

Village of

Little Chute

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, June 13, 2016

TIME: 6:00 p.m.

- A. Call to order
 - B. Roll Call
 - C. Public Appearance for Items Not on the Agenda
-
- 1. Approve Minutes from the Plan Commission Meeting of May 16, 2016
 - 2. Public Hearing—Tax Incremental District No. 6 Creation
 - 3. Action—Adopt Resolution No. 1 Designating Proposed Boundaries and Approving a Project for Tax Incremental District No. 6, Village of Little Chute, Wisconsin
 - 4. Public Hearing—515 Wilson Street
 - 5. Action—515 Wilson Street
 - 6. Discussion/Action—Zoning Change Request for W & D Krueger FLP
 - 7. Review/Recommendation—CSM Village of Little Chute
 - 8. Review/Recommendation—Conditional Use Cherryvale Multi Family
 - 9. Review—Comprehensive Plan
 - 10. Unfinished Business
 - 11. Items for Future Agenda
 - 12. Adjournment

MINUTES OF THE PLAN COMMISSION MEETING – MAY 16, 2016

Call to Order

The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call

PRESENT: President Vanden Berg
Larry Van Lankvelt
Roy Van Gheem
Bill Van Berkel
Brian Huiting
Richard Schevers
ALSO PRESENT: Community Development Director Jim Moes, Parks, Recreation &
Forestry Directory Adam Breest, Assistant Director of Public Works Jeff
Elrick, Gene Lee of Casper Truck

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting from April 18, 2016

*Moved by Commissioner Schevers, seconded by Commissioner Van Lankvelt to
Approve the Minutes of April 18, 2016*

Ayes 6, Nays 0 – Motion Carried

Discussion/Recommendation—Little Chute Annexation

Community Development Director Moes stated that a signed petition for annexation has been received. He recommends that the Plan Commission approve it to go to the Board.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Gheem to
recommend to the Board the Little Chute/Burklund Annexation*

Ayes 6, Nays 0 – Motion Carried

Discussion—Comprehensive Plan

Community Development Director Moes presented the Transportation segment of the Comprehensive Plan. Commissioner Van Lankvelt noted that there are trees on Gardenia Drive where the sidewalks are scheduled to go once the street is finished. Commissioner Van Gheem noted that they will be required to move them if they are not in the correct location. Director Moes stated that the remaining chapters will come next month. At that point, there will be a request for some further action.

Discussion—Hartzheim Drive

Administrator Fenlon stated that there is still some work to be done before a final option is recommended. Village needs to set course that it does not want to vacate any portion of Hartzheim Drive right-of-way. Staff feels there is growth potential and given current and future opportunities it would not be in the Villages best interest to vacate Hartzheim Drive. Administrator Fenlon said that at the next meeting there will be more detail on the future for Hartzheim Drive along with the key issues of Randolph Drive which is mainly the utilities along with the road surface.

Discussion/Possible Action—Doyle Park Court Plans

Director Breest presented an overview of the future basketball and tennis courts for Doyle Park. He is applying for a USTA grant to help fund the plan that includes two tennis courts and one basketball court. If the USTA grant does not come through the current budget will provide for one tennis court and one basketball court. In order to move forward with the USTA grant, there needs to be contractor bids. Director Breest is going to ask that the bids include a price for both asphalt and concrete.

Moved by Commissioner Van Berkel, seconded by Commissioner Van Gheem to Move Forward with the Doyle Park court Plans

Ayes 6, Nays 0 – Motion Carried

Unfinished Business
None

Items for Future Agenda
Expected annexation for Freedom Road
Tax Incremental District #6

Adjournment
Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to adjourn the Plan Commission Meeting at 6:32 p.m.

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

AGENDA LANGUAGE
TAX INCREMENTAL DISTRICT ITEMS
FOR
PLAN COMMISSION AGENDA
VILLAGE OF LITTLE CHUTE
TAX INCREMENTAL DISTRICT NO. 6 CREATION

June 13, 2016 at 6:00 p.m.

Little Chute Village Hall
108 W. Main Street

- A. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on May 28, 2016 & June 4, 2016).
- B. Consideration of “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Little Chute, Wisconsin”.

RESOLUTION NO. 1

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 6,
VILLAGE OF LITTLE CHUTE, WISCONSIN**

WHEREAS, the Village of Little Chute (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 6 (the "District") is proposed to be created by the Village as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Kaukauna Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 13, 2016 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Little Chute that:

1. It recommends to the Village Board that Tax Incremental District No. 6 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the Village.

Adopted this 13th day of June, 2016.

Michael Vanden Berg, Village President

Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE
Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held by the Plan Commission to consider request for variance from the Chapter 44-Zoning Ordinance, in the Village of Little Chute, Outagamie County, Wisconsin.

The request is for property located at: 515 Wilson Street
Owner/Applicants: Jeff Marquardt

Described as: 1985 AMENDMENT TO ASSESSORS PLAT LOT 5 BLK 20

Applicant requests a variance to construct a detached garage located upon the property 1 foot from the side and rear lot lines, minimum setbacks are each 3 feet. The property is located in area zoned RC conventional single family district.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions, please contact the Zoning Administrator at (920) 423-3870.

DATE OF HEARING: June 13th, 2016
TIME OF HEARING: 6:00 P.M.
PLACE OF HEARING: Village Hall Board Room
108 West Main Street Little Chute, WI 54140

Laurie Decker, Village Clerk
Run: June 1st & June 8th, 2016

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Village Clerk, 108 W. Main St., Little Chute, (920) 788-7380, at least 48 hours prior to the meeting so that arrangements can be made.



VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 515 Wilson St
APPLICANT Jeff Marguardt
ADDRESS/ZIP 1601 Buchanan St TELEPHONE 920-841-0058
CITY/ZIP Little Chute 54140 FAX _____
Email address jmarguardt@gmail.com

Appellant named above, files herewith this application of variance of the zoning code.

Description of variance requested and reasons for appeal:

To build a two car garage one foot off back and side
lot lines. I need the extra room to make the swing
for the second car.

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative should attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE Jeff Marguardt DATE 5/15/16

APPLICATION FEE of \$175.00 must accompany application at time of submittal.

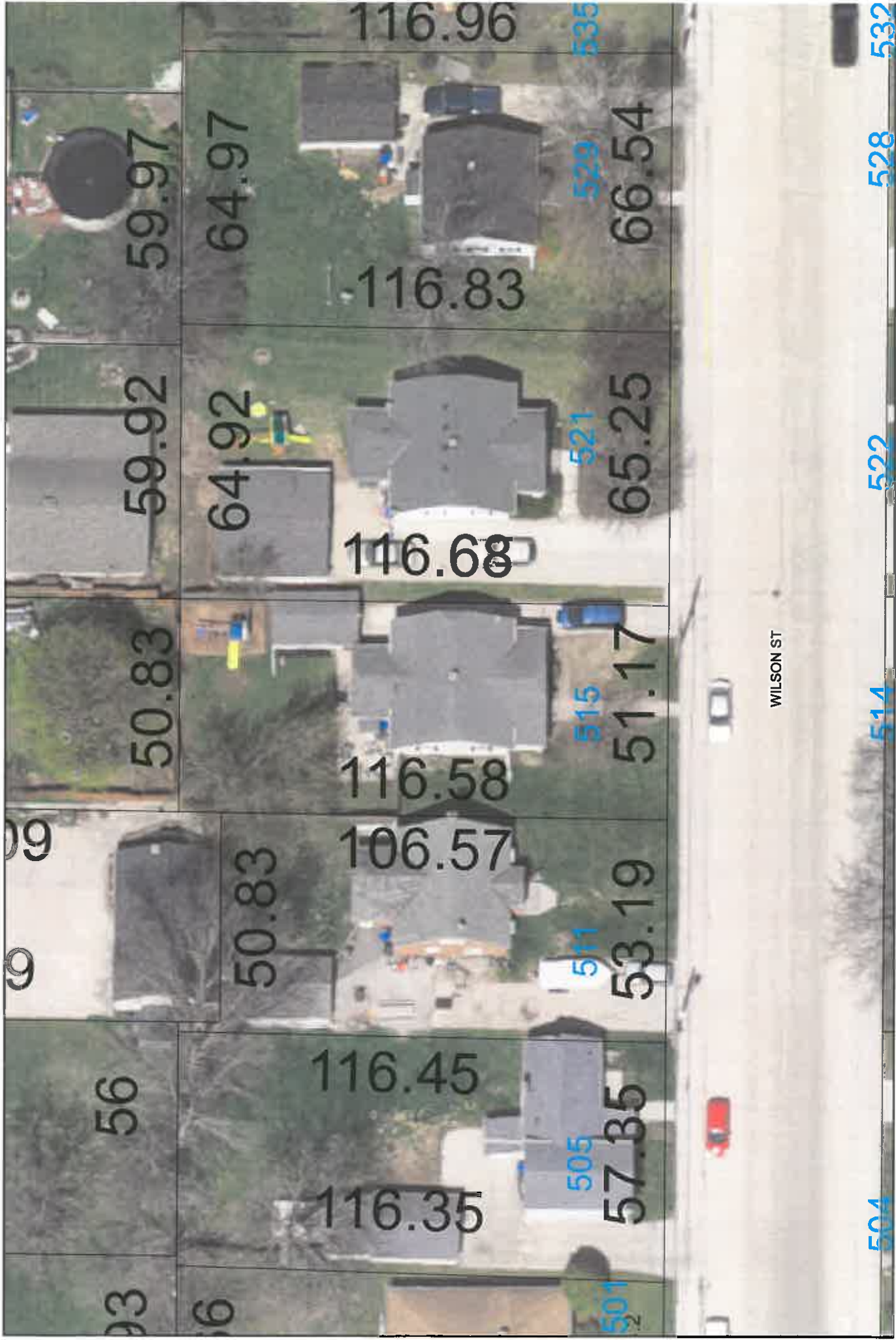
Date received and Village person receiving application Jeff Marguardt

