

TOWN OF GRAND CHUTE

ORDINANCE, SERIES OF O-12-2023

AN ORDINANCE AMENDING EXISTING CHAPTER 535 OF THE CODE OF GENERAL ORDINANCES FOR THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN BY CHANGING THE ZONING CLASSIFICATION OF MULTIPLE PROPERTIES LOCATED SOUTH OF W. CAPITOL DRIVE CURRENTLY ZONED RSF SINGLE-FAMILY RESIDENTIAL DISTRICT, R-2 TWO FAMILY RESIDENCE DISTRICT, AND CL LOCAL COMMERCIAL DISTRICT TO CL LOCAL COMMERCIAL 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 multiple properties located south of W. Capitol Drive currently zoned RSF Single-Family Residential District, R-2 Two Family Residence District, and CL Local Commercial District to CL Local Commercial District.

Said property further described as follows:

All of Lots 2, 3, 4, 5, 6, 7, 8, 9 and vacated pedestrian way between lots 6 and 7 of Schmidt Plat, and Part of Lot 4 of Certified Survey Map No. 3795, being located in the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 465,395 Square Feet (10.6840 Acres) of land described as follows:

Commencing at the West 1/4 corner of Section 17;  
thence N88°28'15"E along the north line of the Southwest 1/4 of said Section 17, 1710.85 feet;  
thence S01°31'45"E, 33.00 feet to the south line Capitol Drive and the northwest corner of Lot 9 of Schmidt Plat and to the point of beginning;  
thence N88°28'15"E along the said south line and the north line of said Schmidt Plat, 842.00 feet to the northeast corner of Lot 2 of Schmidt Plat;  
thence S01°31'45"E along the east line of said Lot 2, 200.00 feet to the southeast corner of said Lot 2 and to the north line of Lot 1 of Certified Survey Map No. 4335;  
thence S88°28'15"W along said south line and said north line, 103.88 feet to the west line of said Lot 1 of CSM 4335;  
thence S01°30'54"E along said west line, 260.42 feet to the north line of N. Victory Lane and to a point of curvature of a curve to the left having a radius of 199.46 feet and a delta angle of 45°22'37";  
thence 157.97 feet southwesterly along said north line and arc of a curve which has a chord that bears S65°46'57"W, 153.87 feet;  
thence S43°05'38"W along said north line, 191.95 feet to a point of curvature of a curve to the right having a radius of 162.76 feet and a delta angle of 71°57'01";  
thence 204.39 feet southwest and west along said north line transitioning to the north line of W. Grand Chute Blvd and along a curve which has a chord that bears S79°04'09"W, 191.22 feet to a point of curvature of a curve to the left having a radius 215.00 and a delta angle of 40°26'25";  
thence 151.75 feet westerly along said north line of W. Grand Chute Blvd. and the arc of curve which has a chord that bears N85°10'10"W, 148.62 feet;  
thence S74°36'19"W along said north line, 260.63 feet;  
thence N32°24'33"E, 289.58 feet;  
thence N42°28'25"E, 89.32 feet to the east line of Lot 1 of Certified Survey Map No. 3795;  
thence N01°52'01"E along said east line, 229.52 feet to the south line of Schmidt Plat;  
thence S88°28'15"W along said south line, 109.19 feet to the southwest corner of Lot 9 of said Plat;  
thence N01°31'45"W along the west line of said Lot 9, 200.00 feet to the south line of Capitol Drive and to the point of beginning.

AND

All of Lot 1 of Certified Survey Map No. 4335 (Doc. 1469771), being located in the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 67,668 Square Feet (1.553 Acres).

Tax Key Parcel Numbers: 102-114800, 102-114700, 102-114600, 102-114501, 102-114500, 102-114400, 102-114300, 102-114200, 102-114100, 101-078001, and part of 101-1078000.

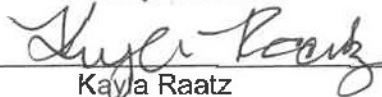
If any provision of this ordinance is invalid or unconstitutional, or the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the above provisions or applications of this ordinance, which can be given effect without the invalid or unconstitutional provision, or its application.

