PLAN COMMISSION AGENDA
Tuesday, November 20, 2018 - 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 – November 6, 2018 meeting.
5. Public Input.
6. Community Development Director's Report.

7. **Neighborhood Information Meeting** – Conditional Use Permit (CUP-10-18) requested by At Home Group, Inc., 3820 W. Wisconsin Avenue, to allow grading and filling necessary for construction of a new building, stormwater pond and associated site improvements. **Action:** Hear testimony/close meeting.

8. **Conditional Use Permit (CUP-10-18)** – Request by At Home Group, Inc., 3820 W. Wisconsin Avenue, to allow grading and filling necessary for construction of a new building, stormwater pond and associated site improvements. **Action:** Recommend approval/denial of CUP-10-18. (TOWN BOARD ACTION 12/4/2018)

9. **Site Plan (SP-19-18)** – Request by At Home Group, Inc, dba At Home, 3820 W. Wisconsin Avenue, for construction of a new commercial building, stormwater pond and associated site improvements. **Action:** Approve/deny SP-19-18.

10. **Public Hearing #1** – Special Exception (SE-21-18) requested by Ritchie Auto LLC, dba Ritchie Auto, 1170 N. Perkins Street, for operation of an automobile sales business. **Action:** Hear testimony/close hearing.

11. **Special Exception (SE-21-18)** – Request by Ritchie Auto LLC, dba Ritchie Auto, 1170 N. Perkins Street, for operation of an automobile sales business. **Action:** Recommend approval/denial of SE-21-18. (TOWN BOARD ACTION 11/20/2018)

12. **Site Plan Amendment (SPA1-07-09)** – Request by INX International Ink Co., 3100 W. Wisconsin Avenue, for expansion of the existing solvent storage tank farm. **Action:** Approve/deny SPA1-07-09.

13. **Site Plan Amendment (SPA1-00-93)** – Request by U.S. Oil Co., Inc., 275 S. Bluemound Drive, to remove an existing multi-tenant pylon sign and install a new multi-tenant pylon sign. **Action:** Approve/deny SPA1-00-93.

14. 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
November 8, 2018

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

Also Present: James March, Town Administrator; Brent Braun, IT Support; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Robert Buckingham, Community Development Director; Michael Patza, Town Planner; interested parties (audience attendance =12)

1. **ROLL CALL**
   Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**
   Motion (Sherman/Boeckers) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – OCTOBER 16, 2018 MEETING.
   Motion (Hidde/Ulrich) to approve the minutes. Motion carried, all voting aye.

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

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – AVAILABLE UPON REQUEST.

7. **NEIGHBORHOOD INFORMATION MEETING #1** – CONDITIONAL USE PERMIT (CUP-08-18) REQUESTED BY RUBBLE DEVELOPMENT LLC TO ALLOW GRADING AND FILLING WORK FOR REMOVAL OF LANDS FROM FLOOD PLAIN DESIGNATION AT 4730 N. LYNNDALE DRIVE (LOT 2 CSM 7382).

   Chairman Schowalter opened Neighborhood Information Meeting #1 at 6:06 p.m.

   Jerry Kohl, 2405 W. Edgewood Drive, stated that he had no objection to the permit request, but stated that the stream that runs through the area does not drain well and needs to be cleaned.

   Motion (Hidde/Boeckers) to close Neighborhood Information Meeting #1 at 6:07 p.m. Motion carried, all voting aye.

8. **CONDITIONAL USE PERMIT (CUP-08-18)** – REQUEST BY RUBBLE DEVELOPMENT LLC TO ALLOW GRADING AND FILLING WORK FOR REMOVAL OF LANDS FROM FLOOD PLAIN DESIGNATION AT 4730 N. LYNNDALE DRIVE (LOT 2 CSM 7382).

   Director Buckingham noted that the Town agrees the stream needs to be cleaned and dredged. Past attempt by the Town to secure a DNR permit for this purpose denied over concerns of wetland impacts. Regarding the requested Conditional Use Permit, he explained the process that is required when filling floodplain areas. Both DNR and FEMA approvals are required.

   Motion (Stadel/Boeckers) to recommend approval of the Conditional Use Permit (CUP-08-18) requested by Rubble Development, LLC, to allow grading and filling work for removal of lands from flood plain designation at 4730 N. Lynndale Drive (Lot 2 CSM 7382).

   In response to questions from Commissioners Sherman and Hidde, Director Buckingham stated that the small amount of area being filled will not cause runoff amounts that could further impede the stream. He also stated that filling cannot occur until engineering plans are approved by the County, DNR and FEMA. After the filling is completed, as-built plans have to be provided by a certified engineer before final FEMA approval.

   Motion to recommend approval of CUP-08-18 carried, all voting aye.

9. **NEIGHBORHOOD INFORMATION MEETING #2** – CONDITIONAL USE PERMIT (CUP-09-18) REQUESTED BY TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING, AND CULVERT CROSSING FOR UTILITY AND STREET CONSTRUCTION ASSOCIATED WITH THE EXTENSION OF N. BURAN WAY.

   Chairman Schowalter opened Neighborhood Information Meeting #2 at 6:14 p.m. There was no public input.

   Motion (Hidde/Sherman) to close Neighborhood Information Meeting #2 at 6:14 p.m. Motion carried, all voting aye.

10. **CONDITIONAL USE PERMIT (CUP-09-18)** – REQUEST BY TOWN OF GRAND CHUTE TO ALLOW GRADING, FILLING, AND CULVERT CROSSING FOR UTILITY AND STREET CONSTRUCTION ASSOCIATED WITH THE EXTENSION OF N. BURAN WAY.

    Motion (Sherman/Hidde) to recommend approval of the Conditional Use Permit (CUP-09-18) requested by the Town of Grand Chute to allow grading, filling and a culvert crossing for utility and street construction associated with the extension of N. Buran Way. Motion carried, all voting aye.

11. **PUBLIC HEARING #1** – TOWN OF GRAND CHUTE OFFICIAL MAP AMENDMENT TO REMOVE A ROADWAY RESERVATION FOR THE EXTENSION OF N. HUNTERS LANE.

    Chairman Schowalter opened Public Hearing #1 at 6:16 p.m. There was no public input.

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

12. **OFFICIAL MAP AMENDMENT (ORDINANCE NO. O-22-2018)** – CONSIDERATION OF REMOVING A ROADWAY RESERVATION FOR THE EXTENSION OF N. HUNTERS LANE.

    Planner Patza provided background on changes in road configuration of Hunters Lane that have eliminated the need for this roadway reservation.

    Motion (Hidde/Ulrich) to recommend Town Board adoption of Ordinance O-22-2018, amending the Official Map to remove a roadway reservation for the extension of N. Hunters Lane. Motion carried, all voting aye.

13. **CERTIFIED SURVEY MAP (CSM-16-18)** – REQUEST BY TOWN OF GRAND CHUTE FOR APPROVAL OF A TWO-LOT CSM FOR DEDICATION OF A RE-ALIGHNED N. HUNTERS LANE CUL-DE-SAC.

    Motion (Boeckers/Sherman) to recommend approval of CSM-16-18 requested by the Town of Grand Chute for a two-lot CSM with dedication of a re-aligned Hunters Land cul-de-sac. Motion carried, all voting aye.

14. **PUBLIC HEARING #2** – PROPOSED TOWN OF GRAND CHUTE COMPREHENSIVE OUTDOOR RECREATION STRATEGY (CORS).

    Chairman Schowalter opened Public Hearing #2 at 6:20 p.m.

    John Kneer spoke on behalf of Rettler Corporation, the firm that prepared the CORS. The report includes a review each park; a summary of recommendations/improvements; maintenance plans; capital funding sources; open space locations; analysis of park service areas; and, future growth opportunities. He stated that over 300 survey responses were received by the public through the planning process. The general recommendations cover items such as accessibility, acquisition of parkland, community gardens, dogs in parks, funding, parkland dedication, programming security, volunteering opportunities, staffing, and urban forestry.

    In response to a question from Chairman Schowalter, Mr. Kneer explained how the strategy revealed that Grand Chute's current parkland inventory does not meet National Park Association standards for acres of parkland. He noted though that this does not take into account generally available public open space provided at school sites, Bubolz Nature Preserve, and Plamann Park.

Motion (Hidde/Ulrich) to close Public Hearing #2 at 6:26 p.m. Motion carried, all voting aye.

15. **TOWN OF GRAND CHUTE COMPREHENSIVE OUTDOOR RECREATION STRATEGY (CORS)** – CONSIDERATION OF PROPOSED GRAND CHUTE CORS.

    Motion (Stadel/Boeckers) to recommend approval of the Town of Grand Chute Comprehensive Outdoor Recreation Strategy.

    Commissioner Sherman asked where the full report was made available for viewing. He stated he could not recommend approval of a document he did not view. Planner Patza noted that the staff report had provided the link to the full report, which is available on the Town's website.

    Motion to recommend approval of the Town of Grand Chute Comprehensive Outdoor Recreation Strategy passed on a roll vote of 4 to 3. Commissioners Stadel, Boeckers, Weber, Ulrich voting aye. Commissioners Schowalter, Sherman, Hidde voting no.

16. **CERTIFIED SURVEY MAP (CSM-19-18)** – REQUEST BY TOWN OF GRAND CHUTE FOR APPROVAL OF A TWO-LOT CSM WITH ROADWAY DEDICATION AT 4105 AND 4221 N. RICHMOND STREET.

    Motion (Hidde/Ulrich) to recommend approval of Certified Survey Map CSM-19-18 requested by the Town of Grand Chute for property at 4105 and 4221 N. Richmond Street. Motion carried, all voting aye.

17. **VARIANCE FROM CHAPTER 463 OF THE GRAND CHUTE MUNICIPAL CODE (STORMWATER MANAGEMENT)** – REQUEST BY JOSEPH ANF AMANDA MANTEUFEL, 1056 W. POLARIS COURT, FOR A VARIANCE GRANTING A PROTECTIVE AREA/WETLAND SETBACK REDUCTION TO ALLOW CONSTRUCTION OF A RESIDENTIAL DECK.

    Director Buckingham provided background on the request and need for a variance to allow construction of a deck at this residential property. He explained that DNR guidance on the appropriateness of granting a setback reduction is based on width, shape, or quality of the wetlands and impact to reasonable accommodation for development. This is an irregularly shaped cul-de-sac lot that is hampered by a wetland setback that encompasses 60% of the total lot area. The house meets the required setback. A reduction of wetland setback from 55' to 35' for the deck still provides greater separation than a normal 25' rear yard setback.

    Motion (Hidde/Sherman) to approve a variance from Chapter 463-19(C)(4)(a)[6] of the Grand Chute Municipal Code to Joseph and Amanda Manteufel, allowing a protective area/wetlands setback of no less than 35' on the property located at W. 1056 Polaris Court (Lot 67 of the Plat of First Addition to Starview Heights). In granting this variance, the Plan Commission has determined that the variance is not contrary to the public interest and that such variance will be in general harmony with the purposes and intent of the Town's Stormwater Management and Zoning Codes; the variance will not permit the establishment of a use which is not permitted or permissible in the district; special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same district; the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; the hardship is not shared generally by other land or buildings in the area; and, the hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. Motion carried, all voting aye.

18. **ADJOURNMENT**.
    Motion (Sherman/Boeckers) to adjourn the meeting at 6:34 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/BB
Community Development Secretary

7/8.

Town of Grand Chute
Conditional Use Permit Review
At Home Group, Inc.

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **November 15, 2018**

Address: **3820 W. Wisconsin Avenue** **App. #: CUP-10-18**

REQUEST

Work under this Conditional Use Permit (CUP) will allow grading and filling associated with the construction of a commercial building, stormwater pond, and associated site improvements. A navigable stream runs through the east side of the property. A portion of the new building, the rear access drive, and stormwater pond will be within the 300' buffer area from the navigable stream. Consequently, a County Conditional Use Permit is required to allow grading and filling within the Shoreland Zoning District.

ANALYSIS

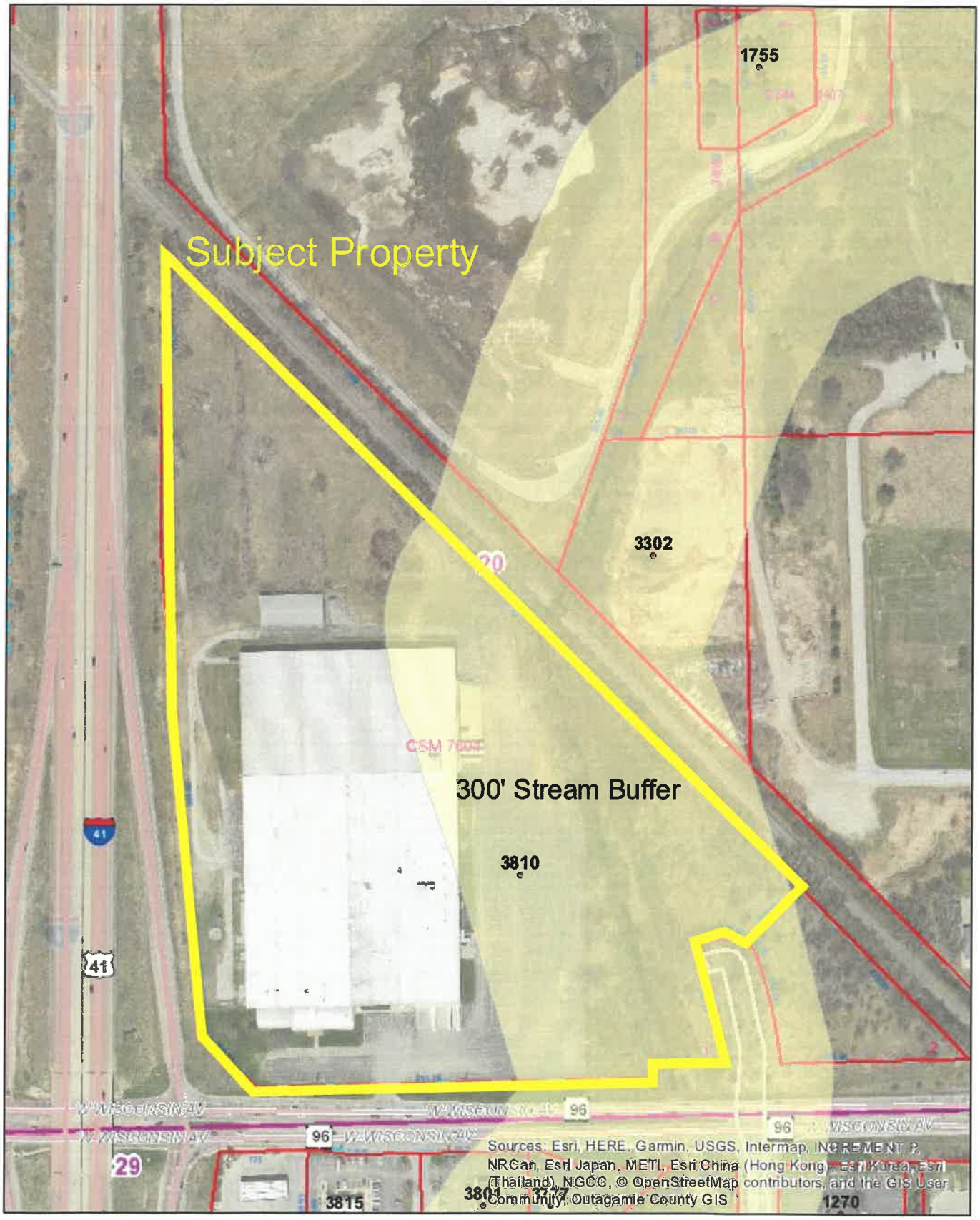
This project is the second phase of the Greene Development PUD. The proposed building will connect to the north side of the WG&R Furniture building. Site access will be from W. Wisconsin Avenue and N. Westhill Boulevard, utilizing cross-access easements that accommodate internal traffic for the entire development