- (a) **Time of Appeal.** Appeals shall be filed within thirty (30) days after the date of receipt of the written decision or order from which the appeal is taken by filing in duplicate a notice of appeal with the Village Clerk. The date of receipt of the decision shall not be counted in determining the time for filing of the appeal. Sundays and holidays shall be counted, except if the last day falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the next secular day.
- (b) **Who May Appeal.** Appeals or applications to the Board may be made by:
- (1) The owner, mortgagee, purchaser under a land contract, optionee or occupant under a written lease for one (1) year or more of the property for which relief is sought.
 - (2) Any officer (other than the Zoning Administrator), department, board or bureau affected by a decision or order of the Zoning Administrator.
 - (3) Any person aggrieved and whose use and enjoyment of property within the Village is directly and adversely affected by a decision or order of the Building Inspector, Zoning Administrator or the requested Board action.
- (c) **Appeal and Application Forms.** Every appeal or application shall be made upon forms furnished by the Village Clerk which have been approved by the Board of Appeals. ~~In each hearing shall accompany each form showing the location and use of the property, existing improvements, and showing proposed and recommended changes and changes in addition requested.~~ The applicant or appellant shall provide all information requested on the form and any additional information requested in writing by the Chairperson or Secretary of the Board of Appeals which is necessary to inform the Board of the facts of the appeal. Failure to supply such information shall be grounds for dismissal of the appeal or application.
- (d) **Filing Appeal or Application.** The appellant or applicant shall file the required appeal form in duplicate with the Village Clerk. The Village Clerk shall deliver one (1) copy to the Zoning Administrator or other officer or body from whose decision an appeal is taken. Upon receipt of an appeal, the Zoning Administrator or other officer or body responsible for the original determination shall transmit to the Secretary of the Board of Appeals all notes or papers relating to the order or decision from which the appeal is being taken.
- (e) **Election to Have Appeal or Application Handled as a Contested Case.** The applicant or appellant may elect to have the appeal or application handled as a contested case. The appeal or application form shall explain that a contested case includes the right of all parties to cross-examine witnesses, to object to improper evidence and to have a record of the proceedings made by a court reporter or qualified stenographer or by tape recording. Election to have the matter treated as a contested case must be made in writing at the time of filing of the appeal or application.
- (f) **Fee.** All appeals and applications filed with the Village Clerk shall be accompanied by payment of a required fee of One Hundred Seventy-five Dollars (\$175.00). If the appellant or an applicant elects the contested-case method, he or she shall also pay the amount determined by the Board of Appeals to cover the additional administrative costs involved.
- (g) **Insufficient Notice.** No appeal or application shall be considered by the Board of Appeals unless it is made on the required form. Upon receipt of any communication purporting to be an appeal or application, the Village Clerk shall supply the applicant with the proper forms which must be filed within ten (10) days, in addition to the thirty (30) days specified in Subsection (a), in order to be considered by the Board of Appeals.

- (a) **Purpose; Plan Commission Review.**
- (1) A request for a variance may be made when an aggrieved party can submit proof that strict adherence to the provisions of this Zoning Code would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to a nonconforming use brings that use into conformance with the district and zoning requirements.
 - (2) Persons requesting a variance shall first submit such request to the Plan Commission, who shall make a determination on the request following notice and hearing. Persons denied a variance by the Plan Commission may appeal such denial to the Village Board, who shall make a determination on the request following notice and hearing. Persons having a variance request denied by both the Plan Commission and Village Board may then have their request reviewed by the Board of Appeals pursuant to this Section.
 - (3) The Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Zoning Code will result in unnecessary hardship and so that the spirit of the Zoning Code shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area or permit standards lower than those required by state law.
 - (4) For the purposes of this Section, "unnecessary hardship" shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as rough terrain or good soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district.
- (b) **Application for Variances.** The application for a variance shall be filed pursuant to Section 44-518.
- (c) **Public Hearing of Application.** The public hearing for a variance shall be conducted pursuant to Section 44-519.
- (d) **Prohibited Variances.** The Board of Appeals shall not grant use variances in floodplain or wetland and conservancy districts. In all other districts, no use variance shall be granted unless the applicant has first petitioned for a zoning amendment or a conditional use permit, if applicable, and upon a showing that no lawful and feasible use of the subject property can be made in the absence of such variance. Any use variance granted shall be limited to the specific use described in the Board's decision and shall not permit variances in yard, area or other requirements of the district in which located.
- (e) **Action of the Board of Appeals; Standards.** For the Board of Appeals, it must find that:
- (1) Denial of variation may result in hardship to the property owner due to physiographical consideration. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in
 - (2) The conditions upon which a petition for a variation is based are unique to the property for which variation is being sought and that such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
 - (3) The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.
 - (4) The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
 - (5) The proposed variation will not undermine the spirit and general and specific purposes of the Zoning Code, specifically the standards of Sec. 44-119.
- (f) **Conditions.** The Board of Appeals may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this Section.

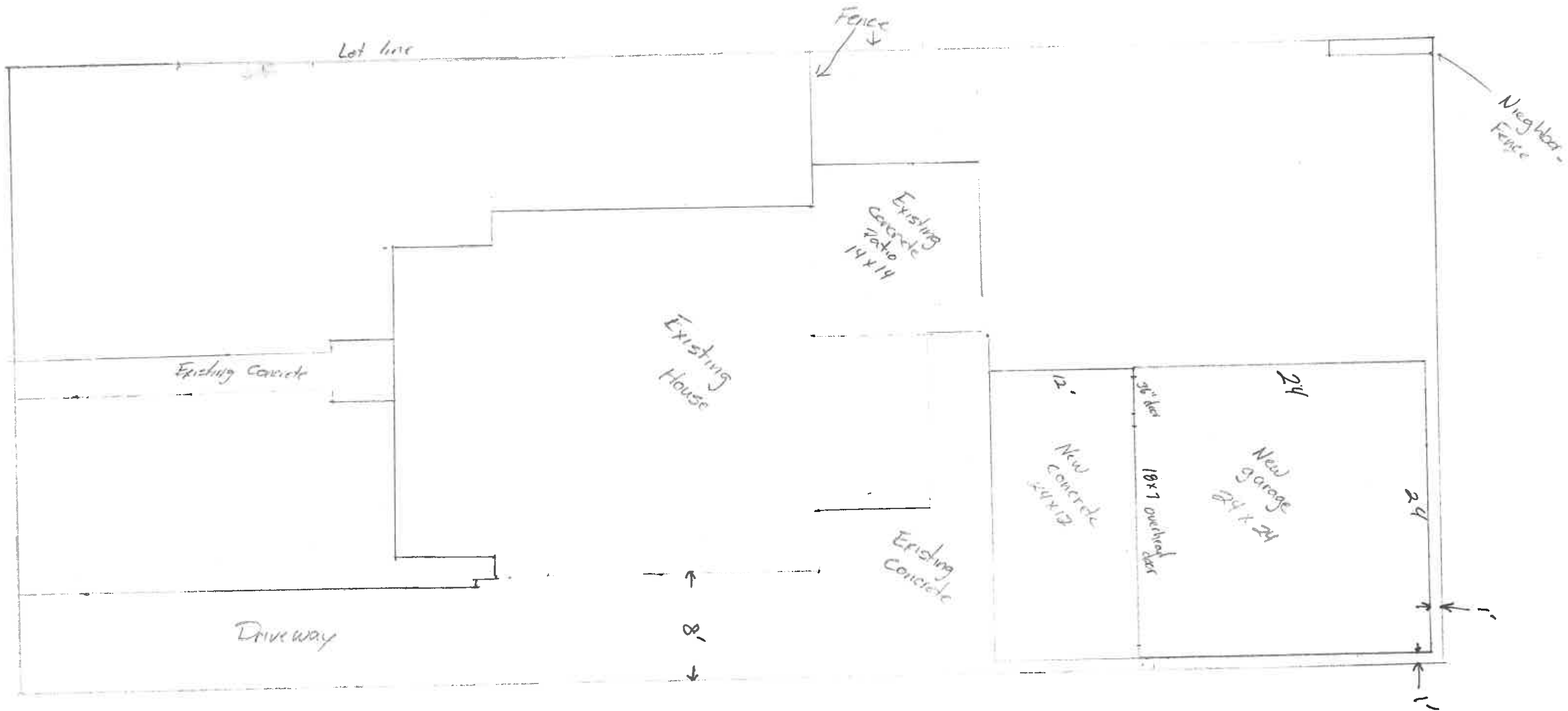
I DO NOT OBJECT TO JEFF MARQUARDT, 515 WILSON ST. BUILDING HIS GARAGE CLOSER TO THE LOT LINE THAN WHAT IS STANDARD BUILDING CODE. GARAGE WILL BE APPROX ONE FOOT FROM THE BACK YARD WALL/FENCE AND ONE FOOT FROM THE NORTH SIDE OF THE LOT. I ENCOURAGE THE VILLAGE TO APPROVE THE VARIANCE.