Approved and adopted this 3 day of October, 20  

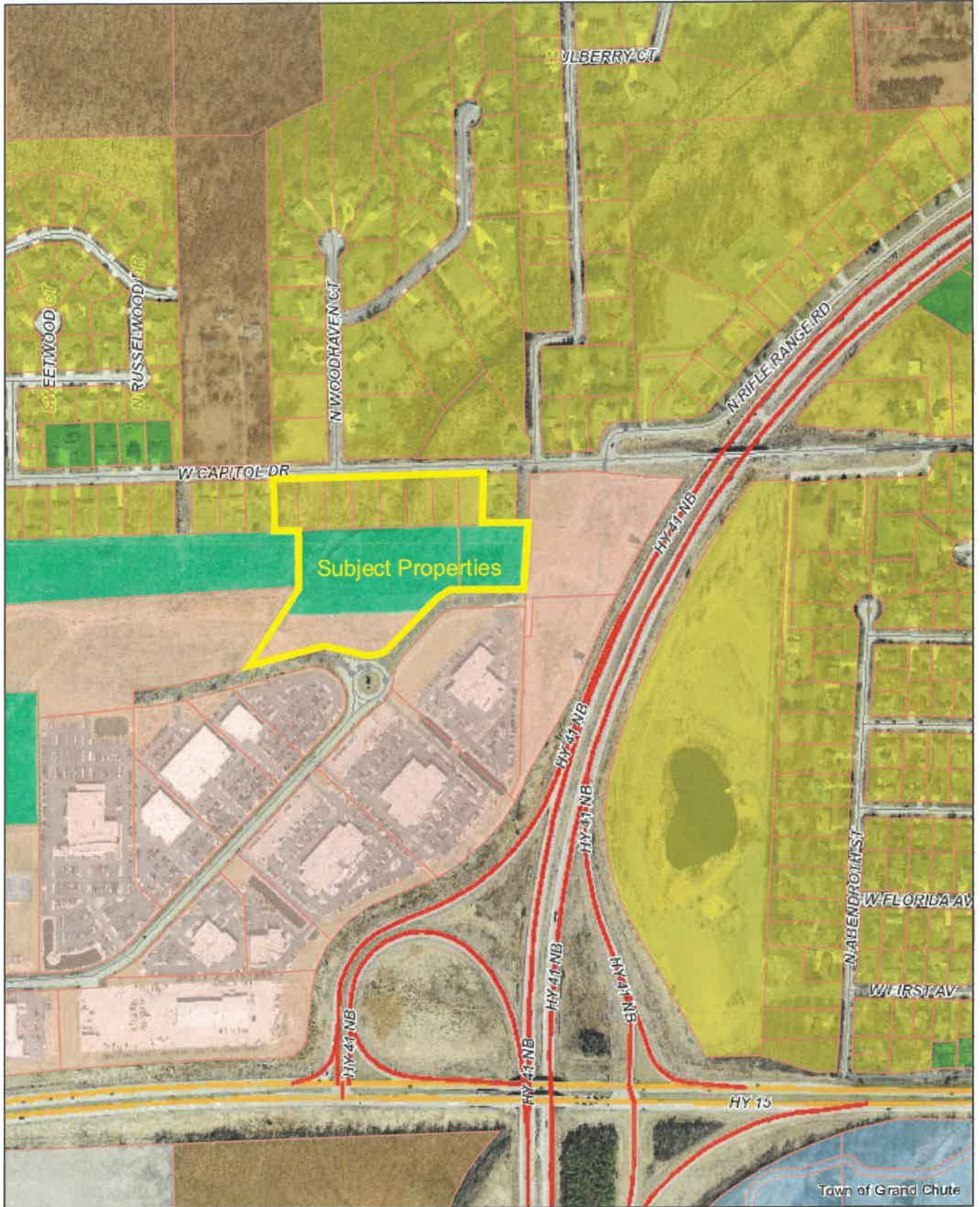
Number Voted For   5    
Number Voted Against   0  