The Stormwater Management Plan for the project consists of using a new stormwater pond on the east side of the property in combination with existing stormwater ponds along W. Wisconsin Avenue that serve the entire development. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition on approval of this permit. 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-10-18) requested by At Home Group, Inc., 3820 W. Wisconsin Avenue, to allow grading and filling associated with the construction of a new commercial building, stormwater pond, and associated site improvements, subject to Town Engineer approval of the Stormwater Management and Erosion Control Plans.

CUP-10-18 -- 3820 W. Wisconsin Avenue



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Grand Chute

At Home
Site Development – Conditional Use Permit
3800 W Wisconsin Ave
Town of Grand Chute
Outagamie County, WI

PROJECT NARRATIVE

At Home is proposing to construct an approximately 88,000 square foot building immediately adjacent to the newly constructe WG&R building at 3810 W Wisconsin Avenue in the Town of Grand Chute. The project will include constsructing the proposed building, extending the driveway along the rear of the building, and constructing a 353-stall parking lot in front of the building. A storm water pond will be constructed in the rear of the site along the stream (a Tributary to Mud Creek) that bisects the parcel in order to provide storm water management for the site.

Due to the location of the proposed project adjacent to this stream, a conditional use permit will be required. All proposed impervious improvements will be located at least 75' from the OHWM of this stream. The OHWM was delineated by Outagamie County on 10/4/2017 and surveyed in by Robert E. Lee & Associates. In order to protect this stream from pollution, erosion control BMP's will be installed prior to any on-site construction activity and all storm water runoff from the proposed improvements will be routed through through the proposed storm water detention pond for treatment prior to discharging to the stream. The proposed building will also be installed at least 2' above the regional flood plain to protect it from floodwaters.

US 41

FUTURE PARK CONVEYANCE

FUTURE PARK PAVILION

W WISCONSIN AVE - STH 96

SEE SHEET 4 FOR DETAILED PARKING LOT DIMENSIONS

PYLON SIGN LOCATION

55' BUILDING SETBACK LINE

50' SETBACK LINE

PROPERTY LINE

FUTURE BUILDING

FUTURE DEVELOPMENT

LANDSCAPE ISLANDS PER LANDSCAPE PLAN

EXISTING PARKING LOT

FUTURE BUILDING

FUTURE BUILDING

PROPOSED "AT HOME" BUILDING
88,120 S.F.

EXISTING WG & R BUILDING

EX. CONC.

EXISTING WET DETENTION POND

100-YEAR FLOODWAY

ORDINARY HIGH WATER MARK (OHW)

75' OFFSET OF OHW

EX. WETLANDS

EX. CULVERT

EXISTING WET DETENTION POND

PROPOSED WET DETENTION POND, SEE DETAIL SHEET 8

CANADIAN NATIONAL RAILROAD

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (104,501 S.F.)
- ASPHALT PAVEMENT (HEAVY) (50,961 S.F.)
- ASPHALT PAVEMENT (2 1/2" BINDER COURSE ONLY) (11,213 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 353

HANDICAP ACCESSIBLE PARKING STALLS = 12

SITE DATA

TOTAL AREA = 7.37 ACRES, 321,318 S.F.

BUILDING AREA = 2.02 ACRES, 88,114 S.F. (27.4%)

SIDEWALK/PARKING LOT AREA = 3.77 ACRES, 164,270 S.F. (51.2%)

GREEN SPACE = 1.58 ACRES, 68,934 S.F. (21.4%)

ZONING

CR REGIONAL COMMERCIAL

PARCEL NO.

101091300

NORTH

0' 50' 100'

SCALE IN FEET

Plot Date: Oct 22, 2018 - 12:16pm

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 10/2018
FILE 1380015D
JOB NO. 1380015

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 3

Town of Grand Chute
Site Plan Review
Greene Development PUD Phase 2 - At Home Group, Inc., dba At Home

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **November 15, 2018**

Address: **3820 W. Wisconsin Avenue** **App. #: SP-19-18**

REQUEST

1. **Proposed Use(s):** Commercial retail.
2. **Project Description:** PUD Phase 2, to include construction of a new commercial building, stormwater pond, and associated site improvements.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes, pending approval of lot-split CSM.

ANALYSIS

Applicant proposes the construction of an 88,122 sq. ft. commercial building and associated site improvements. The proposed building will connect to the north side of the WG&R Furniture building. Site access will be from W. Wisconsin Avenue and N. Westhill Boulevard, utilizing cross-access easements that accommodate internal traffic for the entire development. The project includes a 365-stall parking lot that will adjoin the existing parking lot installed with PUD Phase 1. Loading docks and a service drive will be located on the east side of the building. The building exterior will feature a combination of brick, EFIS, and decorative metal panels.

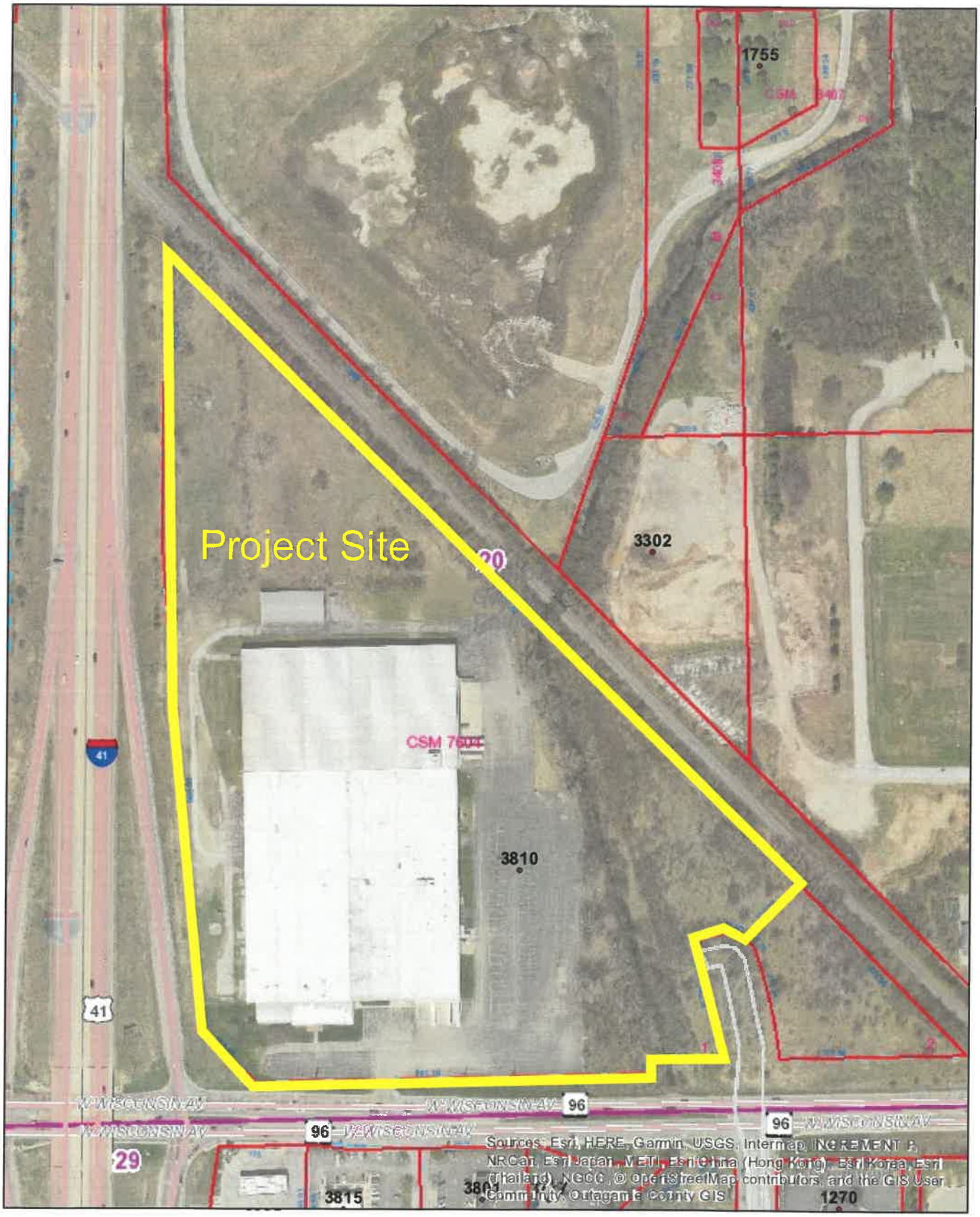
The Stormwater Management Plan for the project consists of using a new stormwater pond on the east side of the property in combination with existing stormwater ponds along W. Wisconsin Avenue that serve the entire development. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. A navigable stream runs through the east side of the property. Consequently, a Conditional Use Permit from Outagamie County is required to allow grading and filling within the Shoreland Zoning District. Town Board approval of the Conditional Use Permit is a condition of Site Plan approval.

The Landscape Plan has been approved by staff. Staff approval of a lot-split CSM to accommodate PUD Phase 2 development is a condition of Site Plan approval. The Site Lighting Plan is being reviewed by staff and its 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 (SP-19-18) requested by At Home Group, Inc., dba At Home, 3820 W. Wisconsin Avenue, for construction of a commercial building, stormwater pond, and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) Town Board approval of Conditional Use Permit CUP-10-18; (3) Staff approval of a lot-split CSM; and, (4) Staff approval of the Site Lighting Plan.

SP-19-18 -- 3820 W. Wisconsin Avenue



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0 180 360 720 Feet

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Grand Chute

FUTURE PARK CONVEYANCE

FUTURE PARK PAVILION

US 41

SEE SHEET 4 FOR DETAILED PARKING LOT DIMENSIONS

PYLON SIGN LOCATION

55' BUILDING SETBACK LINE

50' SETBACK LINE

PROPERTY LINE

FUTURE BUILDING

FUTURE DEVELOPMENT

W WISCONSIN AVE - STH 96

LANDSCAPE ISLANDS PER LANDSCAPE PLAN

EXISTING PARKING LOT

PROPOSED "AT HOME" BUILDING
88,120 S.F.

EXISTING WG & R BUILDING

EX. CONC.

EXISTING WET DETENTION POND

PROPOSED WET DETENTION POND, SEE DETAIL SHEET 8

100-YEAR FLOODWAY

ORDINARY HIGH WATER MARK (OHW)

75' OFFSET OF OHW

EX. WETLANDS

EX. CULVERT

EXISTING WET DETENTION POND

CANADIAN NATIONAL RAILROAD

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (104,501 S.F.)
- ASPHALT PAVEMENT (HEAVY) (50,961 S.F.)
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CR REGIONAL COMMERCIAL

PARCEL NO.

101091300

NORTH

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SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 10/2018
FILE 1360015D
JOB NO. 1360015

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO. 3

Plot By:LTaylor | 1360015 D:\Cargo\1360015\Cargo\1360015D.dwg
Plot Date: 10/22/2018 - 2:19pm
LAYOUT: OVERALL

US 41

FUTURE DEVELOPMENT

PYLON SIGN LOCATION

10' WIDE STALLS WITHIN 200' RADIUS

SIDEWALK RAMP WITH DETECTABLE WARNING FIELD

SIDEWALK WITH INTEGRAL CURB

FUTURE BUILDING

TOPSOIL, SEED AND MULCH FUTURE BUILDING PAD.

RETAINING WALL PER ARCHITECTURAL PLANS

8" CONCRETE PAVEMENT

LOADING DOCK

PROPOSED "AT HOME" BUILDING
88,120 S.F.

EXISTING WG&R BUILDING

STAIRS PER ARCHITECTURAL PLANS

8" CONCRETE PAD

BALE STORAGE ENCLOSURE

SAWCUT REQ'D. ALONG EX. ASPHALT EDGE (TYP.)

CANADIAN NATIONAL RAILROAD

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT)
- ASPHALT PAVEMENT (HEAVY)
- ASPHALT PAVEMENT (2 1/2" BINDER COURSE ONLY)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1 RESERVED PARKING

2 RESERVED PARKING VAN ACCESSIBLE

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJS

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

DETAILED SITE PLAN

DATE 10/2018
FILE 1360015D
JOB NO. 1360015

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SHEET NO. 4

File: R:\1360\1360015\dwg\1360015-dwg
Plot Date: Oct 22, 2018 - 12:39pm

PROVIDE CONNECTION TO EX. 10" WATERMAIN. FIELD VERIFY EXACT LOCATION AND ELEVATION

EX SAN MH 20:22
RIM:779.62
D=15.40'
INV:764.22 (24" E)

US 41

55' BUILDING SETBACK LINE

50' SETBACK LINE

945' - 10" WATERMAIN

10" X 6" TEE

PROPOSED STORM SEWER. SEE SHEET 6 FOR DETAILS.