1. Kristin Bughn 511 Wilson St
2. Pam O'Byrne 521 Wilson St
3. Shawn Lam 516 Vanden Broek St
4. Sandy Felzer 518/520 Vanden Broek St



Not a survey







Date Filed: 5-24-16
Fee Paid: (\$175) 175.00
Verified by: [Signature]

APPLICATION: ZONING CHANGE REQUEST FORM

To: Board of Trustees, Village of Little Chute, Outagamie County, WI

Applicant: W+D Krueger FLP
7001 N Barton Ct
Appleton WI 54913

Applicant named above, files herewith this Request for a change in Zoning of the following described property:

CSM # 3272 LOT 1

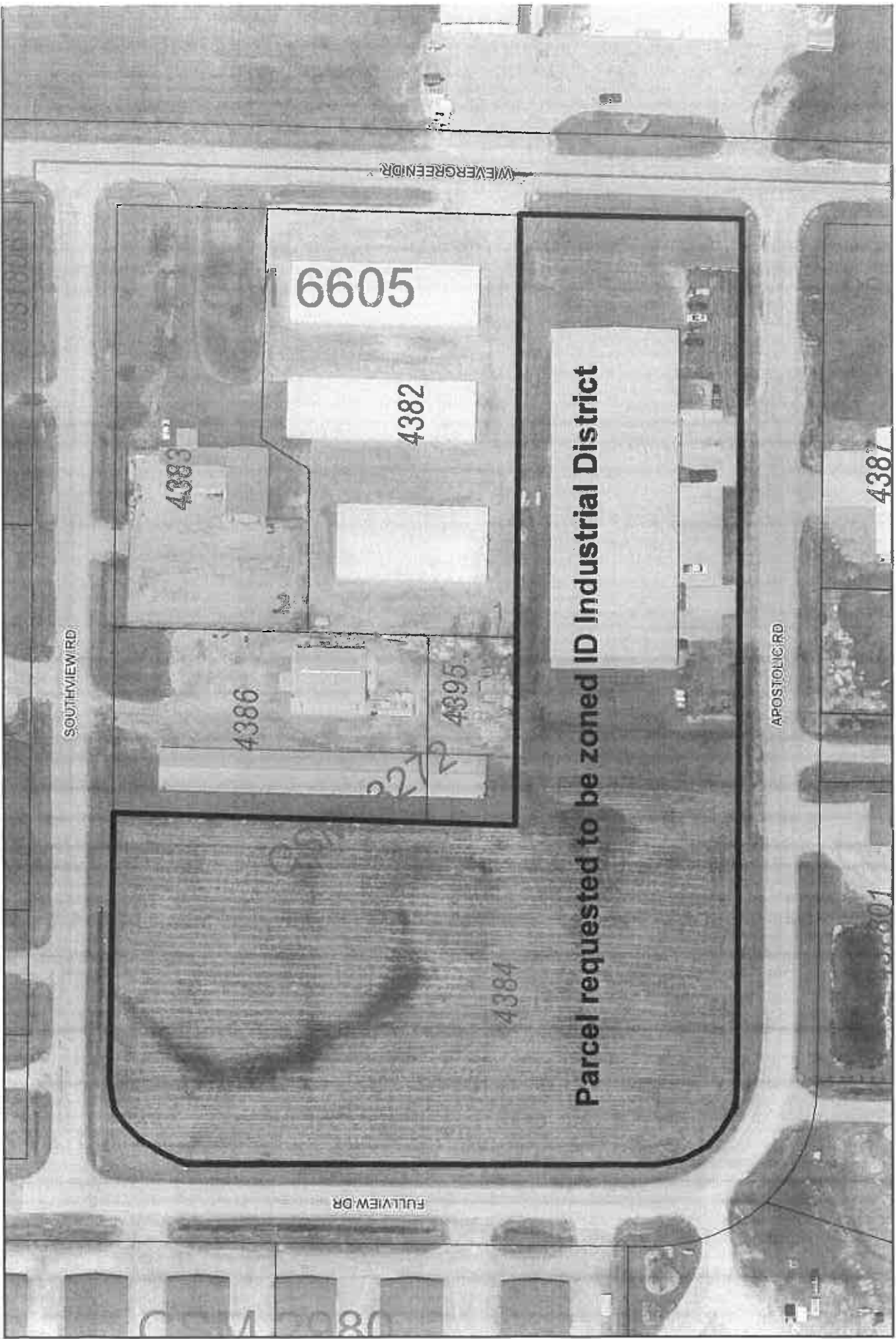
Applicant herewith requests the Village Board to change zoning of the above-described property

from: Commercial Highway District
to: Industrial District

Signed: [Signature] Dated: 5-24-16

Attach a Scale Map (1" = 100') showing the area requested to be rezoned including all areas within 300 feet of the area requested. Attach a list of owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned. Attach any documents the applicant may wish to include which may be of guidance or interest to the Village Board and Plan Commission.

(See reverse)



