S.T.H. "54" IS REGULATED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION. PERMITS MUST BE OBTAINED PRIOR TO ANY WORK PERFORMED IN THE HIGHWAY RIGHT OF WAY.



**LEGEND:**

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 1" O.D. ROUND IRON PIPE FOUND
- = MAG NAIL SET
- ⊖ = MAG AND DISK FOUND
- ⊕ = EXISTING BERNTSEN MONUMENT
- ( ) = RECORDED AS BEARING OR DISTANCE
- ⊙ = MANHOLE
- ⊕ = CATCH BASIN
- ⊖ = POWER POLE
- ⊕ = NO VEHICULAR ACCESS
- ⊖ = WETLANDS

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
 CAROW LAND SURVEYING & ENVIRONMENTAL  
 615 N. LYNNDALE DR., APPLETON, WI 54914  
 N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
 PHONE: (920)731-4168

A2407.47 DATED: 9/23/24 DRAFTED BY: am/cwm/fnz - NJO  
 REVISED: 10/2/24 - NJO

**CERTIFIED SURVEY MAP NO.**

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2280 AS RECORDED IN DOCUMENT NO. 1161189, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, MATTHEW C. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2280 AS RECORDED IN DOCUMENT NO. 1161189, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF TOM SYKES, 1640 STARVIEW DR., APPLETON, WI 54913.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THOSE LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF OUTAGAMIE COUNTY AND THE TOWN OF GRAND CHUTE.

CHRISTOPHER E. PERREAULT, PLS-2249 DATE  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914  
N5841 S.T.H. "47-55", SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2407.47 (FNZ) 9/23/2024 REVISED: 10/2/2024

**NOTES:**

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 101030100.
- 2) THE PROPERTY OWNER(S) OF RECORD IS (ARE): FAR NIENTE LLC.
- 3) THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 2078800

**OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

SIGNED \_\_\_\_\_ DATED \_\_\_\_\_

**TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF GRAND CHUTE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWN CHAIRPERSON \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

TOWN TREASURER \_\_\_\_\_ DATED \_\_\_\_\_ COUNTY TREASURER \_\_\_\_\_ DATED \_\_\_\_\_

**CERTIFIED SURVEY MAP NO.**

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2280 AS RECORDED IN DOCUMENT NO. 1161189, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

AS OWNERS, I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S):  
BY: FAR NIENTE LLC

\_\_\_\_\_  
TOM SYKES, MEMBER

STATE OF WISCONSIN )  
  )SS  
COUNTY OF \_\_\_\_\_ )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

CHRISTOPHER E. PERREAULT, PLS-2249   DATE  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914  
N5841 S.T.H. "47-55", SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2407.47 (FNZ) 9/23/2024 REVISED: 10/2/2024