10" X 6" REDUCER, 6" VALVE, AND HYDRANT. HYD. FLANGE EL = 781.00

EX SAN MH 20:23
RIM:781.46
D=16.50'
INV:764.96 (24" E)
INV:764.96 (24"W)

W WISCONSIN AVE - STH 96

(2) 45° BENDS

6" VALVE

FUTURE BUILDING

FUTURE DEVELOPMENT

266' - 6" HYDRANT LEAD

FUTURE BUILDING

FUTURE DEVELOPMENT

FUTURE BUILDING

EXISTING PARKING LOT

ST MH 9 (1)
RIM:779.30
D=8.25'
INV:771.18 (30" SE)
INV:771.18 (30" N)
INV:770.98 (15" W)
INV:775.30 (12" E)

STRUCTURE - (79) (1)
RIM:780.17
D=8.25'

ST INL 8 (1)
RIM:779.59
D=6.00'
INV:773.59 (12" NE)
INV:773.59 (12" W)

ST INL 1 (1)
RIM:778.09
D=4.00'
INV:774.09 (12" SE)

EX SAN MH 20:24
RIM:778.80
D=13.80'
INV:765.00 (24" E)
INV:765.00 (24"W)

ST INL 2 (1)
RIM:777.01
D=4.00'
INV:773.01 (12" NW)
INV:773.01 (12" E)

ST INL 10 (1)
RIM:779.54
D=4.00'
INV:775.54 (12" W)

ST MH 5 (1)
RIM:779.85
D=9.10'
INV:770.54 (30" SE)
INV:770.54 (30" NW)
INV:774.05 (12" NE)
INV:772.33 (12" SW)

ST INL 6 (1)
RIM:779.14
D=4.93'
INV:774.21 (12" SW)
INV:774.21 (12" NE)

ST INL 7 (1)
RIM:778.74
D=4.00'
INV:774.74 (12" SW)

ST INL 19 (1)
RIM:777.35
D=4.00'
INV:773.35 (12" SE)

EXISTING WG & R BUILDING

ST MH 17 (1)
RIM:776.81
D=5.35'
INV:771.46 (30" S)
INV:771.46 (24" N)
INV:772.37 (12" E)

ST MH 15 (1)
RIM:780.60
D=9.80'
INV:770.80 (30")
INV:770.80 (30")
INV:775.63 (12")

EX SAN MH
RIM:778.50
D=10.40'
INV:769.11 (8" N)
INV:769.28 (6" W)
INV:768.10 (8"E)

ST INL 18 (1)
RIM:776.79
D=4.44'
INV:773.79 (12" NW)
INV:773.79 (12" SE)

STRUCTURE - (80) (1)
RIM:776.56
D=4.56'

ST MH 4 (1)
RIM:777.00
D=6.90'
INV:771.61 (24" S)
INV:770.10 (30" NW)
INV:770.10 (30" E)

75' OFFSET OF OHW

EXISTING WET DETENTION POND

ST INL 13 (1)
RIM:779.59
D=4.00'
INV:775.59 (12" NE)

ST MH 12 (1)
RIM:779.13
D=8.90'
INV:770.22 (30" S)
INV:775.25 (12" SW)
INV:770.22 (30" N)
INV:774.03 (12" NE)

EX SAN MH 20:25
RIM:770.67
D=5.40'
INV:765.27 (14" NE)
INV:765.27 (24"W)

100-YEAR FLOODWAY

ORDINARY HIGH WATER MARK (OHW)

ST INL 14 (1)
RIM:778.39
D=4.00'
INV:774.39 (12" SW)

EX. WETLANDS

EX. CONC.

ST INL 16 (1)
RIM:779.99
D=4.00'
INV:775.99 (12" W)

ST INL 20 (1)
RIM:776.59
D=4.00'
INV:772.59 (12" W)

EX SAN MH 2
RIM:768.28
D=5.00'
INV:767.59 (8" W)
INV:767.59 (8"E)

EX SAN MH 20:38
RIM:772.23
D=5.58'
INV:766.65 (24" N)
INV:766.65 (24"S)

SAN MH 1
RIM: 776.14
D=6.31'
INV: 769.83

CONNECT EX. 8" SANITARY SEWER TO PROPOSED MANHOLE. FIELD VERIFY EXACT LOCATION AND ELEVATION. EX. 8" INV = ±769.83

CANADIAN NATIONAL RAILROAD

PROPOSED "AT HOME" BUILDING
88,120 S.F.

SAN MH 2
RIM:777.60
D= 7.49'
INV: 770.11

292' - 8" SAN SEWER @ 0.40 %

70' - 8" SAN SEWER @ 0.40%

8" CAP. INV = 772.13

213' - 8" SAN SEWER @ 0.40%

SAN MH 3
RIM: 776.85
D= 5.57'
INV: 771.28

10" X 6" REDUCER, 6" VALVE, AND HYDRANT. HYD FLANGE EL = 872.00

527' - 10" WATERMAIN

22.5° BEND

PROPOSED STORM SEWER. SEE DETAILS ON SHEET 6

10" X 6" TEE, 6" VALVE, 30'-6" HYDRANT LEAD AND HYDRANT. HYD FLANGE EL = 877.35

REMOVE PORTION OF EX WATER MAIN AND PROVIDE CONNECTION TO EX. 10" WATERMAIN WITH 45° BEND. FIELD VERIFY EXACT LOCATION AND ELEVATION

HYDRANT
HYD FLANGE EL = 781.00

EX SAN MH 20:27 SOUTH
RIM:770.82
D=4.85'
INV:766.72 (8" E)
INV:765.97 (8" S)
INV:765.97 (8"NW)

EX. CULVERT

EX SAN MH 20:27 NORTH
RIM:771.35
D=5.20'
INV:766.15 (8" SE)
INV:766.15 (24" N)
INV:766.15 (14"SW)

EXISTING WET DETENTION POND

EX SAN MH 20:33
RIM:772.17
D=5.83'
INV:766.34 (24" N)
INV:766.34 (24"S)

EX SAN MH 20:34
RIM:774.10
D=7.59'
INV:766.51 (24" N)
INV:766.89 (8" W)
INV:766.51 (24"S)

LEGEND

- PROPOSED SANITARY SEWER
- 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
⊕	⊕	FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WATER MANHOLE
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
▣	▣	LIFT STATION
▣	▣	TRACER WIRE SIGNAL CONNECTION BOX
O_{CO}	O_{CO}	CLEANOUT
◎	◎	STORM MANHOLE
◉	◉	STORM CATCH BASIN
▥	▥	STORM INLET
◎	◎	STORM INLET MANHOLE
▨	▨	YARD DRAIN
◐	◐	STANDPIPE
$⊠_{DS}$	$⊠_{DS}$	ROOF DOWNSPOUT

NORTH

0' 50' 100'

SCALE IN FEET

File: R:\1360\1360015\dwg\1360015-dwg-1360015.dwg
Plot Date: Jan 22, 2018 - 12:15pm
LAYOUT: OVERALL UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLF
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

OVERALL UTILITY PLAN

DATE 1/22/18
FILE 1360015D
JOB NO. 1360015

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 5

US 41

PYLON SIGN LOCATION

ST INL 1 (DOUBLE INLET)
F/L:779.76
D=4.00'
INV:775.76 (12" E)

120'-12" ST. SEWER @ 0.53%

ST INL 4 (DOUBLE INLET)
F/L:779.24
D=4.51'
INV:774.73 (12" N)
INV:774.73 (12" E)

ST INL 7 (DOUBLE INLET)
F/L:779.37
D=4.00'
INV:775.37 (12" S)

213'-12" ST. SEWER @ 1.08%

171'-12" ST. SEWER @ 0.51%

ST MH 8
RIM:779.75
D=4.22'
INV:775.53' (12" E)
INV:775.53' (15" S)

ST MH 5
RIM:779.43
D=6.58'
INV:775.04 (15" N)
INV:773.85 (12" W)
INV:775.04' (12" E)
INV:772.85' (24" S)

10'-12" ST. SEWER @ 2.10%

ST MH 2
RIM:779.43
D=6.96'
INV:775.06 (12" E)
INV:772.47 (24" N)
INV:773.47 (12" W)
INV:772.47' (24" S)

123'-15" ST. SEWER @ 0.40%

ST INL 9 (DOUBLE INLET)
F/L:779.54
D=3.80'

191'-24" ST. SEWER @ 0.20%

10'-12" ST. SEWER @ 2.00%

ST INL 6 (DOUBLE INLET)
F/L:779.24
D=4.00'
INV:775.24 (12" W)

10'-12" ST. SEWER @ 1.80%

ST INL 3 (DOUBLE INLET)
F/L:779.24
D=4.00'
INV:775.24 (12" W)

64'-24" ST. SEWER @ 0.05%

PROVIDE CONNECTION TO EX. 24" ST. SEWER. FIELD VERIFY EXACT LOCATION AND ELEVATION

FUTURE BUILDING

DOWNSPOUT LOCATION (TYP.) VERIFY EXACT LOCATIONS AND ELEVATIONS WITH GENERAL CONTRACTOR

18"CAP
INV:771.36

PROPOSED "AT HOME" BUILDING
88,120 S.F.

EXISTING WG&R BUILDING

40' - 8" FIRE PROTECTION WATER SERVICE WITH 3" VALVE

40' - 3" DOMESTIC WATER SERVICE WITH 3" VALVE

45'-8" ST. SEWER @ 1.04%

ST INL 15 (TYPE A)
RIM:777.10
D=4.00'
INV:773.10 (8" SW)
INV:773.10' (12" NE)

78'-12" ST. SEWER @ 1.78%

217'-18" ST. SEWER @ 0.26%

47'-12" ST. SEWER @ 1.04%

ST MH 10
RIM:777.90
D=4.41'
INV:773.49 (12" S)
INV:773.49' (12" N)

ST MH 11
RIM:777.15
D=7.02'
INV:773.00 (12" S)
INV:770.13' (30" E)
INV:770.13' (24" N)

DOWNSPOUT COLLECTOR (TYP.)

ST MH 16
RIM:776.75
D=5.96'
INV:770.79 (18" S)
INV:770.79' (18" NW)

224'-24" ST. SEWER @ 0.26%

ST MH 13
RIM:777.05
D=5.34'
INV:770.71 (24" S)
INV:771.71 (12" SW)
INV:771.21' (18" N)
INV:771.71' (12" E)

33'-18" ST. SEWER @ 1.26%

145'-12" ST. SEWER @ 1.04%

25'-30" ST. SEWER @ 0.28%

ST INL 12 (TYPE B)
F/L:776.79
D=6.73'
INV:770.06 (30" W)
INV:770.06 (30" NE)

36'-12" ST. SEWER @ 1.65%

EX. 24" ST. SEWER
INV:771.67

30" APRON ENDWALL WITH RIP RAP
INV. 770.00

22'-30" ST. SEWER @ 0.27%

ST INL 14 (TYPE B)
F/L:776.31
D=4.00'
INV:772.31 (12" W)

CANADIAN NATIONAL RAILROAD

NORTH

0' 30' 60'
SCALE IN FEET

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

Plot By: RJ:\JOB\1360\1360015\dwg\1360015.dwg
Plot Date: Oct 22, 2018 - 12:12pm

LAYOUT: UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

DETAILED UTILITY PLAN

DATE 10/2018
FILE 1360015D
JOB NO. 1360015

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 6

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

PROPOSED "AT HOME" BUILDING
88,120 S.F. I
FF EL 782.00

EXISTING WG&R
BUILDING
FF EL 782.00

FUTURE BUILDING

CANADIAN NATIONAL RAILROAD

ST MH 17 (1)
RIM:776.81
D=5.35'
INV:771.46 (30" S)
INV:771.46 (24" N)
INV:772.37 (12" E)

MATCH EX. E.P.
±777.17

NORTH

0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: BBB
DESIGNED: AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

GRADING PLAN

DATE: 10/29/18
FILE: 1360015G
JOB NO. 1360015

Robert E. Lee & Associates, Inc.
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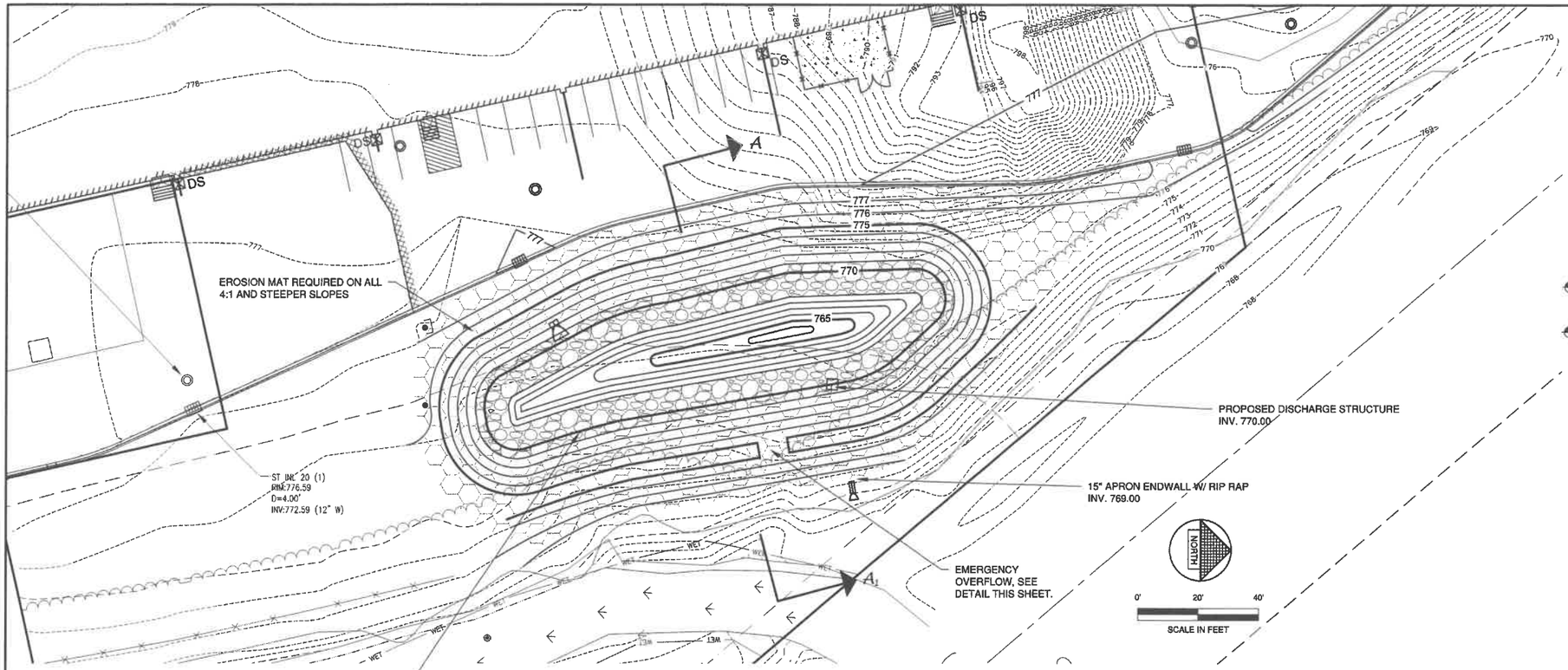
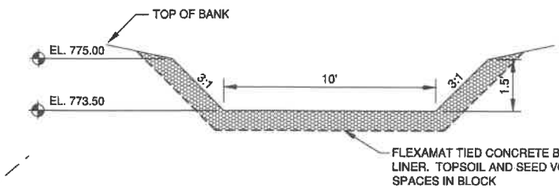
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9841 www.releeinc.com