Town of Grand Chute

  
\_\_\_\_\_  
Jason Van Eperen  
Town Chairman

  
\_\_\_\_\_  
Kayla Raatz  
Town Clerk

# Z-06-2023 -- Location Map



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

Author:  
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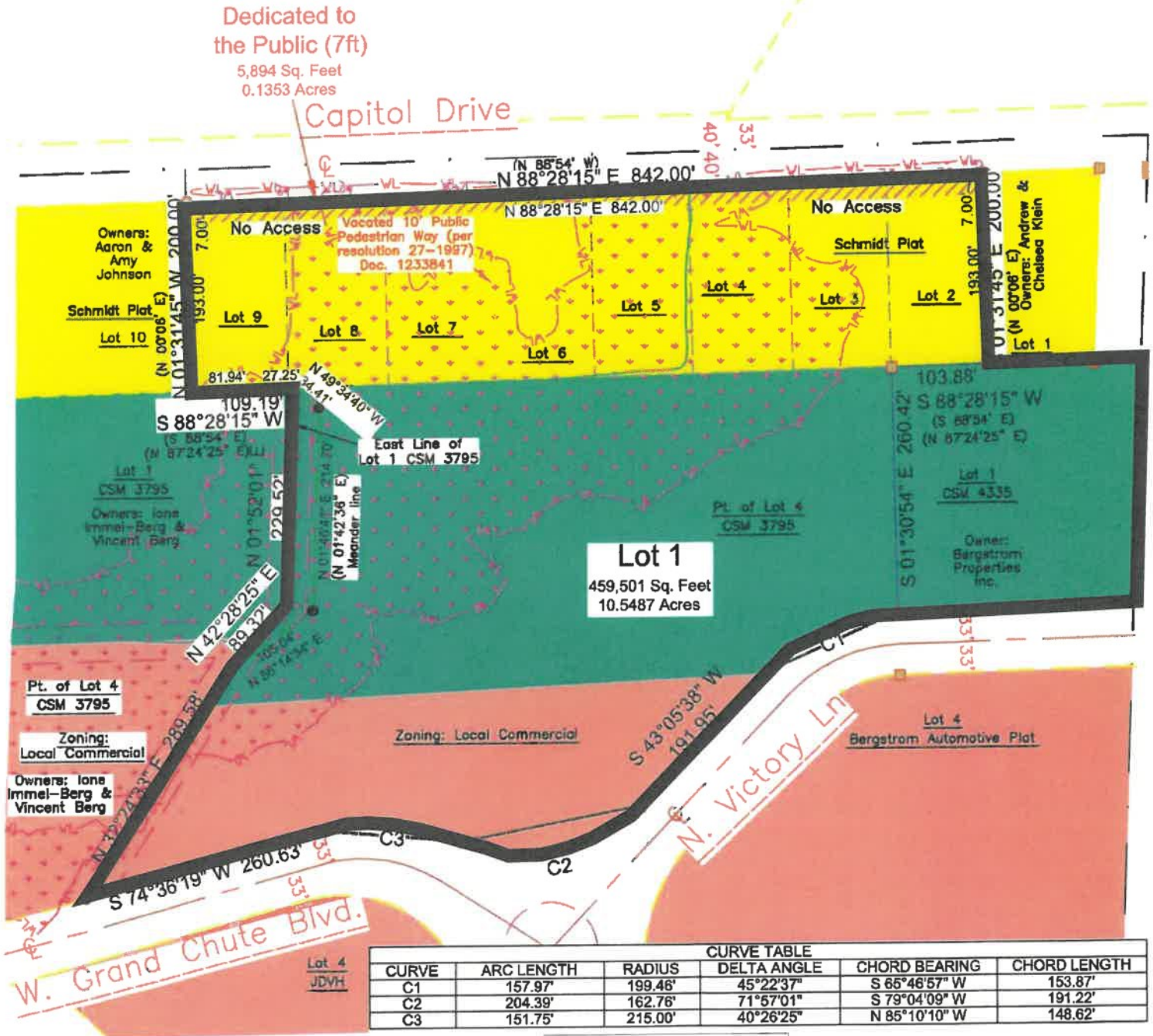


# Exhibit

## Existing Zoning District

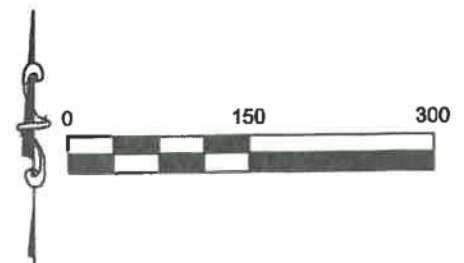
Town of Grand Chute, Outagamie County, WI

For: Bergstrom Properties Inc.