Village
of
Little Chute



Not a survey 1 inch = 100 feet

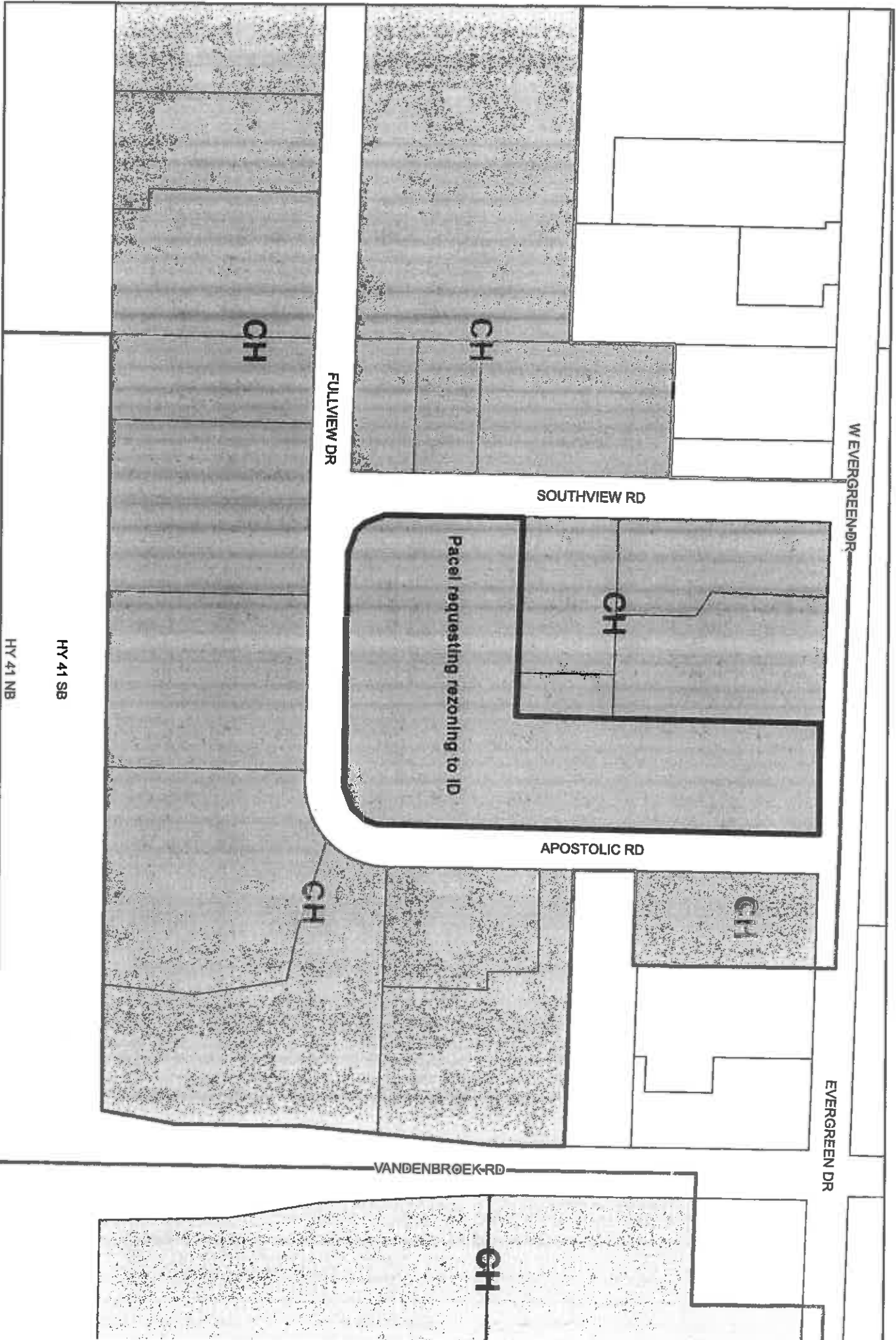




Village
of
Little Chute

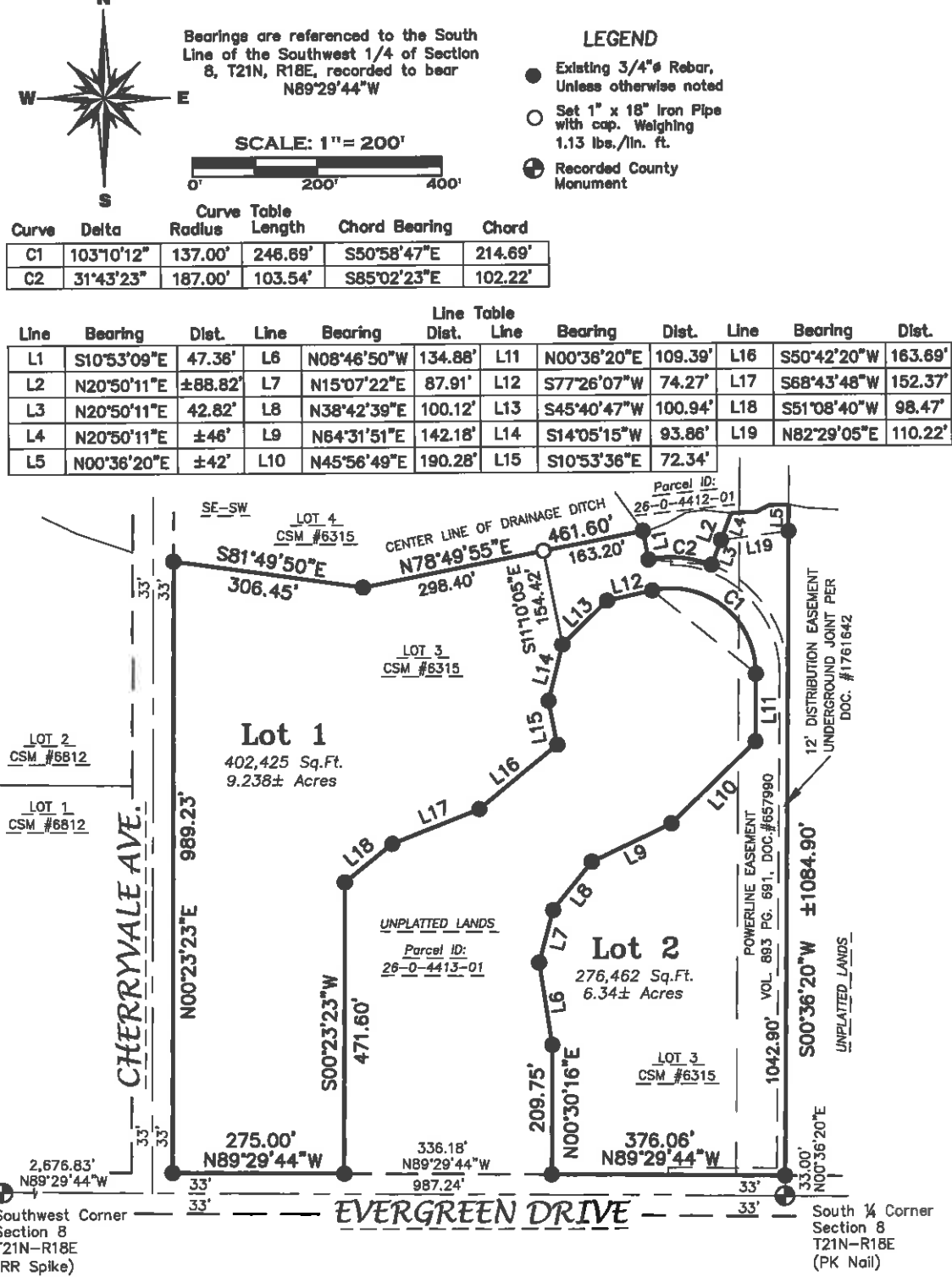


Not a survey 1 inch = 200 feet



CERTIFIED SURVEY MAP NO. _____

LOT 3 CERTIFIED SURVEY MAP 6315, RECORDED IN VOLUME 37 OF CERTIFIED SURVEY MAPS, PAGE 6315, DOCUMENT NUMBER 1918298, BEING LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. _____

SURVEYOR’S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that under the direction of Jim Moes, I have surveyed, divided and mapped a parcel of land being all of Lot 3, Certified Survey Map Number 6315 as recorded in Volume 37 of Certified Survey Maps, Page 6315, Document Number 1918298, being located in the Southeast ¼ of the Southwest ¼, Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Parcel contains 678,887 square feet or 15.585 acres of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and platting regulations of the Village of Little Chute and Outagamie County in the surveying and mapping of the same.

Dated this _____ day of _____, 2016.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

NOTES

- This CSM is all of tax parcel number 260441200
- The Village of Little Chute is hereby granted temporary ingress/egress rights from Cherryville Avenue and/or Evergreen Drive over Lot 3 of CSM #6315 (Lot 1 and Lot 2 of this CSM) to access parcel ID No.'s 26-0-4413-01 and 26-0-4412-01. This easement is to allow access for the maintenance of storm water ponds and pumping station. This temporary easement shall terminate upon a permanent easement being provided with the future development of Lot 3 (Lot 1 and Lot 2 of this CSM).

VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the

_____ day of _____, 2016.

Village President
Michael Vanden Berg

Village Clerk
Laurie Decker

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNERS CERTIFICATE

The Village of Little Chute, duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said Village of Little Chute caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. The Village of Little Chute does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:
Village of Little Chute

_____ Village of Little Chute (print name)	_____ Date
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STATE OF WISCONSIN)
COUNTY OF OUTAGAMIE) ss

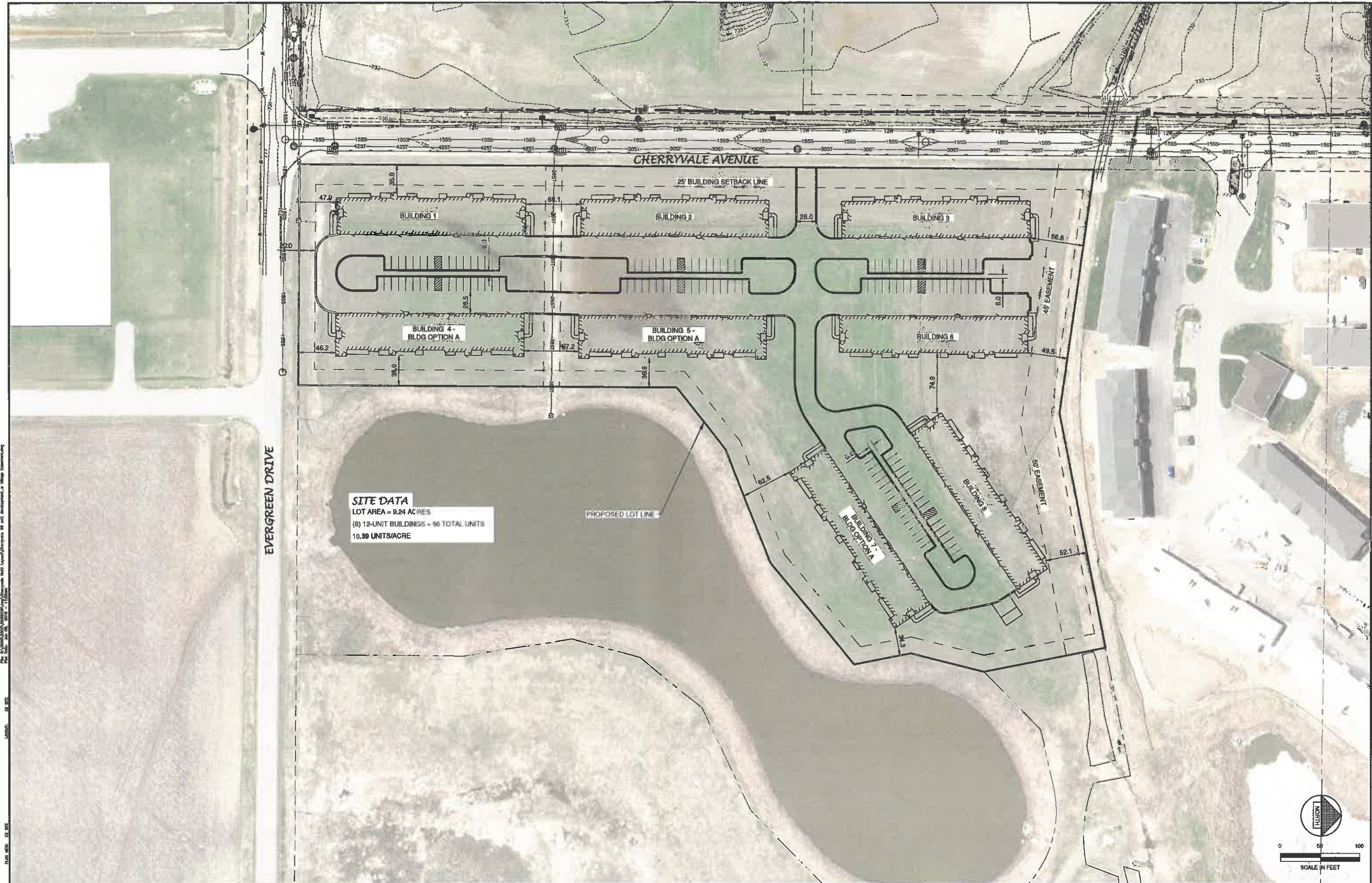
Personally came before me this _____ day of _____, 2016, the above named owners to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____
(print name)
Outagamie County, Wisconsin.
My commission expires: _____