SHEET NO. 7



POND FLOOD ELEVATION SUMMARY

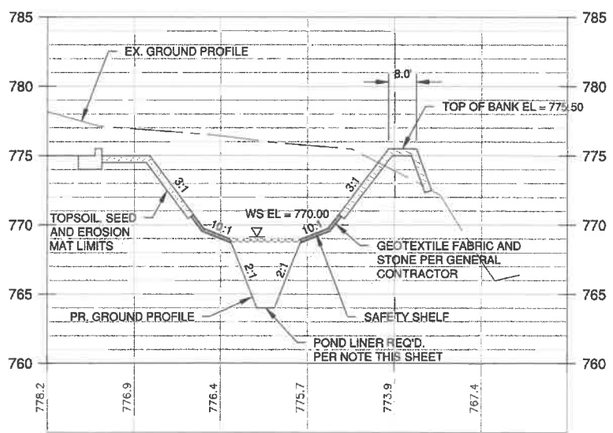
YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	771.86
2-YEAR	772.09
10-YEAR	772.80
100-YEAR	773.47



EMERGENCY OVERFLOW STRUCTURE DETAIL

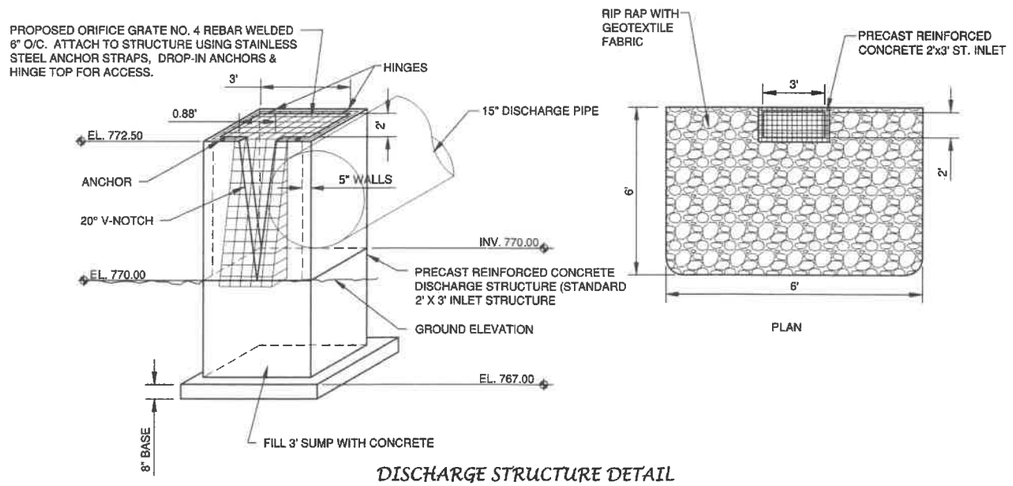
POND LINER NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-6} cm/sec OR LESS ARE ENCOUNTERED, A TYPE "B" CLAY LINER WILL BE REQUIRED AND SHALL BE INSTALLED PER WDNR TECHNICAL STANDARD 1001.



SECTION A-A_1

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'



DISCHARGE STRUCTURE DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

POND PLAN AND SECTION

DATE 10/2018
FILE 1360015D
JOB NO. 1360015

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
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SHEET NO. 8

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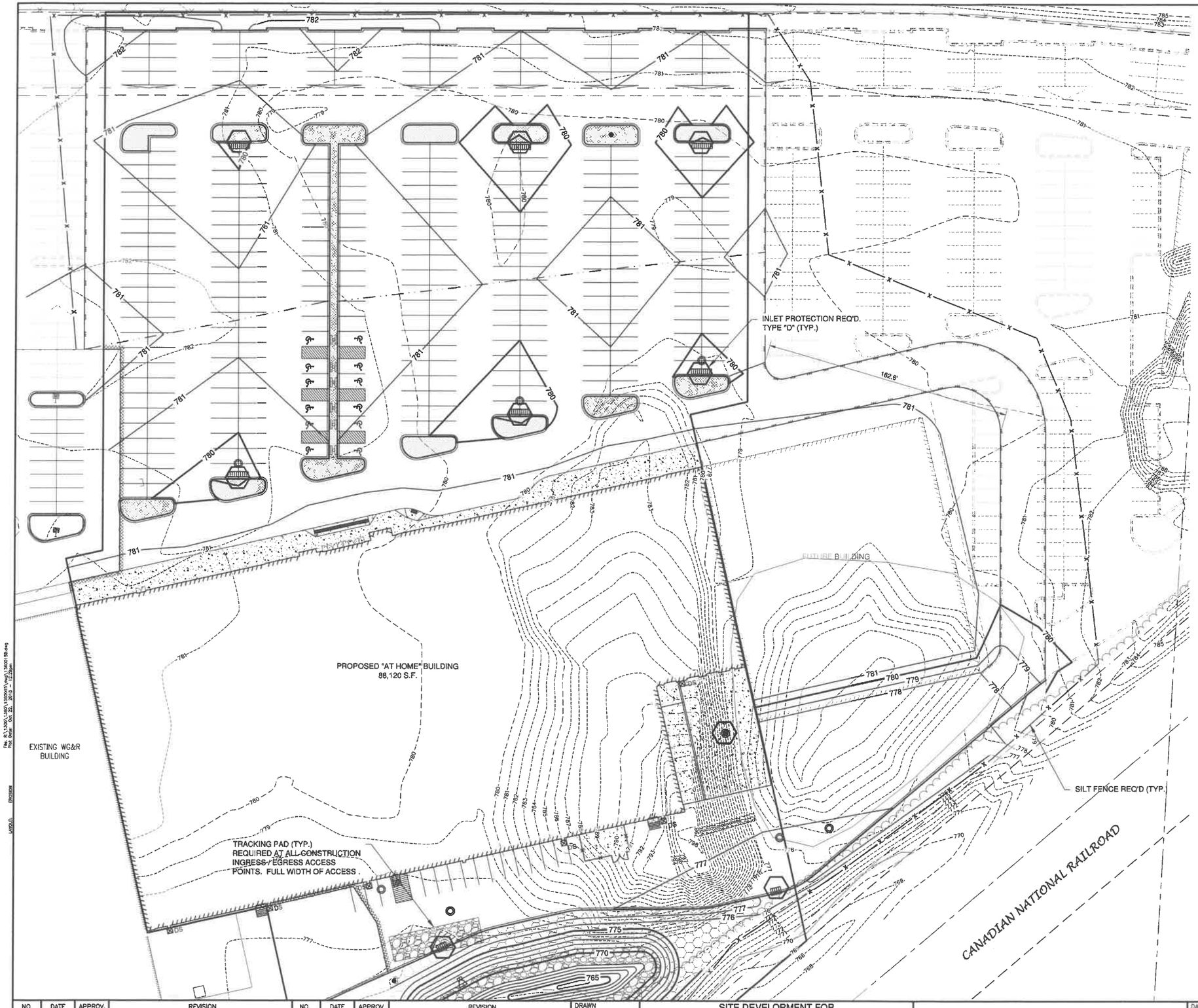
Plot Date: Oct 29, 2018 - 10:09am
LAYOUT: POND



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING CONTROL PADS PRIOR TO ANY SITE DISTURBANCE. MARCH 2019
2. EXCAVATE PROPOSED WET DETENTION POND AND INSTALL OUTFALL STORM SEWER PIPING. POND TO SERVE AS A SEDIMENT BASIN THROUGHOUT CONSTRUCTION. MARCH 2019
3. INSTALL ALL NECESSARY SITE UTILITIES INCLUDING SANITARY SEWER, STORM SEWER, AND WATER MAIN. MARCH 2019
4. PLACE FILL MATERIAL, COMPACT, AND GRADE AS NECESSARY FOR BUILDING AND PARKING LOT. EXCAVATE FOR BUILDING FOUNDATION AND BEGIN BUILDING CONSTRUCTION. APRIL 2019
5. PLACE GRAVEL BASE COURSE AND CONSTRUCT PARKING LOT. APRIL - AUGUST 2019
6. COMPLETE REMAINING BUILDING AND PAVE PARKING LOT. OCTOBER 2019.
7. TOPSOIL, SEED, AND MULCH OR E-MAT TO STABILIZE ALL REMAINING DISTURBED AREAS AS SOON AS FINAL GRADING IS COMPLETED. FINAL RESTORATION BY OCTOBER 2019.
8. ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED. AUGUST 2019.

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP | CHECKED BBB | DESIGNED AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

EROSION CONTROL PLAN

DATE 10/2018 | FILE 13600150 | JOB NO. 13600150

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9841 www.releeinc.com

SHEET NO. 9

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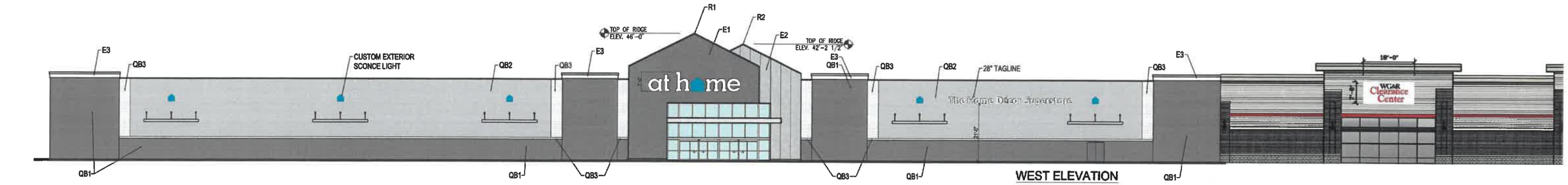
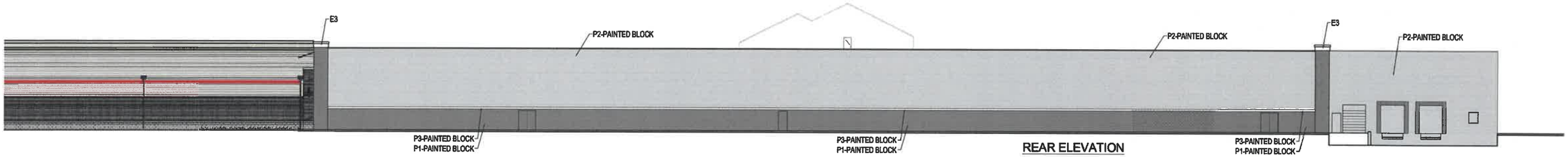
LAYOUT: EROSION



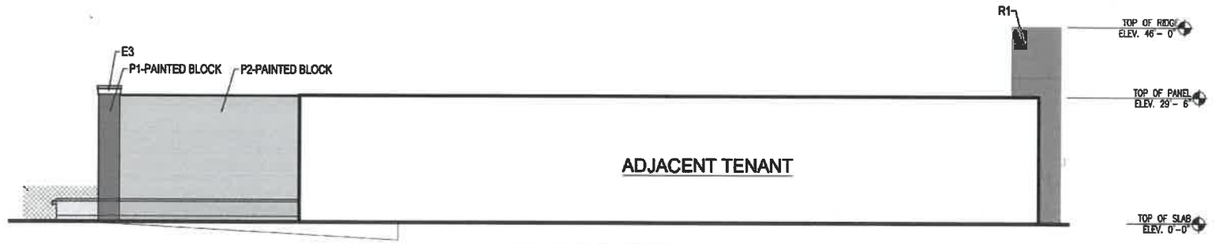
WEST ELEVATION



REAR ELEVATION

MATERIALS LEGEND:

A1	ALUMINUM- STOREFRONT (CLEAR ANODIZED FINISH)
A2	ALUMINUM - BREAK METAL (TO MATCH STOREFRONT)
A3	PREFINISHED METAL COPING (BERRIDGE METAL - SHASTA WHITE)
E1	EIFS - SAND FINISH (COLOR MATCH "AT HOME" EXTERIOR DARK GRAY)
E2	EIFS - SAND FINISH (COLOR MATCH "AT HOME" EXTERIOR JENISON GRAY)
E3	EIFS - SAND FINISH ("AT HOME" SW 7551 GREEK VILLA)
F1	FORM LINERS - 8"X16" SPLIT FACE BLOCK PATTERN (COLOR MATCH "AT HOME" EXTERIOR DARK GRAY)
G1	WINDOW GLAZING - LOW-E TEMPERED, CLEAR
P1	"AT HOME" EXTERIOR DARK GRAY
P2	"AT HOME" EXTERIOR JENISON GRAY
P3	"AT HOME" SW 7551 GREEK VILLA
R1	ZINC GREY- BERRIDGE METAL ROOFING
R2	SHASTA WHITE- BERRIDGE METAL ROOFING & CAP
QB1	QUIK-BRICK TYPE A, "SHADOW GRAY"
QB2	QUIK-BRICK TYPE B, "MONUMENT WHITE"
QB3	QUIK-BRICK TYPE C, "ELITE WHITE"