### LEGEND

- RSF - Single Family Residential District
- R-2 - Two-Family Residential District
- CL - Local Commercial District



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors

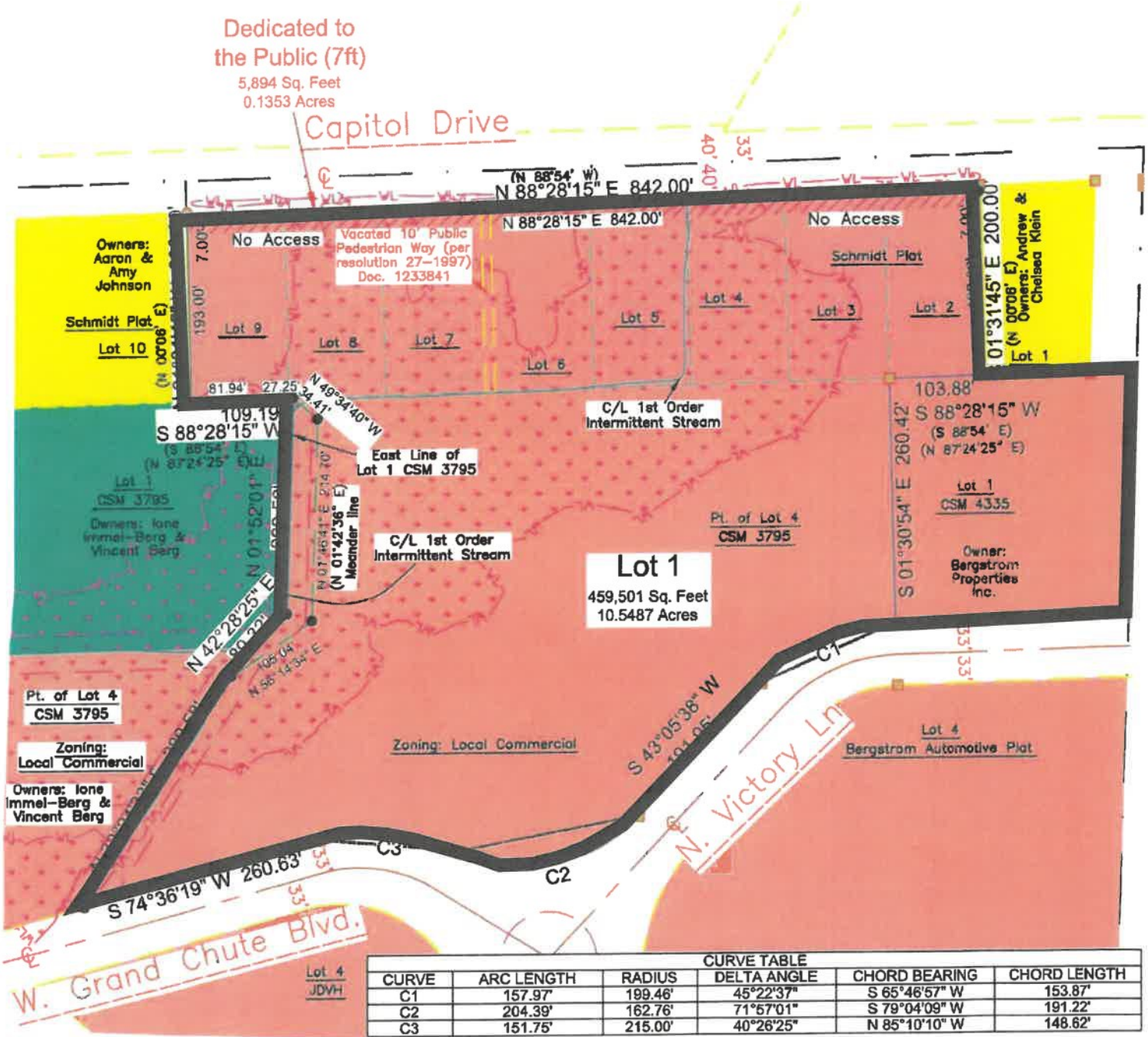
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

# Exhibit

## Proposed Zoning Districts

Town of Grand Chute, Outagamie County, WI

For: Bergstrom Properties Inc.



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