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

_____ Village Finance Director (print name)	_____ Date	_____ Outagamie County Treasurer (print name)	_____ Date
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SITE DATA
LOT AREA = 9.24 ACRES
(8) 12-UNIT BUILDINGS = 96 TOTAL UNITS
10.39 UNITS/ACRE

PROPOSED LOT LINE

EVERGREEN DRIVE

CHERRYVALE AVENUE

25' BUILDING SETBACK LINE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4 -
BLDG OPTION A

BUILDING 5 -
BLDG OPTION A

BUILDING 6

BUILDING 7 -
BLDG OPTION A

BUILDING 8

50' EASEMENT

45' EASEMENT



SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN A/S	CHERRYVALE AVENUE MULTI-FAMILY DEVELOPMENT VILLAGE OF LITTLE CHUTE OUTAGAMIE COUNTY, WISCONSIN	MULTI-FAMILY SITE LAYOUT	DATE 12-2015 FILE CHERRYVALE MULTI-FAMILY JOB NO.	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 PHONE: (920) 662-9841 FAX: (920) 662-9141 INTERNET: www.releecinc.com	SHEET NO. -
								CHECKED JGS					
								DESIGNED A/S					

"A" Option 12 Unit Town & Coachhome Building with Attached Garages;

Lexington Homes

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SPECIAL PROVISIONS	406.1.1	NO MORE THAN 3,000 S.F. OF GARAGE PERMITTED WITHOUT 2 HOUR FIREWALL. SEE WISCONSIN BUILDING PRODUCT EVALUATION (201502-0) FOR ALTERNATIVE FIRE PROTECTION.
5	ALLOWABLE AREA SPRINKLER INCREASE STREET FRONTAGE INCREASE SPRINKLER INCREASE INCIDENTAL USE	503 504.2 506.2 506.3 506.2.5	TYPE VB, 2 STORIES AND 1000 S.F. PER FLOOR, 40' HEIGHT 20' HEIGHT AND 3 STORIES INCREASE, NO AREA INCREASE (20' SIDES) (20' FRONT AND BACK) = 12,250 S.F. ALLOWABLE PER FLOOR MAX. NOT APPLICABLE. METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL.
6	CONSTRUCTION TYPE SEPARATION DISTANCE	602	VB WOOD FRAME UNPROTECTED ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION CONTINUITY FIRE DOOR RATINGS BATH FANS / EXHAUST FAN FLOOR DRAFTSTOPPING ATTIC DRAFTSTOPPING	101 104 104.4 112 715.4 716 716.6.1 717.3.2 717.4.2	NO FIRE BARRIERS 1 HOUR FIRE PARTITION AT UNIT SEPARATIONS REQUIRED. FIRE PARTITIONS CONTINUOUS TO SECOND FLOOR CEILINGS (EXCEPTION 5) 1 HOUR HORIZONTAL ASSEMBLY BETWEEN UNITS AT FLOOR / CEILINGS. FIRST FLOOR WALLS BEARING FLOOR ASSEMBLY NOT REQUIRED TO BE RATED PER EXCEPTION 10.4. EXCEPTION 2. FIRE PARTITION - DOORS IN GARAGE WALLS - 1/2 HOUR REQ. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX FOR BOTH BATH FAN AND DRYER VENT. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 716.6.1 (EXCEPTION). DRAFTSTOPPING USED, SUBDIVIDE INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING USED, SUBDIVIDE ATTIC TO 3,000 S.F. MAX. OR EVERY 2 DWELLING UNITS.
8	INTERIOR FINISHES	803.4	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION SMOKE DETECTION	903.3.1.2 907.2.11.3	NFPA 13R SPRINKLER SYSTEM REQ. INTERCONNECTED SMOKE DETECTORS / ALARMS REQ.
10	OCCUPANT LOAD COMMON PATH OF TRAVEL EMERGENCY ESCAPE OPENINGS	1004.1 1004.3 1024	SECOND FLOOR OCCUPANT LOAD IS PER UNIT, 56" WIDE CORRIDOR MINIMUM REQ. 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR UNIT TO TWO DIRECTIONS OF TRAVEL (EXCEPTION 4, SPRINKLERED NFPA 13R) WINDOWS AS SECOND MAY CUT OF BUILDING IN EMERGENCY FIRST FLOOR WINDOW OPENINGS 5 SQUARE FEET SECOND FLOOR WINDOW OPENINGS 5.1 SQUARE FEET MINIMUM NET CLEAR OPENING OF 20" WIDE x 24" HIGH 44" FROM FLOOR.
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO FRONT DOORS OF ALL TYPE B UNITS AND ALL FIRST FLOOR 8 UNIT DOORS AND PATIO DOORS GROUP R-2, 2% BUT NOT LESS THAN 1. ALL FIRST FLOOR UNITS ARE TYPE "B" UNITS MINIMUM OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS.
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

LEGEND			
SYMBOL	ITEM	SYMBOL	ITEM
	WALL TYPE - REFER TO WALL TYPES		PLAN NOTE
	ELEVATION REFERENCE		REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		ACCESSIBILITY PLAN NOTE
SYMBOL	ITEM	ITEM DESCRIPTION	
	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-ALARMING EQUIPMENT PROVISIONS OF NFPA 12.	
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS, IBC 1203.4.2.1 EXHAUST FANS DO NOT REQUIRE FIRE DAMPERS IF PLACED IN CEILING OR WALL - SEE IBC 716	
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.	
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ 6d @ 8" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) <ul style="list-style-type: none">• ABOVE CORRIDOR WALLS.• INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 101.4.2 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.	
	1/2 HOUR RATED WALL	1/2 HOUR RATED FIRE PARTITION CORRIDOR WALL OR PRIVATE GARAGE TO UNIT SEPARATION (101.3 EXCEPTION 1) (406.1)	
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS	
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)	
NOTES: 1. IBC 406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS. 2. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.			

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A4.1	BUILDING SECTION AND STAIR DETAIL
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S3.2	FRAMING DETAILS
S4.1	SHEAR WALL PLANS, DETAILS AND SCHEDULES

AREA DATA				
UNIT NUMBER	S.F. FIRST FLOOR	S.F. SECOND FLOOR	TOTAL UNIT SQUARE FEET	NOTES
1	30	1,230	1,260	MULTIPLE FLOOR UNIT
2	456	431	1,884	MULTIPLE FLOOR UNIT
3	1,231	0	1,231	TYPE "B" ACCESSIBLE
4	40	1,520	1,560	MULTIPLE FLOOR UNIT
5	823	649	1,522	TYPE "B" ACCESSIBLE
6	30	742	822	MULTIPLE FLOOR UNIT
7	30	742	822	MULTIPLE FLOOR UNIT
8	823	649	1,522	MULTIPLE FLOOR UNIT
9	40	1,520	1,560	MULTIPLE FLOOR UNIT
10	1,231	0	1,231	TYPE "B" ACCESSIBLE
11	456	431	1,884	MULTIPLE FLOOR UNIT
12	30	1,230	1,260	MULTIPLE FLOOR UNIT
TOTAL WITHIN DWELLINGS UNITS FIRST FLOOR		6,224 + 102 COMMON WITHIN THERMAL ENVELOPE		
FIRST FLOOR GARAGE/COMMON		6,326 OR 11,175 TOTAL FIRST		
SECOND FLOOR TOTAL		10,344 WITHIN DWELLINGS + 51 COMMON = 10,395		
TOTAL OF 12 UNIT BUILDING		21,514		
ALL TYPE "A" ACCESSIBLE UNITS ARE BUILDINGS X AND X				

① U.L. Design No. L528		Unrestrained Assembly Rating - 1 Hour	
(1) FLOOR SYSTEM 2. MIN. 3/4" GYPSUM CONCRETE OVER 23/32 IN. THICK 1x6 WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 6d NAILS SPACED 12 IN. O.C. ALONG EACH TRUSS. (2) PARALLEL CHORD TRUSSES 24 IN. O.C. MAX. (3) FURRING CHANNELS - 3" DEEP BY 2 1/2" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARING) (3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE NO. 8 x 2 1/2" COURSE DRYWALL SCREWS. FURRING CHANNEL IS PRICED FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED. (4) PROPRIETARY TYPE "C" GYPSUM - 5/8 IN. THICK, 4 FT. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 IN. LONG WALLBOARD SCREWS SPACED 12 IN. O.C. END JOINTS SECURED TO BOTH CHANNELS. (5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS. SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND. (6) OPTIONAL INSULATION SYSTEM USED. IF 8B INSULATION USED, MUST NOT BEAR LOAD ON CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.			

② IBC 720.1(2)		RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS app	
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1/8	2" x 4" WOOD STUDS 24" ON CENTER, MAX. WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	4 HR 3 HR 2 HR 1 HR --- --- --- 4 3/4"

③ IBC 720.1(3)		MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS app	
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 6d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C. MAX. WITH 1 1/4" TYPE "S" OR TYPE "H" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 1/8" TYPE "S" OR TYPE "H" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "S" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	3 HOUR 2 HOUR 1 HOUR --- --- VAR. --- --- 1 1/4"

④ UL DESIGN NO. U341		RATED FIRE-RESISTANCE FOR BEARING WALL	
MATERIAL	CONSTRUCTION	1 HOUR FIRE	
BEARING WALL RATING - WOOD STUD WALL AND GYPSUM BOARD	1. 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2. (2) LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0415 IN. SHANK DIA. AND 1/4 IN. DIA. HEAD 3. JOINTS AND NAILHEADS - WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND. 4. SHEATHING (OPTION USED) - SEPTUM SHEATHED w/ 1/2 IN. THICK MINERAL AND FIBER BOARD AND 3" TYPE X GYPSUM 5. BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.		