RIGHT ELEVATION

at home
The Home Décor Superstore

AT HOME - EXTERIOR ELEVATIONS
GRAND CHUTE, WI

callaway architecture
1207 HAMPSHIRE LN, STE 105 RICHARDSON, TX-75080
PHONE: 214.368.2525 PROJECT#15102.47 DATE:09.10.2018

SPEC NOTES BY SYMBOL [XX.XXXX]:

03.7413 - TILT-UP CONCRETE PANEL (RE: STRUCTURAL)
04.2202 - QUIK-BRIK MASONRY [COLOR AS INDICATED]
07.2413 - EXTERIOR INSULATION AND FINISH SYSTEM
07.6113 - STANDING SEAM METAL ROOF SYSTEM
07.6220 - PRE-FINISHED ALUMINUM BREAK METAL COVER
07.6301 - 24 GA. PRE-FINISHED METAL COPING
07.6302 - 24 GA. PRE-FINISHED METAL CAP
07.6312 - 22 GA. PRE-FINISHED METAL DOWNSPOUT
07.6321 - 22 GA. PRE-FINISHED METAL CONDUCTOR HEAD
08.1313 - INSULATED HOLLOW METAL DOOR
08.3113 - ACCESS DOOR AND FRAME
08.3613 - SECTIONAL DOOR
08.4113 - ALUMINUM FRAMED ENTRY DOOR/STOREFRONT
08.8102 - DOUBLE PANE GLAZING (1" UNITS)
11.1318 - DOCK SEALS
32.3113 - CHAIN LINK FENCE/GATE (HEAVY-DUTY)

EXTERIOR MATERIALS/FINISHES BY SYMBOL [XX]:

A1 MATERIAL: ALUMINUM STOREFRONT/DOORS/CURTAINWALL
COLOR/FINISH: CLEAR MILL FINISH

A2 MATERIAL: ALUMINUM BREAK METAL ASSEMBLIES/COMPONENTS
COLOR/FINISH: PRE-FINISHED TO MATCH STOREFRONT/DOORS

A3 MATERIAL: PRE-FINISHED SHEET METAL FABRICATIONS
COLOR/FINISH: PRE-FINISHED TO MATCH ADJACENT EXTERIOR WALL COLOR, UNLESS NOTED OTHERWISE.

A4 MATERIAL: PRE-FINISHED SHEET METAL FABRICATIONS (CORNICE, CAPS)
COLOR/FINISH: PRE-FINISHED BERRIDGE COLOR "SHASTA WHITE".

BR1 MATERIAL: QUIK-BRIK
OLD CASTLE COMPANY
COLOR/FINISH: SHADOW GRAY, TYPE A
MATERIAL: MORTAR
MANUFACTURER: ARGOS: MAGNOLIA DARK

BR2 MATERIAL: QUIK-BRIK
OLD CASTLE COMPANY
COLOR/FINISH: MONUMENT WHITE, TYPE B
MATERIAL: MORTAR
MANUFACTURER: SPECTRUM, GRAY-N

BR3 MATERIAL: QUIK-BRIK
OLD CASTLE COMPANY
COLOR/FINISH: ELITE WHITE, TYPE C
MATERIAL: MORTAR
MANUFACTURER: ARGOS: WHITE

E1 MATERIAL: DRYVIT EIFS
ATHO-01-1022-AT HOME EXTERIOR DARK GRAY FINISH: SANDPEBBLE FINE

E2 MATERIAL: DRYVIT EIFS
ATHO-02-1022-AT HOME EXTERIOR JENISON GRAY FINISH: SANDPEBBLE FINE

E3 MATERIAL: DRYVIT EIFS
ATHO-03-1022-AT HOME SW 7551 GREEK VILLA FINISH: SANDPEBBLE FINE

E1 MATERIAL: STO CORP. EIFS
NA 18-0005 COLOR/ FINISH: "AT HOME EXTERIOR DARK GRAY"; FINISH: MEDIUM STOLIT.

E2 MATERIAL: STO CORP. EIFS
NA 17-0002 COLOR/ FINISH: "AT HOME EXTERIOR JENISON GRAY"; FINISH: MEDIUM STOLIT.

E3 MATERIAL: STO CORP. EIFS
NA 17-0004 COLOR/ FINISH: "SW 7551 GREEK VILLA"; FINISH: MEDIUM STOLIT.

G1 MATERIAL: GLASS/GLAZING
BASIS OF DESIGN: INSULATED GLASS (TEMPERED AS REQUIRED BY CODE)
SURFACE: SHGC AS REQUIRED BY CODES IN EFFECT
COLOR/FINISH: CLEAR

G2 MATERIAL: GLASS/GLAZING
BASIS OF DESIGN: SINGLE PANE GLASS (TEMPERED AS REQUIRED BY CODE)
SURFACE: SHGC AS REQUIRED BY CODES IN EFFECT
COLOR/FINISH: CLEAR

P1 MATERIAL: EXTERIOR PAINT
COLOR/FINISH: SW COLOR "AT HOME EXTERIOR DARK GRAY"; (HEAVY SAND, FLAT FINISH FOR CONCRETE PANELS/WALLS)

P2 MATERIAL: EXTERIOR PAINT
BASIS OF DESIGN: SHERWIN WILLIAMS
COLOR/FINISH: SW COLOR "AT HOME EXTERIOR JENISON GRAY"; (HEAVY SAND, FLAT FINISH FOR CONCRETE PANELS/WALLS)

P3 MATERIAL: EXTERIOR PAINT
BASIS OF DESIGN: SHERWIN WILLIAMS
COLOR/FINISH: SW COLOR "SW 7551 GREEK VILLA"; (HEAVY SAND, FLAT FINISH FOR CONCRETE PANELS/WALLS)

R1 MATERIAL: STANDING SEAM METAL ROOFING
COLOR/FINISH: PRE-FINISHED BERRIDGE COLOR "ZINC GRAY".

R2 MATERIAL: STANDING SEAM METAL ROOFING
COLOR/FINISH: PRE-FINISHED BERRIDGE COLOR "SHASTA WHITE".

PAINT FORMULAS:

SHERWIN-WILLIAMS 7119 — 08/25/16 — 214-349-3089 — Order# 0280487
EXTERIOR — ARCHITECTURAL — A-100 — LATEX — FLAT — SHERWIN-WILLIAMS
P1 AT HOME DARK GRAY
CUSTOM MANUAL MATCH
CCE+COLORANT — OZ — 32 — 64 — 128
SILL-White — 8 — 16 — 32
R1-Black — 48 — 96 — -
R2-Maroon — 25 — 50 — -
Y3-Deep Gold — 24 — 48 — -
FIVE GALLON PAIL — DEEP BASE — GAL — 2656-66
P1
Non Returnable Tinted Color
CAUTION: To ensure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed batches may vary slightly from color to color chip.
0280487-001

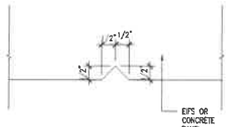
SHERWIN-WILLIAMS 7119 — 08/25/16 — 214-349-3089 — Order# 0280487
EXTERIOR — ARCHITECTURAL — A-100 — LATEX — FLAT — SHERWIN-WILLIAMS
P2 EXTERIOR JENISON GRAY
CUSTOM MANUAL MATCH
CCE+COLORANT — OZ — 32 — 64 — 128
LJ-Yellow — 1 — 2 — -
R5-Blue Umber — 2 — 4 — 1
R3-Magenta — - — 1 — -
FIVE GALLON PAIL — EXTRA WHITE — GAL — 0430-0160
R2
Non Returnable Tinted Color
CAUTION: To ensure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed batches may vary slightly from color to color chip.
0280487-002

KEYED NOTES BY SYMBOL "@":

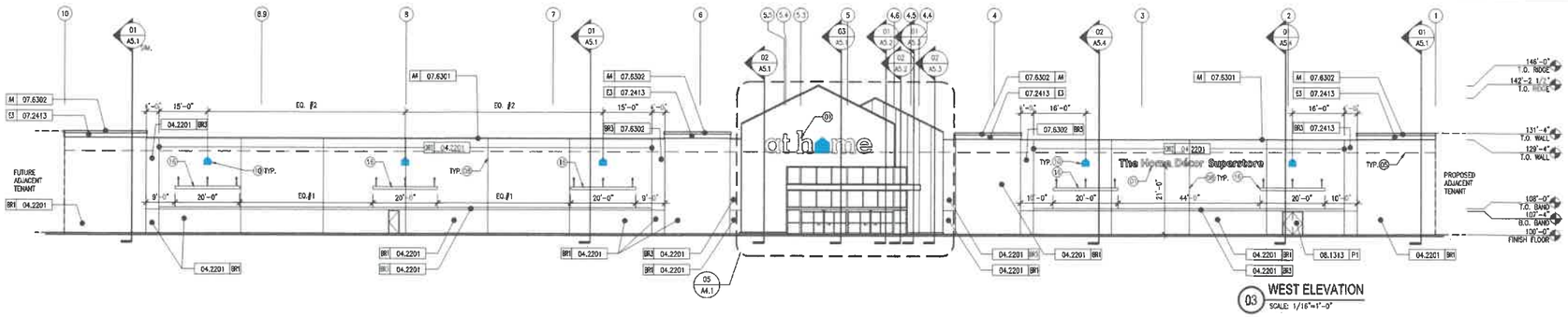
01. SIGNAGE; FURNISHED AND INSTALLED BY AT HOME'S SIGN VENDOR.
02. EXTERIOR LIGHTING. RE: ELECTRICAL.
03. DOOR BELL PUSH BUTTON
04. ENTRY CANOPY ROOF DRAIN OUTLET LOCATION.
05. ROOF LINE BEYOND PARAPET.
06. WALL-MOUNTED PVC SPOUT OUTLET WITH 3" CONDUCTOR CONNECTION MOUNT ON WALL 12" ABOVE CONCRETE CURB (TO BOTTOM OF SPOUT). SPOUT SHALL BE CONFIGURED SUCH THAT LIP OF SPOUT CLEARS CURB. PVC DOWNSPOUT NOZZLE BY ARCHITECTURAL DESIGN & MANUFACTURING, FINISH TO BE ANODIZED BRONZE. INSTALL PER MANUFACTURER'S INSTRUCTION.
07. ALIGN EDGE OF ACCESS DOOR FRAME WITH GRID LINE 'S'.
08. MASONRY CONTROL JOINT; RE: STRUCTURAL.
09. VERTICAL REVEAL, REFER DETAIL: 07/A4.1.
10. ICONIC CUSTOM SCONCE LIGHT FIXTURE, BY OWNER, INSTALLED BY GC.
11. CANOPY FASCIA JOINT CENTERED ON STOREFRONT PANEL OR EDGE OF MULLION AS SHOWN.
12. COMPACTOR DOOR AND FRAME TO BE PAINTED AND INSTALLED BY MANUFACTURER.
13. EMERGENCY LIGHT, RE: ELECTRICAL.
14. OVERFLOW - SEE ROOF PLAN 05/A3.1 FOR D5/A3.1 FOR INFORMATION
15. RAW CONCRETE AT RETAINING WALL IN TRUCK WELL.
16. EXTERIOR CANOPY MODEL 101F17 PROFABRICATED METAL CANOPY MANUFACTURED BY ARCHITECTURAL FABRICATION. RE: SHT A5.4.
17. CONTROL JOINT.
18. WALL MOUNTED FIXTURE (SAME AS LIGHT POLE FIXTURE) RE: ELECTRICAL.
19. METAL DOCK CANOPY, 36" DEEP. REFER TO GO.1 FOR VENDOR MATRIX.

ELEVATION GENERAL NOTES:

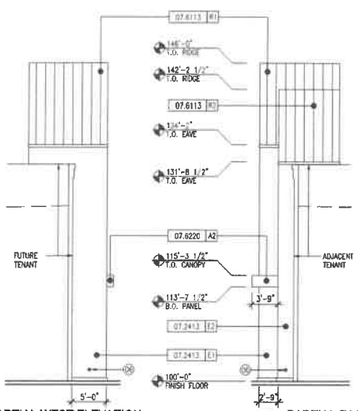
A. DO NOT SCALE DRAWINGS.
B. DIMENSIONS ARE FROM COLUMN LINES, FACE OF EXTERIOR FINISH, OR ROUGH OPENING, UNLESS NOTED OTHERWISE.
C. PAINT ALL BOLLARDS, HANDRAILS, GUARDRAILS, AND OTHER SIMILAR SITE FEATURES TO MATCH ADJACENT STORE WALL COLOR, UNLESS NOTED OTHERWISE.
D. ANY EXTERIOR INSULATION & FINISH SYSTEM (EIFS) USED BELOW 10'-0" A.F.F., OR IN A HORIZONTAL APPLICATION SHALL BE HIGH-IMPACT RESISTANT CLASS.
E. VINYL SLATS FOR THE BALE STORAGE FENCE SHALL BE THE MANUFACTURER'S STANDARD GRAY COLOR WHICH MOST CLOSELY MATCHES THE AT HOME EXTERIOR PAINT COLOR(S).
F. PROVIDE 1/2" FRT PLYWOOD SHEATHING BEHIND SIGNAGE ON FRAMED ENTRY WALLS.
G. EXTERIOR DOOR FRAMES SHALL BE PAINTED TO MATCH DOOR COLOR.
H. METAL ROOF FASTENERS, FLASHING, AND CLOSURES SHALL MATCH THE COLOR/FINISH OF METAL ROOF PANELS.
J. LOCATION FOR ADDRESS NUMBERS AS REQUIRED BY AHJ SHALL BE APPROVED BY AT HOME.
K. PAINT GAS MANIFOLD AND GAS LINE TO ROOF TO MATCH ADJACENT WALL OR AS REQUIRED BY GAS COMPANY.



