

PARCEL NO.  
7-0026, 1159-1, 1161

LEGAL DESCRIPTIONS

LOT TWO (2), OF CERTIFIED SURVEY MAP No. 3020, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN IN MAP No. 16 OF CERTIFIED SURVEY MAPS ON PAGE 3020, AS DOCUMENT No. 1248177, BEING A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SEVENTEEN (17) EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

APN: 101115901  
ADDRESS: NORTH LYNNDALE DRIVE  
APPLETON, WI 54914

PARCEL A:  
A PARCEL OF LAND BEING PART OF THE EAST 40 ACRES OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE NOW IN THE CITY OF APPLETON, COUNTY OF OUTAGAMIE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 28 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE AS THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 60 ACRES, 820.0 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28, 670.0 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28, 604.59 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, 312.72 FEET TO THE NORTH LINE OF WEST COLLEGE AVENUE, 448.5 FEET TO THE POINT OF BEGINNING.

TAX KEY No: 317002600  
ADDRESS: 2400 W. COLLEGE AVENUE

PARCEL B:  
A PARCEL OF LAND BEING PART OF THE EAST 40 ACRES OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, COUNTY OF OUTAGAMIE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 28 WITH THE NORTH LINE OF WEST COLLEGE AVENUE AS POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 60 ACRES, 1002.0 FEET TO THE NORTH LINE OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE WESTERLY, ALONG THE NORTH LINE 755.03 FEET TO THE WEST LINE OF THE EAST 40 ACRES OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE SOUTHERLY ALONG SAID WEST LINE, 707.49 FEET TO EH NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTHEASTERLY, ALONG THE SAID RIGHT-OF-WAY LINE, 424.87 FEET TO THE NORTH LINE OF WEST COLLEGE AVENUE, THENCE EASTERLY ALONG THE NORTH LINE OF WEST COLLEGE AVENUE, 448.5 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 28 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE AS THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 60 ACRES, 820.0 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28, 670.0 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF THE WEST 60 ACRES OF THE SOUTH 140 ACRES OF THE SOUTHEAST 1/4 OF SECTION 28, 604.59 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, 312.72 FEET TO THE NORTH LINE OF WEST COLLEGE AVENUE, 448.5 FEET TO THE POINT OF BEGINNING.

TAX KEY No: 101116100  
PROPERTY ADDRESS: SITUATED ON N. LYNNDALE DRIVE

SITE ADDRESS

WEST COLLEGE AVENUE SERVICE ROAD

FIRE SAFETY

KNOX BOX TO BE LOCATED ON FRONT ENTRANCE OF BUILDING.

SITE SOILS

SILTY CLAY LOAM - 63%

SILT LOAM - 37.0%

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.

PARKING DATA (PHASE 1A) FRONT STORAGE

TOTAL PARKING SPACES PROVIDED = 35

HANDICAP ACCESSIBLE PARKING SPACES = 2

PARKING DATA ULTIMATE STORAGE AREA

TOTAL PARKING SPACES PROVIDED = 247

STORAGE LOT SITE DATA

TOTAL AREA = 8.362 ACRES, 364,245 S.F.

BUILDING AREA = 3.683 ACRES, 160,440 S.F. (44.0%)

SIDEWALK/PARKING LOT AREA = 3.651 ACRES, 159,059 S.F. (43.7%)

GREEN SPACE = 1.027 ACRES, 44,746 S.F. (12.3%)

INTERIOR GREEN SPACE - PHASE 1A = 5%

COMMERCIAL LOT SITE DATA

TOTAL AREA = 3.725 ACRES, 162,259 S.F.

BUILDING AREA = 0.793 ACRES, 34,544 S.F. (21.3%)

SIDEWALK/PARKING LOT AREA = 2.001 ACRES, 87,151 S.F. (53.7%)

GREEN SPACE = 0.931 ACRES, 40,564 S.F. (25.0%)

INTERIOR GREEN SPACE = 5% MINIMUM

APPLETON LANDS ONLY

TOTAL AREA = 12.09 ACRES, 526,504 S.F.

BUILDING AREA = 4.48 ACRES, 194,984 S.F. (37.0%)

SIDEWALK/PARKING LOT AREA = 5.65 ACRES, 246,210 S.F. (46.8%)

GREEN SPACE = 1.96 ACRES, 85,310 S.F. (16.2%)

ULTIMATE SITE DATA

TOTAL AREA = 18.85 ACRES, 821,147 S.F.

BUILDING AREA = 4.48 ACRES, 194,984 S.F. (23.7%)

SIDEWALK/PARKING LOT AREA = 5.65 ACRES, 246,210 S.F. (30.0%)

GREEN SPACE = 8.72 ACRES, 379,953 S.F. (46.3%)

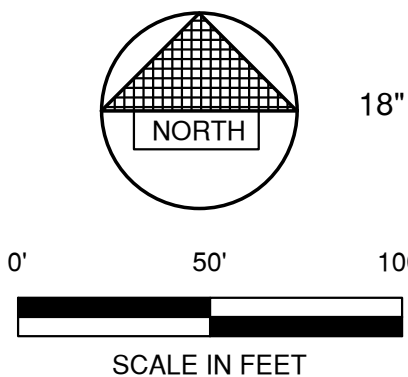
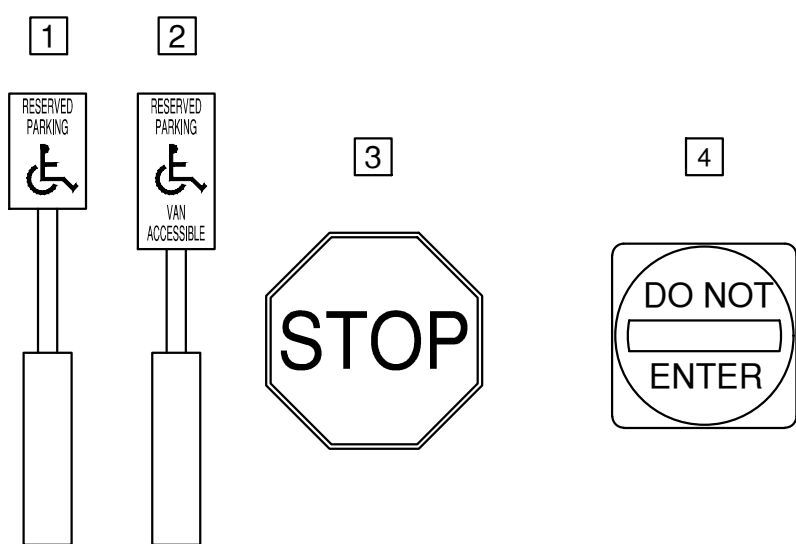
ZONING

C-2

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (PHASE 1 B AREA)
- ASPHALT PAVEMENT (PHASE 1 A AREA)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED 18" SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS

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



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								BLT
								CHECKED
								BBB
								DESIGNED
								CCC

COLLEGE AVENUE SELF STORAGE  
AND OUTLOT REDEVELOPMENT  
CITY OF APPLETON  
OUTAGAMIE COUNTY, WISCONSIN

SITE PLAN

DATE	06/2018
FILE	5712003D JGS 4 29 19
JOB NO.	5712003



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920-662-9641 www.releinc.com

SHEET NO.

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