⑤ IBC 720.1(2)		RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS app	
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 104.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/2" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH 5/8" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R19 FIBERGLASS INSULATION.	4 HR 3 HR 2 HR 1 HR --- --- --- 6 1/2"

National Electrical Code			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT (PANELS). THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICHEVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

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"A"

12 Unit Coach and Townhomes - # 46147

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12 Unit Prairiewater Place

Attached Garage Townhomes

Little Chute, Wisconsin

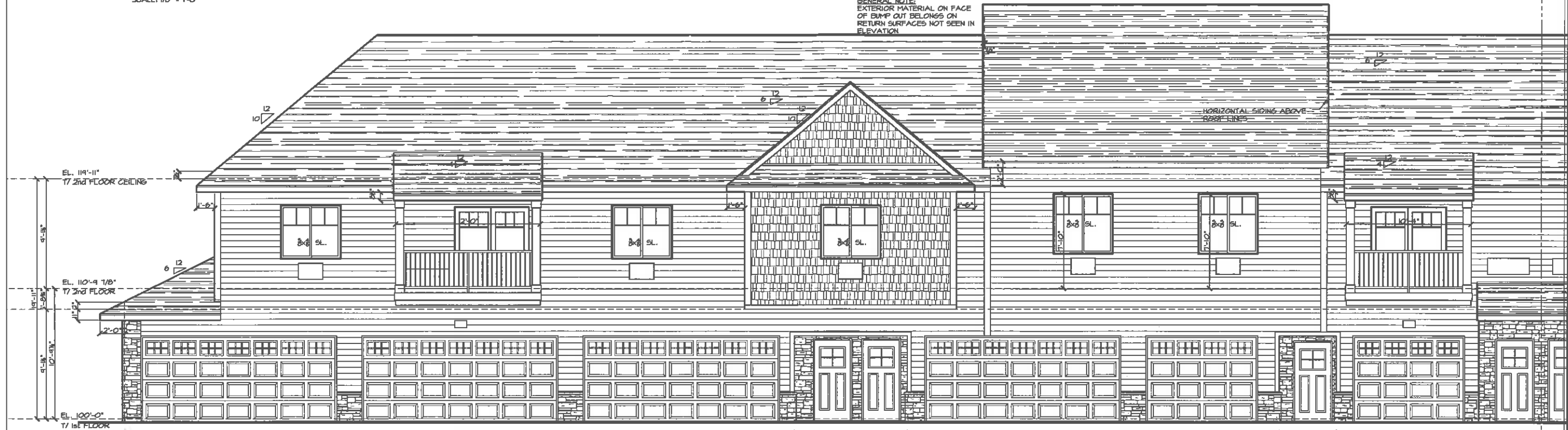
REVISION	DATE
1	2016

DATE: 6/3/2016
PROJECT NO.: 46147
SHEET: **T1**

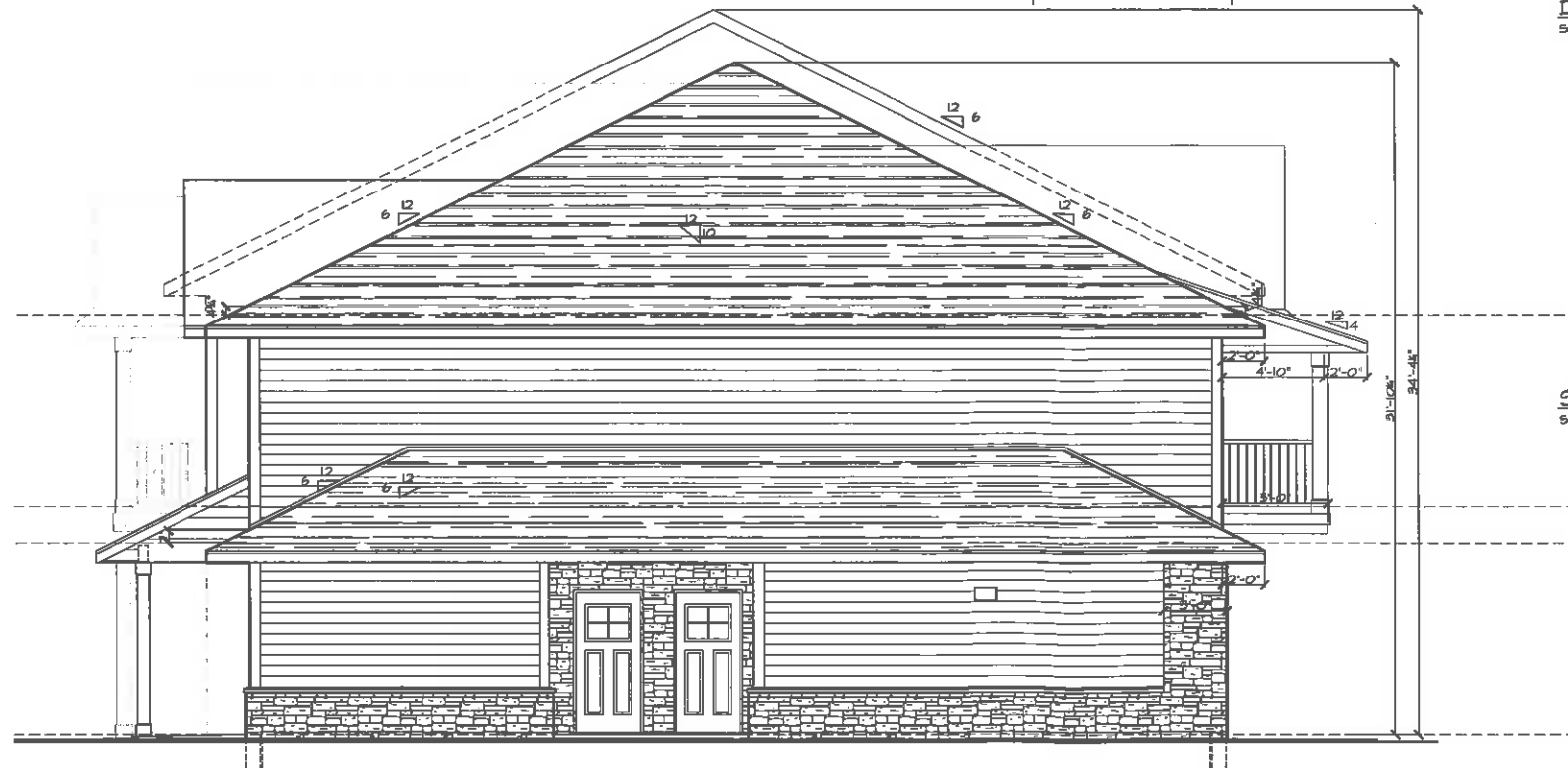


COMPOSITE INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

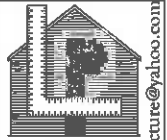
GENERAL NOTE:
EXTERIOR MATERIAL ON FACE
OF BUMP OUT BELONGS ON
RETURN SURFACES NOT SEEN IN
ELEVATION



DETAIL INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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



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12 Unit Prairiewater Place
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Little Chute, Wisconsin
12 Unit Coach and Townhomes - # 461467 ©
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461467
SHEET

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1.2

June 8, 2016

Project Plan for the Creation of Tax Incremental District No. 6



Organizational Joint Review Board Meeting Held:	Scheduled for: June 13, 2016
Public Hearing Held:	Scheduled for: June 13, 2016
Consideration for Approval by Plan Commission:	Scheduled for: June 13, 2016
Consideration for Adoption by Village Board:	Scheduled for: July 6, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 6 Creation Project Plan

Village of Little Chute Officials

Village Board

Michael Vanden Berg	Village President
John Elrick	Village Trustee
Jim Hietpas	Village Trustee
David Peterson	Village Trustee
Bill Peerenboom	Village Trustee
Larry Van Lankvelt	Village Trustee
Skip Smith	Village Trustee

Village Staff

Laurie Decker	Village Clerk
James Fenlon	Village Administrator
Teri Matheny	Village Finance Director
Charles D. Koehler	Village Attorney
James E. Moes	Community Development Director

Plan Commission

Brian Huiting
Richard Schevers
Bill Van Berkel
Larry Van Lankvelt
Todd Verboomen

Joint Review Board

Village Representative
Outagamie County
Fox Valley Technical College District
Kaukauna School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 6 (the "TID" or "District") is proposed to be created by the Village of Little Chute ("Village") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The Village anticipates making total project expenditures of approximately \$12,000,000 to undertake the projects listed in this Project Plan. The Village anticipates completing the projects in four phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Village Board (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with G.O. Bonds issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the Village projects that additional land and improvements value of approximately \$57,200,000 will be created as a result of new development. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2035; 1 years earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the Village has considered the following information:

- In order to make the areas included within the District suitable for development the Village will need to make a substantial investment to pay for the costs of: property, right-of-way and

easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; storm water improvements, development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.