07 REVEAL DETAIL
SCALE: 3"=1'-0"

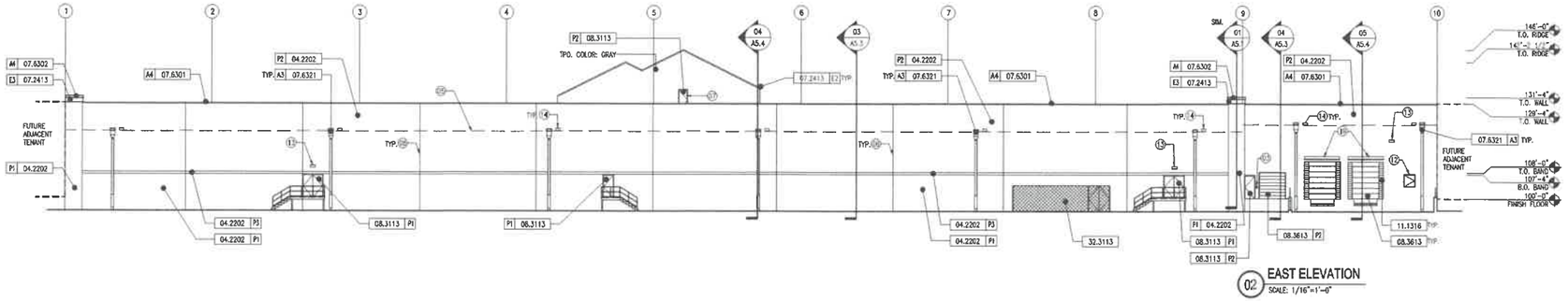


03 WEST ELEVATION
SCALE: 1/16"=1'-0"

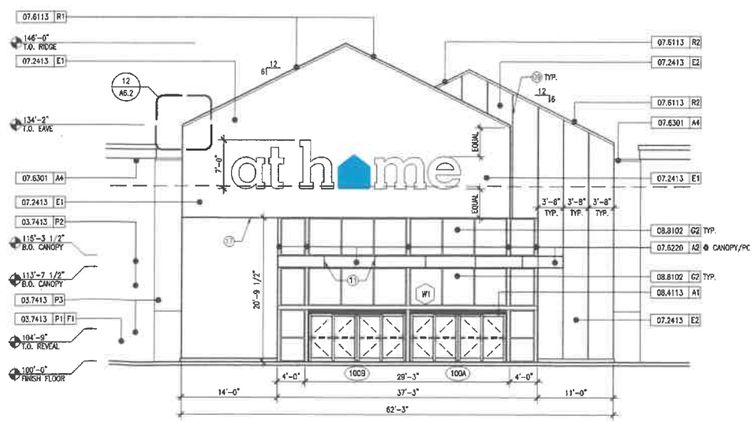


06 PARTIAL WEST ELEVATION
SCALE: 1/8"=1'-0"

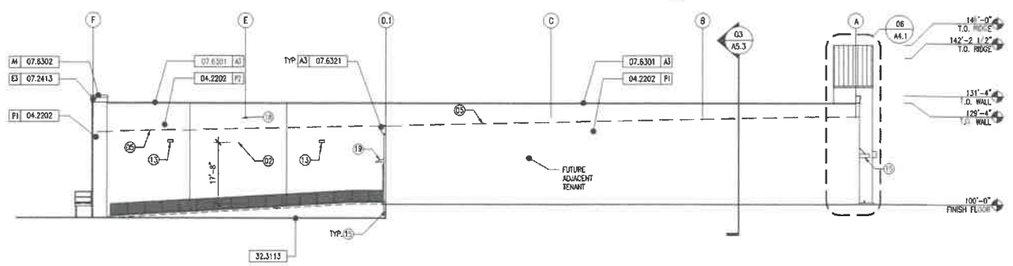
05 PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"



02 EAST ELEVATION
SCALE: 1/16"=1'-0"



04 PARTIAL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



01 NORTH ELEVATION
SCALE: 1/16"=1'-0"

EXTERIOR SEALANT SCHEDULE	
CMU / QUIK-BRIK JOINTS:	TREMCO DYNOMIC 100 NON-SAG POLYURETHANE SEALANT
CMU / QUIK-BRIK TO HM FRAMES:	TREMCO DYMERIC 240 FC MULTI-COMPONENT POLYURETHANE SEALANT
CMU / QUIK-BRIK TO STOREFRONT AND BREAK METAL:	TREMCO DYMERIC 240 FC MULTI-COMPONENT POLYURETHANE SEALANT
FROM EIFS TO MOST MATERIALS:	TREMCO SPECTREM 1 SINGLE COMPONENT SILICONE SEALANT

callaway architecture
1207 HAMPSHIRE LN. ST#105, RICHARDSON, TX-75080
PHONE: 214.368.2525
PROJECT # 17039

THIS DRAWING IS INTENDED FOR REVIEW ONLY AND MAY NOT BE USED FOR CONSTRUCTION OR BUILDING PERMIT.

(AOR SEAL OR DISCLAIMER)
10.05.2018

at home
The Home Décor Superstore
GRAND CHUTE - WISCONSIN
3800 WEST WISCONSIN AVENUE,

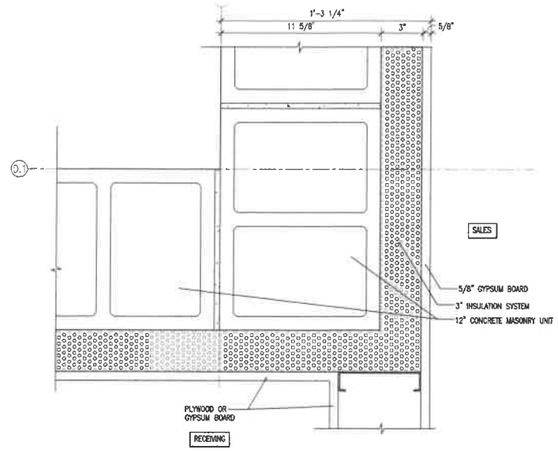
DRAWING ISSUES:
PERMIT SET ISSUE: 00/00/2018

JOB NO: 18072

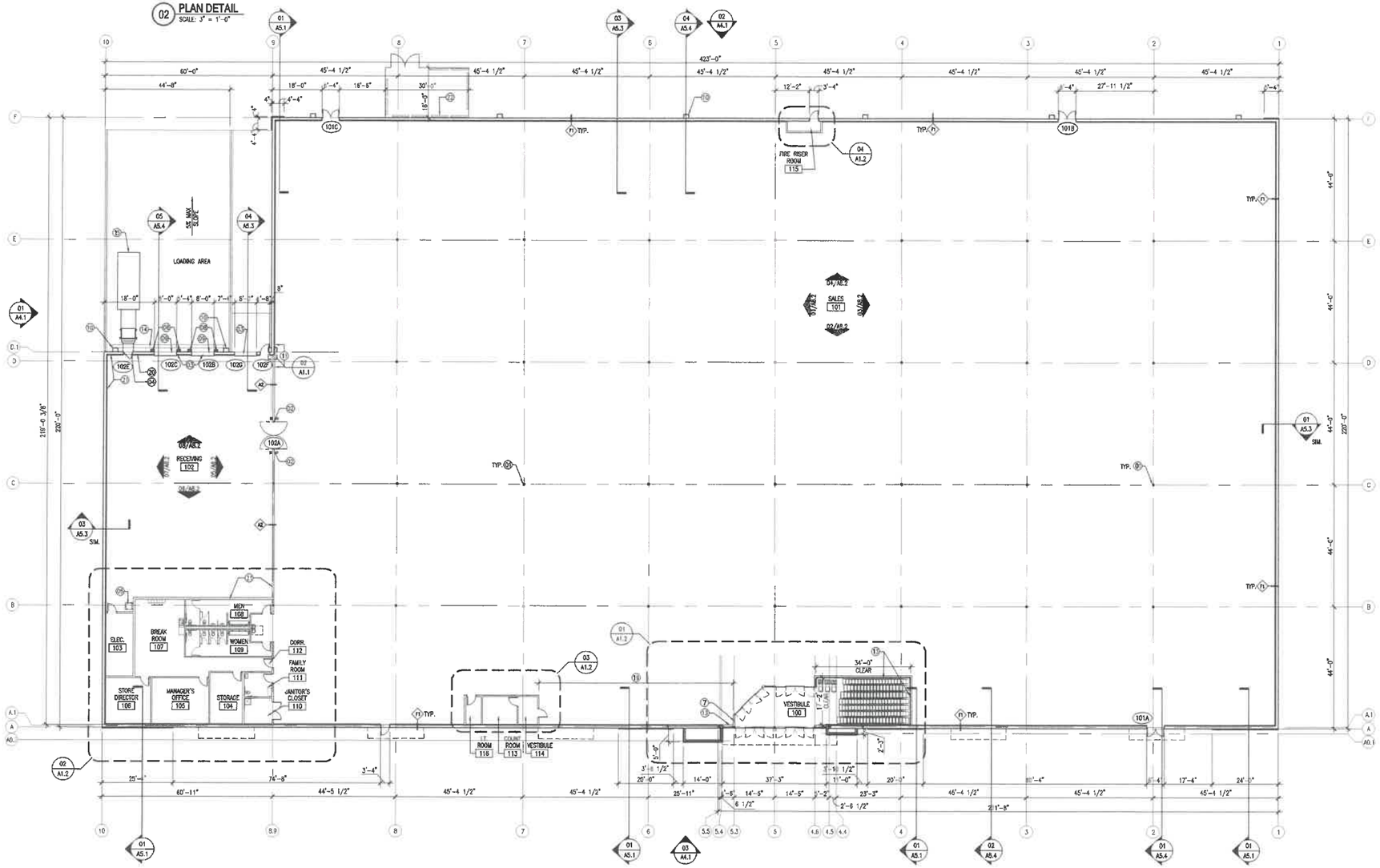
EXTERIOR ELEVATIONS

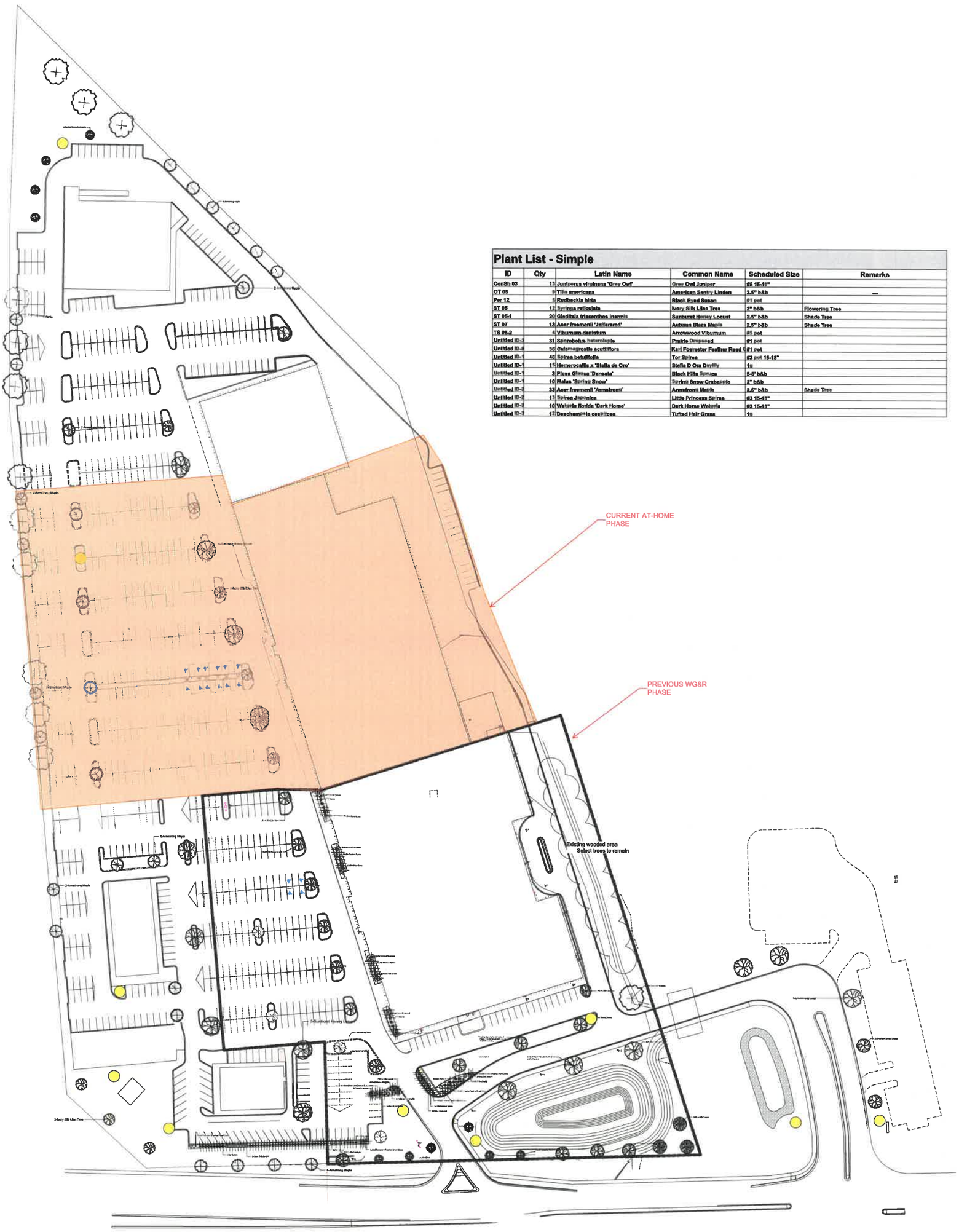
A4.1

X:\18072 - At Home, Grand Chute WI\CONSTRUCTION DOCUMENTS\18072_Current DWG\A\H218_160_18072_A4.1_EXTERIOR ELEVATIONS.dwg : 10/22/2018 9:36:10 AM



02 PLAN DETAIL
SCALE: 3" = 1'-0"


423'-0"
60'-0"
44'-8"
45'-4 1/2"
18'-0"
30'-10"
12'-2"
3'-4"
27'-11 1/2"
101C
101B
TYP.
TYP.
TYP.