2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
- The development expected to occur is likely to generate approximately jobs over the life of the District and create residential units, providing housing opportunities for workers.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

- If approved, the District's creation would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise approximately 20% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at

least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. or is located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a).

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that approximately 25% of the territory within the District could be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the Village is feasible, and is in conformity with the master plan of the Village.

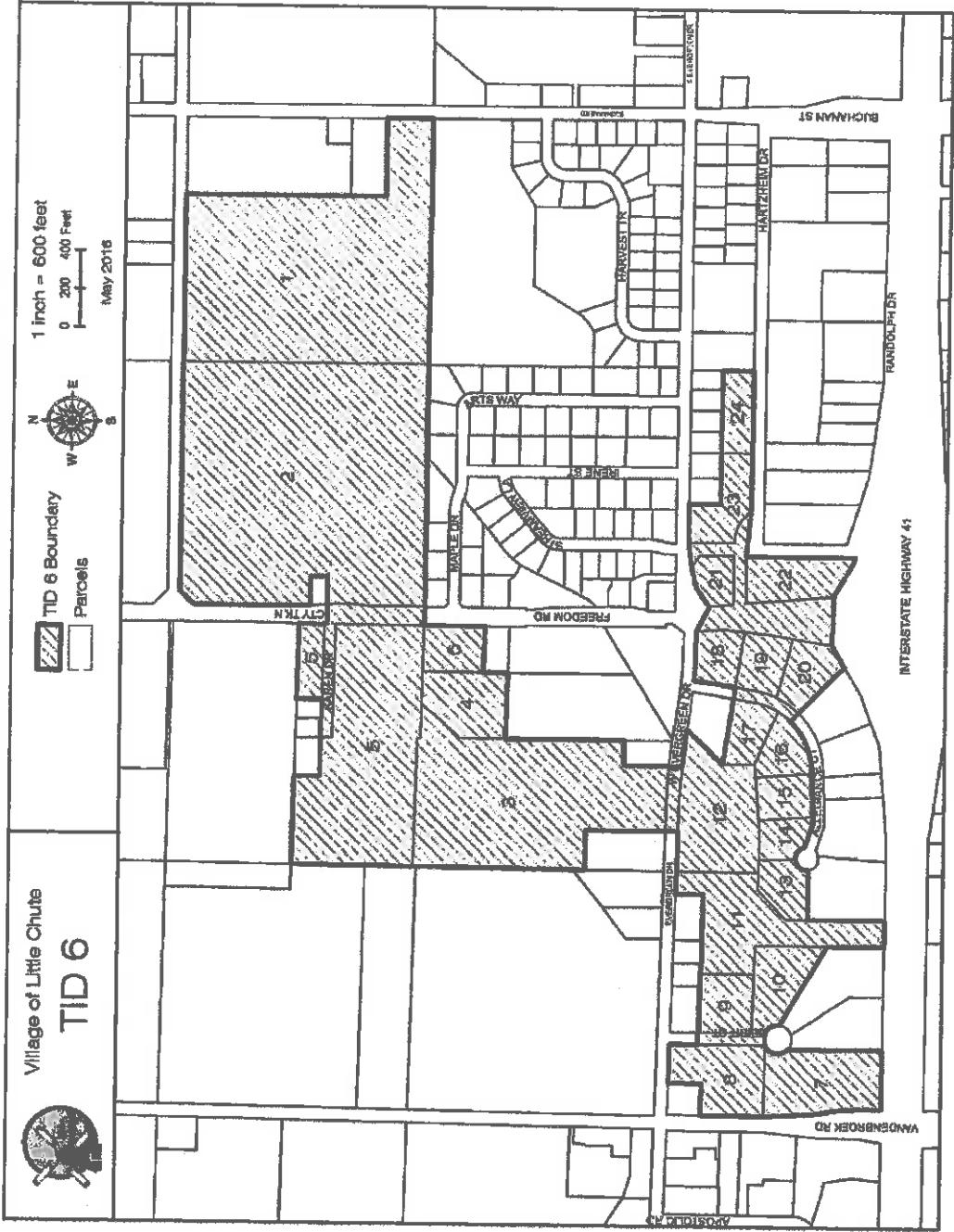
SECTION 2: Type and General Description of District

The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 20% of the area of the District. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. or be located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a).

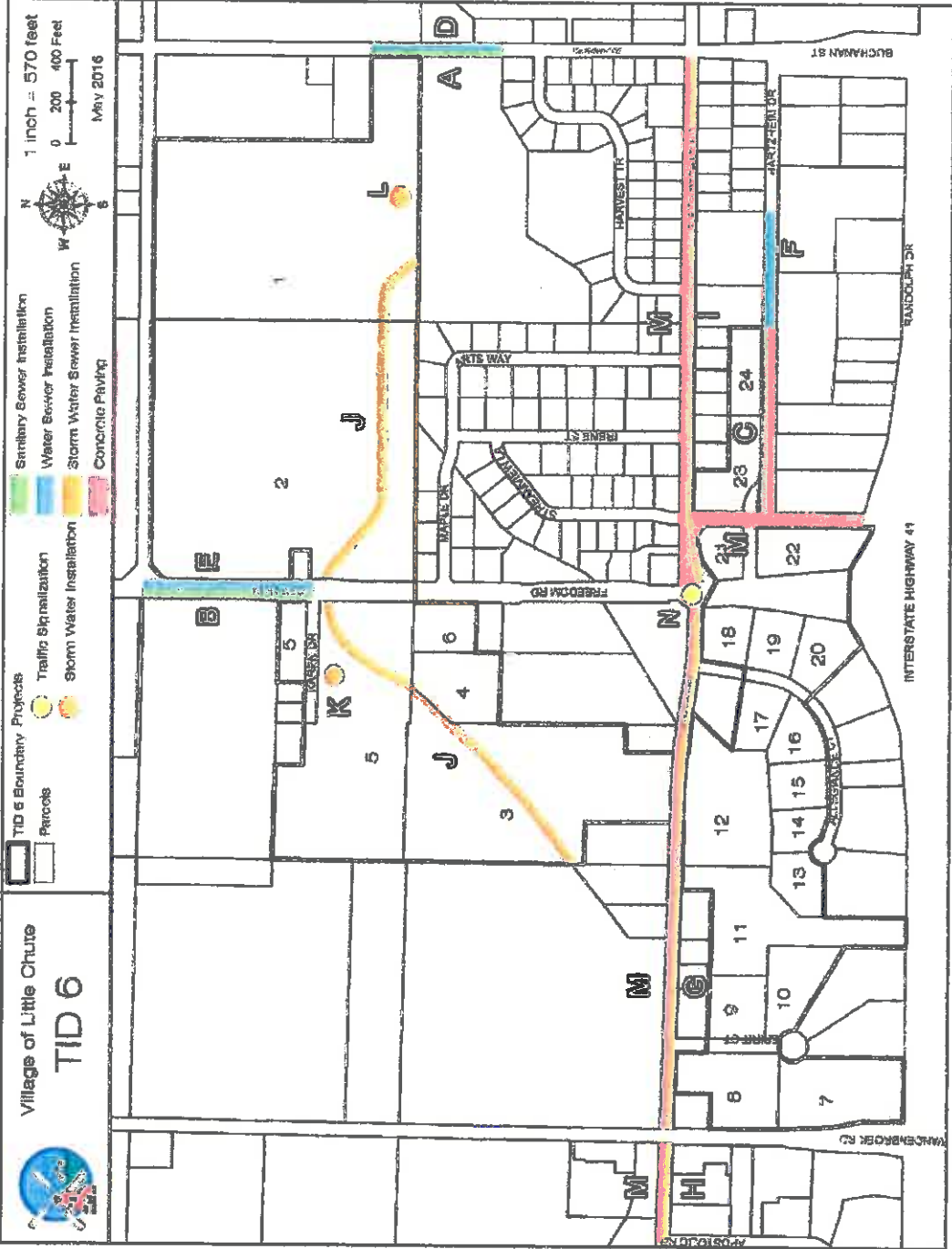
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that a combination of private industrial, commercial and development occurs within the District consistent with the Village's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary



SECTION 4:
Map Showing Existing Uses and Conditions



Village of Little Chute
Tax Incremental District No. 6
Project List

	PHASE I 2016-2017	PHASE II 2018	PHASE III Future
Sanitary Sewer Installation			
A Buchanan St (north of Village North subdivision - north Village limits)			100,000 *
B CTH N (Karen Dr - Hickory Rd)			100,000 *
C Hartzheim Dr (Well #4 - Randolph Dr)		250,000	
Water Installation			
D Buchanan St (north of Village North subdivision - north Village limits)			100,000 *
E CTH N (Karen Dr - Hickory Rd)			100,000 *
F Hartzheim Dr (Well #4 - Randolph Dr)		250,000	
Storm Water Installation			
G 60% - W Evergreen Dr (CTH N - Vandenbroek Rd)		120,000	37,500*
H 25% - W Evergreen Dr (Vandenbroek Rd - Holland Rd)			400,000*
I 100% - E Evergreen Dr (CTH N - Buchanan St)			350,000*
J Storm water drainage modifications (Cardinal La - Buchanan St)	350,000	350,000	
K Storm water pond (Village-owned property north of Evergreen	250,000		
L Storm water pond (north of Village North subdivision)			607,500*
M Concrete Paving		1,260,000	2,075,000*
N Traffic Signalization		150,000	
Intersection Reconstruction (CTH N and W Evergreen Dr)		350,000	
Development Incentives	1,000,000		3,000,000*
Land Purchase			500,000*
Private Utilities			150,000*
Administrative Costs	150,000		
	1,750,000	2,730,000	7,520,000