Plant List - Simple

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
ConSh 03	13	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#5 15-18"	
OT 05	9	Tilia americana	American Sentry Linden	2.5" b&b	---
Per 12	6	Rudbeckia hirta	Black Eyed Susan	#1 pot	
ST 05	12	Syringa reticulata	Ivory Silk Lilac Tree	2" b&b	Flowering Tree
ST 05-1	20	Gleditsia triacanthos inermis	Sunburst Honey Locust	2.5" b&b	Shade Tree
ST 07	13	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" b&b	Shade Tree
TS 05-2	4	Viburnum dentatum	Arrowwood Viburnum	#5 pot	
Untitled ID-1	31	Sporobolus heterolepis	Prairie Dropseed	#1 pot	
Untitled ID-4	36	Calamagrostis acutiflora	Karl Foerester Feather Reed G	#1 pot	
Untitled ID-1	48	Spirea bebulifolia	Tor Spirea	#3 pot 15-18"	
Untitled ID-1	15	Hemerocallis x 'Stella de Oro'	Stella D Ora Daylily	1g	
Untitled ID-1	3	Picea Glmica 'Densata'	Black Hills Spruce	5-6' b&b	
Untitled ID-1	10	Malus 'Spring Snow'	Spring Snow Crabapple	2" b&b	
Untitled ID-1	33	Acer freemanii 'Armstrong'	Armstrong Maple	2.5" b&b	Shade Tree
Untitled ID-1	13	Spirea Japonica	Little Princess Spirea	#3 15-18"	
Untitled ID-1	10	Weigela florida 'Dark Horse'	Dark Horse Weigela	#3 15-18"	
Untitled ID-1	17	Deschampsia cespitosa	Tufted Hair Grass	1g	

JOB #
SHEET NO.
FILE NO.

PROJECT: WG&R Project

ADDRESS: Grand Chute, WI

DATE:	11-11-2017
REVISED:	10-23-2018
REVISED:	10-24-2018
REVISED:	
SCALE:	1:700
DRAWN BY:	
SHEET TITLE	

* Never Ordinary, Always Innovative, Naturally Inspired *

LIZER LANDSCAPE & NURSERY

LANDSCAPE ARCHITECTURE DEVELOPMENT AND CONSTRUCTION

2034 BELLEVUE STREET
GREEN BAY, WISCONSIN 54311
OFFICE: 920-468-1813
FAX: 920-468-1830
WWW.LIZERLANDSCAPE.COM

US 41

W WISCONSIN AVE - STH 96

FUTURE BUILDING

FUTURE BUILDING

EXISTING PARKING LOT

FUTURE BUILDING

FUTURE BUILDING

PROPOSED "AT HOME" BUILDING
88,120 S.F.

EXISTING WG & R BUILDING

EX. CONC.

EXISTING WET DETENTION POND

100-YEAR FLOODWAY

ORDINARY HIGH WATER MARK (OHW)

75' OFFSET OF OHW

WET

EX. WETLANDS

CANADIAN NATIONAL RAILROAD

WGR Site (WG062617) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA		LSI INDUSTRIES, Twin Mirada M (2) "AM" MRM-LED-30L-SIL-3-40-70CRI	(2)	26073	30' SSS Conc Pour	1.00	18
OA3		LSI INDUSTRIES, III Mirada M (1) "AM" MRM-LED-30L-SIL-3-40-70CRI	(1)	26073	30' SSS Conc Pour	1.00	9
OA3S		LSI INDUSTRIES, MRM on 18' Pole (1) "3S" MRM-LED-18L-SIL-3-40-70CRI	(1)	9991	18' Pole Conc Pour	1.00	3
OAFL		LSI INDUSTRIES, FT-IL Mirada M (1) "FTL" MRM-LED-30L-SIL-FT-40-70CRI-IL	(1)	16795	30' SSS Conc Pour	1.00	2
OAFT		LSI INDUSTRIES, FT Mirada M (1) "AMFT" MRM-LED-30L-SIL-FT-40-70CRI	(1)	25981	30' SSS Conc Pour	1.00	10

NORTH

0' 50' 100'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: BBB
DESIGNED: AJB

SITE DEVELOPMENT FOR
AT HOME
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN

LIGHTING PLAN

DATE: 10/2018
FILE: LIGHTING
JOB NO.: 1900615

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 17

File: R:\1900\1900615\dwg\LIGHTING.dwg
Plot Date: Oct. 22, 2018 - 11:12am
XREF: XBASE

10/11.

Town of Grand Chute
Special Exception Request
Ritchie Auto LLC, dba Ritchie Auto
Automobile Sales

To: **Plan Commission**

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

Date: **November 15, 2018**

Address: **1170 N. Perkins Street** **App. #: SE-21-18**

REQUEST

1. **Proposed Use(s):** Automobile sales business
2. **Project Description:** Occupy tenant space in west (front) building for proposed use
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes to operate a used car sales business at this property. This tenant space has previously been occupied by other car sales operators. The property is a small, compact site with limited space for vehicle inventory and parking. There is only room for four (4) vehicles to park in front of the building. The applicant will use that onsite display area plus additional online sales in conducting business. The business will be open six days a week, with hours as provided in the applicant letter attached. Neither the building interior nor site exterior is equipped with proper drain/grease pit plumbing to drain water and solvents shed during auto service, repair or detailing. A condition of Special Exception approval is that no vehicle service, repair or detailing work be can undertaken inside the building or on the site until such time that proper disposal plumbing is provided and approved by the Town. This condition will limit the use of indoor garage space to vehicle storage only. Concerning the parking area, the Zoning Board of Appeals previously granted a frontage landscaping setback variance, allowing a reduction from 10' to 5', which represents the available greenspace between the parking lot and the Perkins Street property line. Even with that variance granted, there is only room for four (4) vehicles to park in front of the building. That vehicle limitation is also a condition of Special Exception 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, with restrictions as noted.*
d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Found, with restrictions as noted.*

RECOMMENDATION

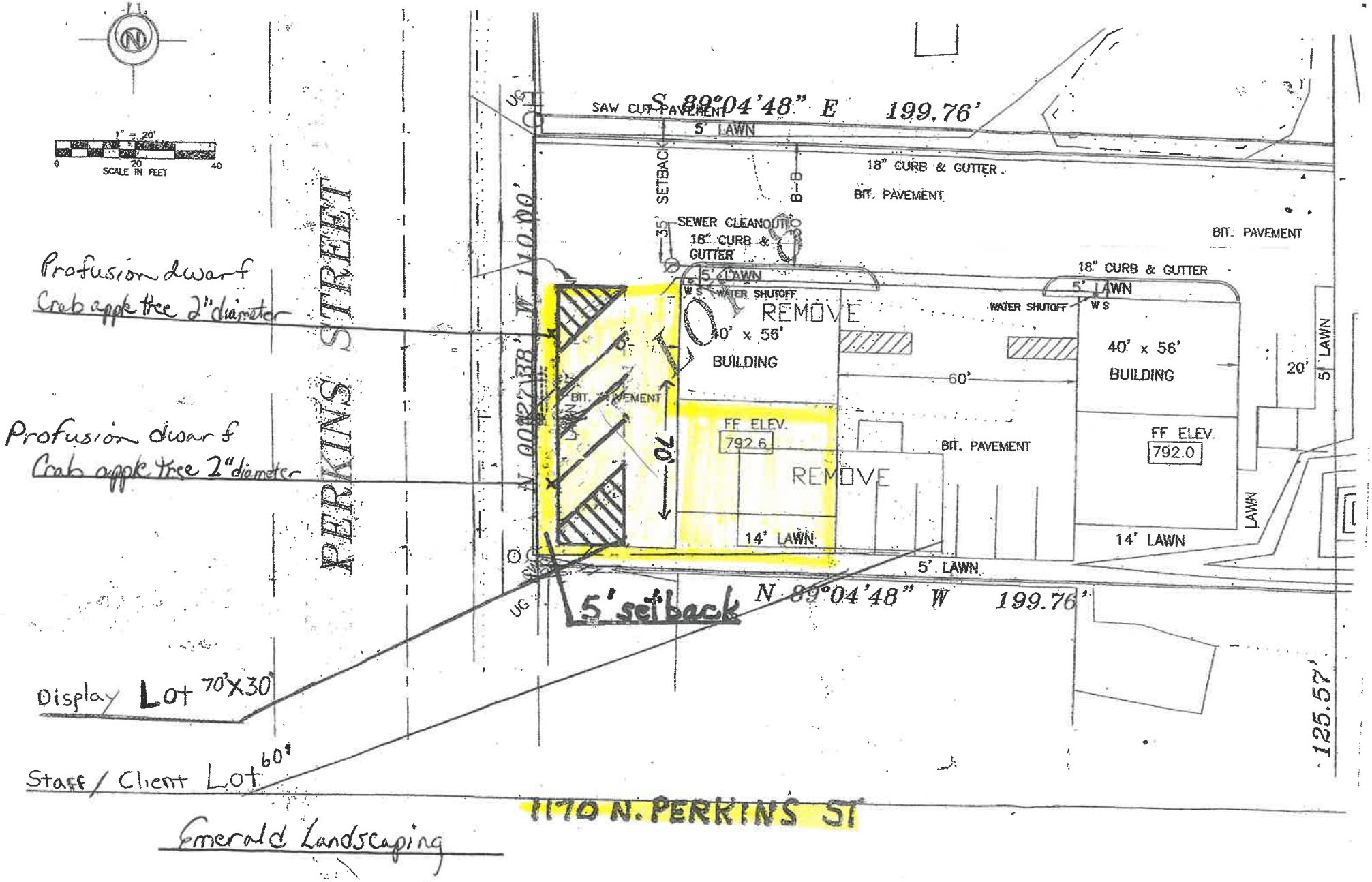
Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception (SE-21-18) requested by Ritchie Auto LLC, dba Ritchie Auto, 1170 N. Perkins Street, for operation of an automobile sales business, subject to the following conditions: (1) The maximum number of vehicles allowed to park along the Perkins Street frontage (between the building and the front property line) is established and enforceable at four (4) vehicles; and, (2) No vehicle service, repair or detailing work shall be conducted within the building interior or anywhere on the exterior of the site until such time that code-compliant waste disposal plumbing is installed and approved by the Town.

To Whom It May Concern:

Ritchie Auto LLC to be operated as Retail Automobile Sales out of 1170 N. Perkins St. We will display vehicles in the provided 4 spaces and additional online sales. Hours of operation will be Monday thru Thursday from 10am to 7pm, Friday 10am until 6pm and Saturdays 10am until 5pm. There will not be any service repair or detail work completed on the premise.

Kind Regards,

Ritchie Auto LLC
Danielle K. Ritchie
Barry R. Ritchie


1" = 20'
0 20 40
SCALE IN FEET
PERKINS STREET
S 89°04'48" E 199.76'
SAW CUT PAVEMENT
5' LAWN
18" CURB & GUTTER
BIT. PAVEMENT
SETBACK
B-B
35'
SEWER CLEANOUT
18" CURB & GUTTER
5' LAWN
W S
WATER SHUTOFF
N 00°27'38" W 110.00'
REMOVE
40' x 56'
BUILDING
60'
BIT. PAVEMENT
FF ELEV.
792.6
70'
REMOVE
14' LAWN
40' x 56'
BUILDING
FF ELEV.
792.0
20'
5' LAWN
LAWN
14' LAWN
5' LAWN
5' setback
N 89°04'48" W 199.76'
125.57'
UG
Profusion dwarf
Crab apple tree 2" diameter
Profusion dwarf
Crab apple tree 2" diameter
Display Lot 70'X30'
Staff / Client Lot 60'
1170 N. PERKINS ST
Emerald Landscaping

12.

Town of Grand Chute
Site Plan Amendment Review
INX International Ink Co.

To: **Plan Commission**

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

Date: **November 15, 2018**

Address: **3100 W. Wisconsin Avenue** **App. #: SPA1-07-09**

REQUEST

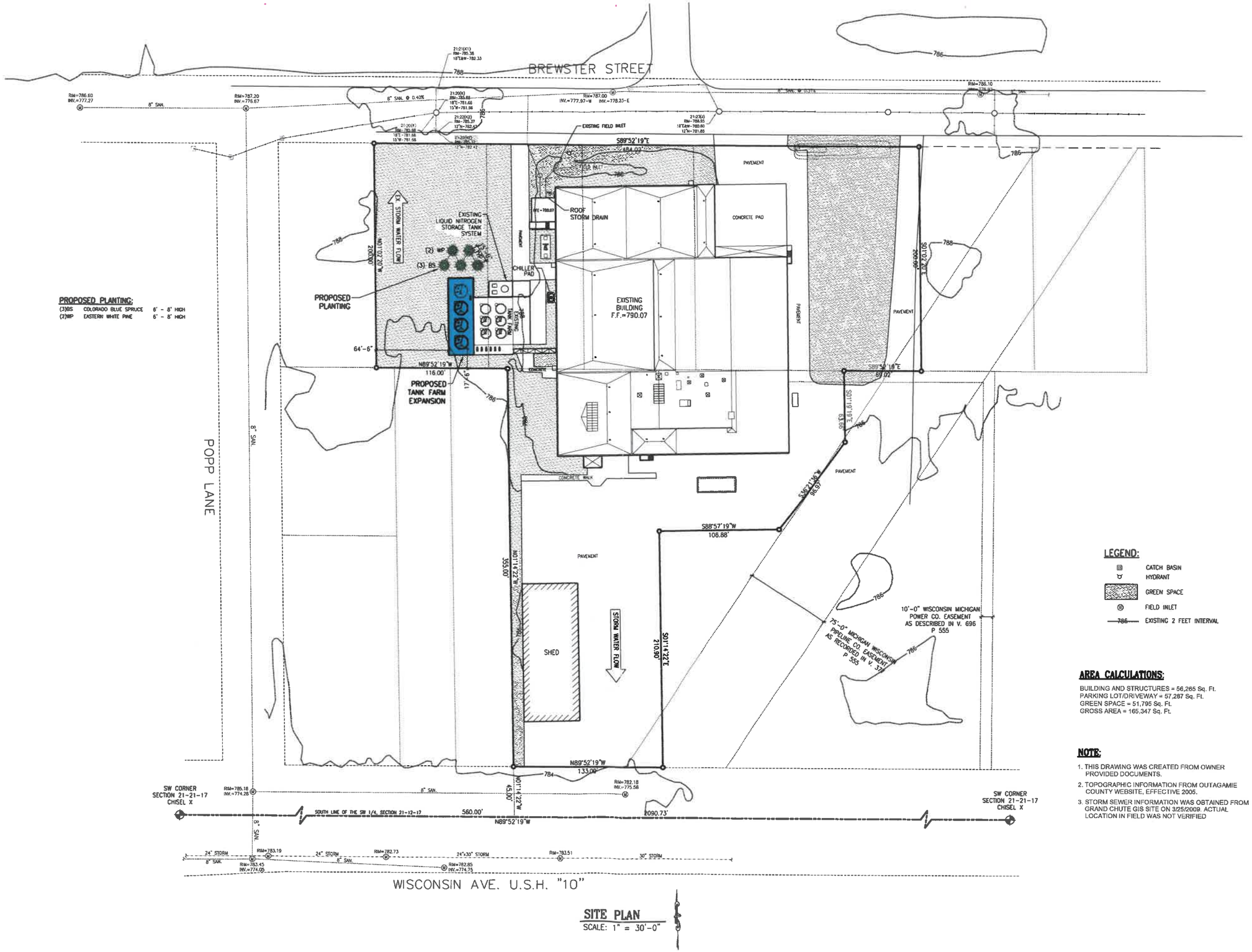
1. **Proposed Use(s):** Continued ink production facility use.
2. **Project Description:** Expansion of solvent storage tank farm with installation of four (4) 10,000 gallons tanks.
3. **Plat/CSM accurate parcel lines/lot recorded:** Yes.

ANALYSIS

This manufacturer's existing solvent storage tank farm currently has 6 storage tanks in use. The addition of the new tanks are needed to meet increased production demands and will allow for fewer personnel handling requirements. The new tanks will be directly tied into the existing piping network. Improved overfill protection monitoring and shutoff will be provided for all 10 tanks in the expanded storage farm. Recent changes to regulatory standards for liquid nitrogen storage have shifted nearly all oversight and permitting to the State of Wisconsin. However, the applicant presented plans for review by the Grand Chute Fire Department and the Building Inspector. These reviews found no concerns with the installation and operation of the tank farm. The tank farm area includes secondary concrete containment to control stormwater discharges from the area. This diked containment area reduces the volume of runoff discharge within 24 hours of a rain event. No other on-site stormwater management is required. The entire storage tank farm will be enclosed in a perimeter fence, and landscape screening will be provided in front of the expansion area, in accordance with code requirements.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-07-09) requested by INX International Ink Co, 3100 W. Wisconsin Avenue, for expansion of the existing solvent storage tank farm.



PROPOSED PLANTING:

(3)BS	COLORADO BLUE SPRUCE	6' - 8' HIGH
(2)WP	EASTERN WHITE PINE	6' - 8' HIGH

LEGEND:

- CATCH BASIN
- HYDRANT
- GREEN SPACE
- FIELD INLET
- 786 EXISTING 2 FEET INTERVAL

AREA CALCULATIONS:

BUILDING AND STRUCTURES = 56,265 Sq. Ft.
PARKING LOT/DRIVEWAY = 57,287 Sq. Ft.
GREEN SPACE = 51,795 Sq. Ft.
GROSS AREA = 165,347 Sq. Ft.

NOTE:

1. THIS DRAWING WAS CREATED FROM OWNER PROVIDED DOCUMENTS.
2. TOPOGRAPHIC INFORMATION FROM OUTAGAMIE COUNTY WEBSITE, EFFECTIVE 2005.
3. STORM SEWER INFORMATION WAS OBTAINED FROM GRAND CHUTE GIS SITE ON 3/25/2009. ACTUAL LOCATION IN FIELD WAS NOT VERIFIED

SITE PLAN
SCALE: 1" = 30'-0"

SPECTRUM ENGINEERING INCORPORATED
285-783-7725
FAX 262-783-7726
18395 West Capitol Drive,
Brookfield, Wisconsin 53045

DRAWN BY: S.A.M
CHECKED BY: P.M.
DESIGNED BY: P. MOHSENIAN, P.E.
PROJECT MANAGER: P. MOHSENIAN, P.E.

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NO.	DATE	BY	ISSUED
1	10/17/18	P.M.	ISSUED FOR TOWN OF GRAND CHUTE PLAN COMMISSION REVIEW

INX INTERNATIONAL INK CO. 2520 WEST WISCONSIN AVE. APPLETON, WI 54914

PROPOSED TANK FARM EXPANSION
SITE PLAN

DRAWING NUMBER:	SP-1
DATE:	10/17/18
PROJECT NUMBER:	18650
SHEET NUMBER:	1 OF 2

NORTH ELEVATION

SCALE: 1" = 10'-0"

SPECTRUM ENGINEERING INCORPORATED
262-783-7725
FAX 262-783-7726
18395 West Capitol Drive,
Brookfield, Wisconsin 53045

VERIFY SCALES
BAR IS 1" LONG ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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NO.	DATE	BY	ISSUED FOR TOWN OF GRAND CHUTE PLAN COMMISSION REVIEW
1	10/17/18	F.M.	REVISED

DRAWN BY: S.A.M
CHECKED BY: F.M.
DESIGNED BY: F. MONSERRAT, P.E.
PROJECT MANAGER: F. MONSERRAT, P.E.

INX...
INX INTERNATIONAL INK CO.
3100 WEST WISCONSIN AVE.
APPLETON, WI 54914

PROPOSED TANK FARM EXPANSION
NORTH ELEVATION

DRAWING NUMBER:	A-1
DATE:	10/17/18
PROJECT NUMBER:	18650
SHEET NUMBER:	2 OF 2

Town of Grand Chute
Site Plan Amendment Review
U.S. Oil Co., Inc.

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **November 15, 2018**

Address: **275 S. Bluemound Drive** **App. #: SPA1-00-93**

REQUEST

1. **Proposed Use(s):** Continued commercial use.
2. **Project Description:** Remove an existing multi-tenant pylon sign and install a new multi-tenant pylon sign.
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

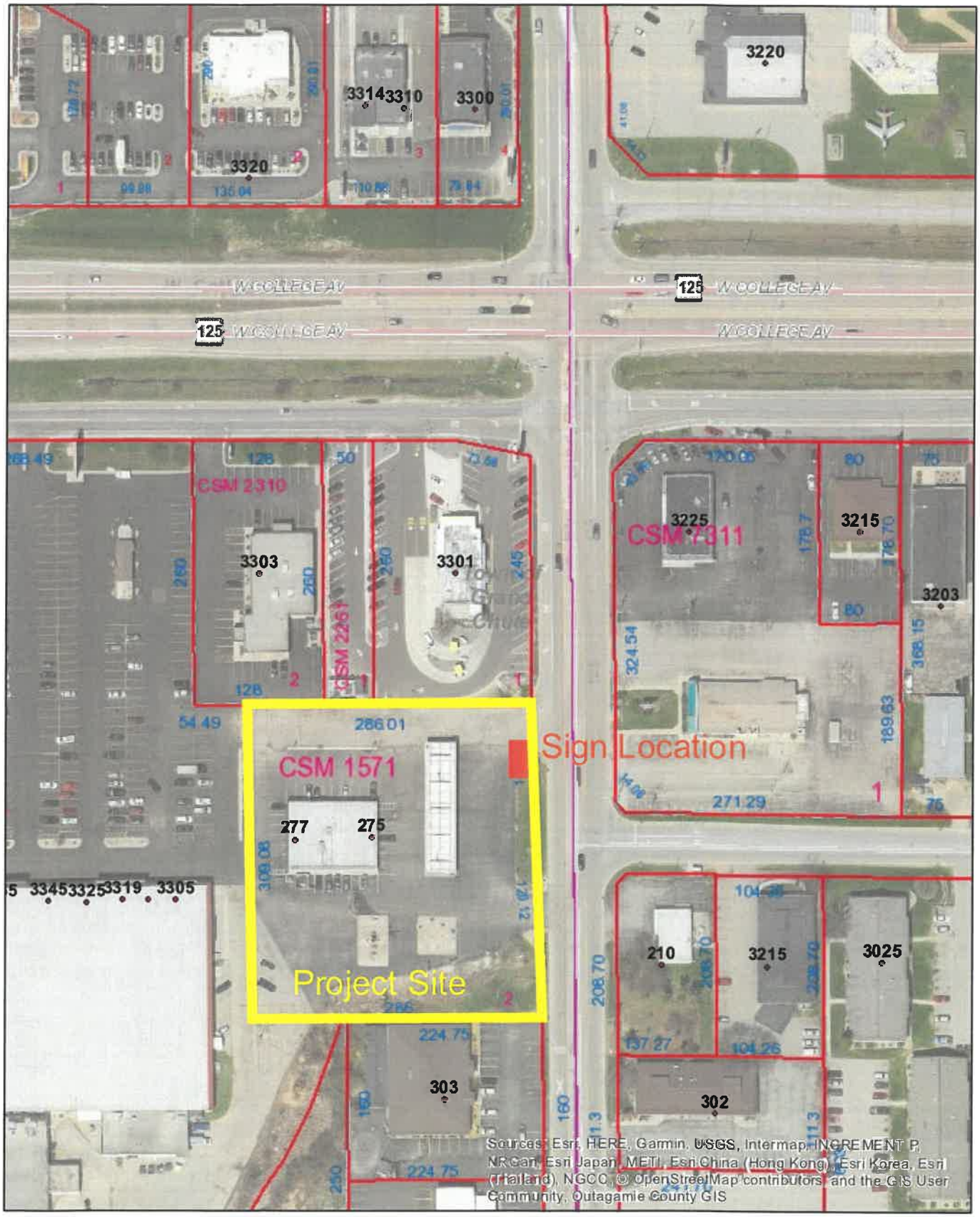
ANALYSIS

Applicant seeks approval for installation of a new multi-tenant pylon sign. The sign will be 25' in height and 94 sq. ft. in size. The new sign will be placed in the same location as the existing sign, along the frontage of S. Bluemound Drive. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-00-93) requested by U.S. Oil Co., Inc., 275 S. Bluemound Drive, to remove an existing multi-tenant pylon sign and install a new multi-tenant pylon sign.

SPA1-00-93 -- 275 S. Bluemound 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.

0 87.5 175 350 Feet

Author: Town of Grand Chute web viewer

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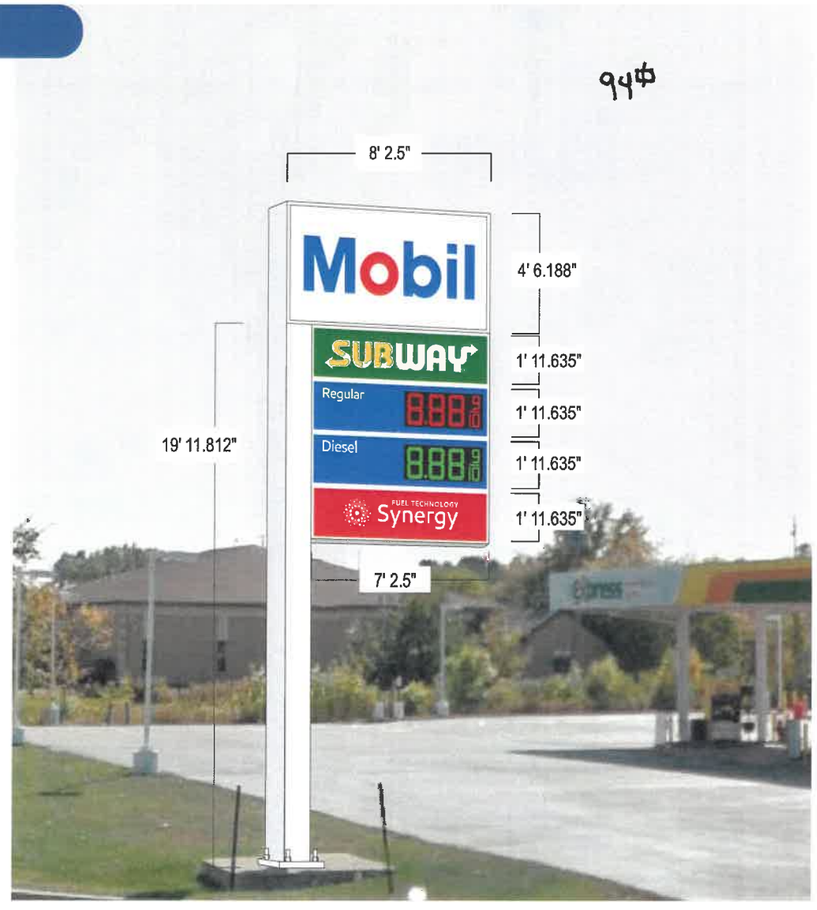
Grand Chute

D MAIN ID VISUALS

Customer: Mobil
Sign System: A Model
Overall Height: 25' 0"
Pole Length: 19' 11.812"
Ground Clearance: 12' 7.312"
Total Square Footage: 93.832'
4 Line Auxiliary Cabinet Height: 7' 10.5"
Wind Load: 35 psf
Digit Size:
14", 14"
LED Illumination
6.45 Amps 120V 60HZ
(2) 20 Amp Circuits



PROPOSED SIGN REFACE

NOTES:
- New Mobil Panel
- New Subway Panel
- New Regular Panel
- New Diesel Panel
- New Price Vision Digits
  - Red 14" LEDs
  - Green 14" LEDs
- New Synergy Panel
- Pole and Cabinets will be white

** Cabinets to be turned 180°
Height of pole will be reduced **

Existing

Project Name	PBL #	Customer	Created by
ExxonMobil	**325609**	**ExxonMobil**	**B.Dighero**
Revision #	Date	Scale	Page #
R7	**11_13_2018**	**NA**	**1 OF 1**

Permit Pack
BIG RED ROOSTER FLOW
2 Northfield Plaza, Ste 250
Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

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