12,000,000

SECTION 5:
Preliminary Parcel List and Analysis

Village of Little Chute																								
Village of Little Chute																								
Village of Little Chute																								
Map Ref #	Parcel Number	Street Address	Owner	Average 1/1/04	Post 1/1/04	Municipality Ownership	Post of Existing TID Indicate 16 6	Land	Imp	PP	Total	Equilized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Sizable)	Commercial/ Business	Existing Residential	Newly Placed Residential	Sizable for Mixed Use	Highly Concentrated	Relay/ Conservation	Vacant
1	200015001 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
2	200015002 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
3	200015003 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
4	200015004 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
5	200015005 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
6	200015006 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
7	200015007 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
8	200015008 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
9	200015009 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
10	200015010 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
11	200015011 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
12	200015012 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
13	200015013 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
14	200015014 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
15	200015015 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
16	200015016 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
17	200015017 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
18	200015018 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
19	200015019 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
20	200015020 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
21	200015021 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
22	200015022 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
23	200015023 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
24	200015024 NA	US Highway 100	US Highway 100	24.000	24.000	100	100	100	0	0	0	100	100	0	0	100	0	0	0	0	0	0	0	0
Total																								

SECTION 6:
Equalized Value Test

The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$53,664,919. This value is less than the maximum of \$84,546,468 in equalized value that is permitted for the Village of Little Chute. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Little Chute, Wisconsin	
Tax Increment District # 6	
Valuation Test Compliance Calculation	
District Creation Date	7/20/2016
Valuation Data Currently Available 2015	
Total EV (TID In)	704,553,900
12% Test	84,546,468
Increment of Existing TIDs	
TID #1	6,501,050
TID #2	25,291,300
TID #4	17,284,900
TID #5	3,412,900
Total Existing Increment	52,490,150
Projected Base of New or Amended District	1,174,769
Total Value Subject to 12% Test	53,664,919
Compliance	PASS

SECTION 7:
Statement of Kind, Number and Location of Proposed
Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers,

installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs

Property Tax Payments to Town

Property tax payments due to the Town under Wisconsin Statutes Section 66.1105(4)(gm)1. as a result of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

- 1) Sanitary Sewer Installation – Including Buchanan Street, North Subdivision, and Hartzheim Drive.
- 2) Water Installation – Including Buchanan Street, North Subdivision, and Hartzheim Drive.
- 3) Storm Water Installation – Including West Evergreen Drive, East Evergreen Drive, Village owned land North of Evergreen Drive, and North of Village North Subdivision.
- 4) Concrete Paving.
- 5) Traffic Signalization.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

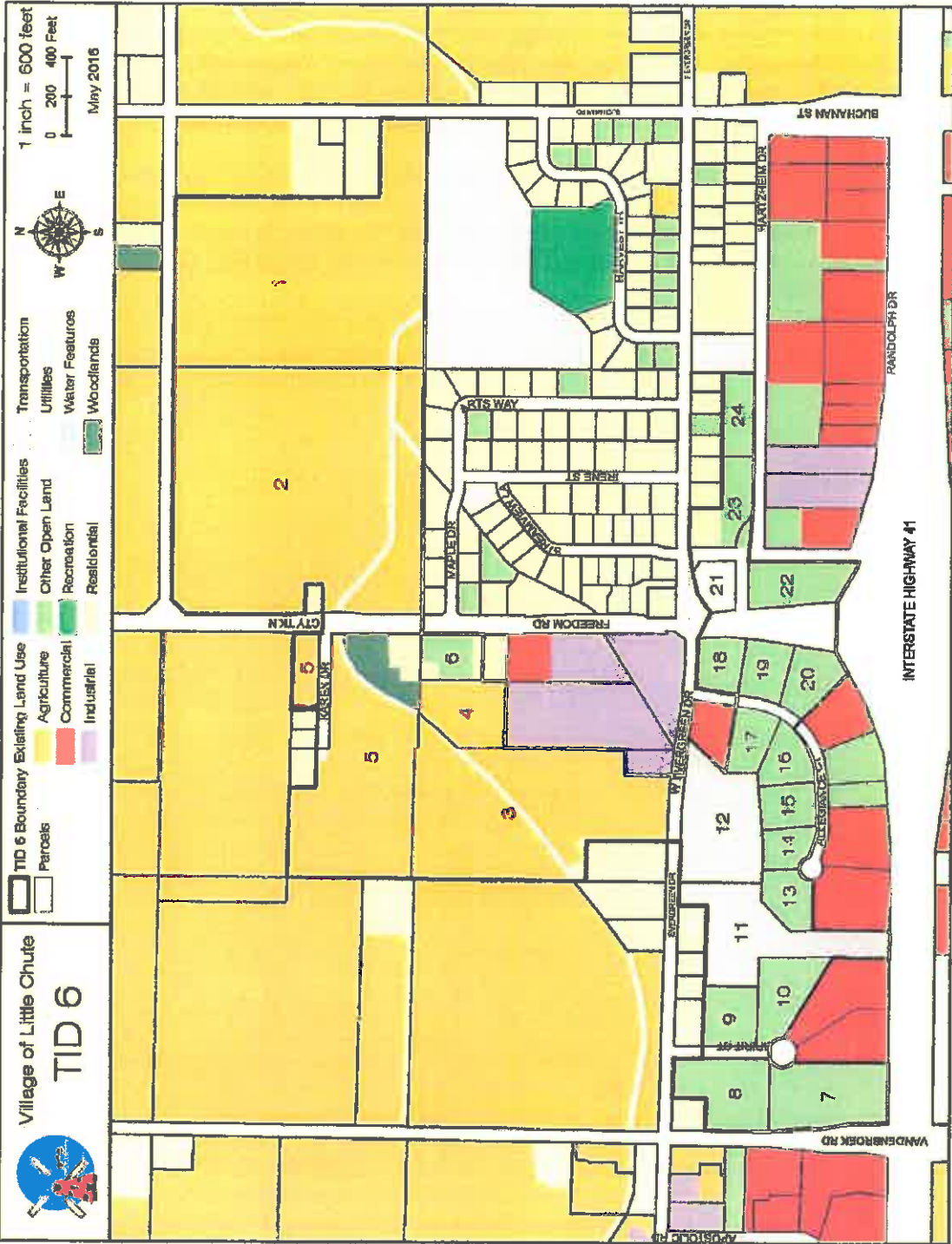
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs

identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:
Map Showing Proposed Improvements and Uses



SECTION 9: Detailed List of Project Costs

All costs are based on 2016 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Proposed TIF Project Cost Estimates

Village of Little Chute, Wisconsin			
Tax Increment District # 6			
Estimated Project List			
	Phase I 2016-17	Phase II 2018	Phase III Future
Sanitary Sewer Installation			
Buchanan Street (North of Village North Subdivision - North Village Limits)			\$ 100,000 *
CTH "N" (Karen Drive - Hickory Road)			\$ 100,000 *
Hartzheim Drive - (Well #4 - Randolph Drive)		\$ 250,000	
Water Installation			
Buchanan Street (North of Village North Subdivision - North Village Limits)			\$ 100,000 *
CTH "N" (Karen Drive - Hickory Road)			\$ 100,000 *
Hartzheim Drive - (Well #4 - Randolph Drive)		\$ 250,000	
Storm Water Installation			
60% West Evergreen Drive ("N" - Vanden Broek Road)		\$ 120,000	
25% West Evergreen Drive (VandenBroek Road - Holland Road)			\$ 37,500
100% East Evergreen Drive ("N" - Buchanan Street)			\$ 400,000 *
Stormwater Drainage Modifications (Cardinal Lane - Buchanan Street)	\$ 350,000	\$ 350,000	\$ 350,000
Stormwater Ponds			
Village Owned Property North of Evergreen	\$ 250,000		
North of Village North Subdivision			\$ 607,500 *
Concrete Paving		\$1,260,000	\$2,075,000
Traffic Signalization		\$ 150,000	
"N" and West Evergreen Drive Intersection Reconstruction		\$ 350,000	
Development Incentives	\$1,000,000		\$3,000,000 *
Land Purchase			\$ 500,000 *
Private Utilities			\$ 150,000 *
Administrative Costs	\$ 150,000		
TOTALS	\$1,750,000	\$2,730,000	\$7,520,000
* Based on future development and the need for the projects.			

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.
- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of \$35,227,695, of which \$17,727,881 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village's statutory borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revenue bond by a Community Development Authority (CDA. Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of it’s various systems, including revenues paid by the Village that represent service of the system to the Village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the Village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Village utilizes utility revenues other than tax increments to repay a portion of the bonds; the Village must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

Village of Little Chute, Wisconsin					
Tax Increment District # 6					
Estimated Financing Plan					
	G.O. Bond 2016-17	G.O. Bond 2018	G.O. Bond 2021	G.O. Bond Future	Totals
Projects ¹					
Detail found on Project List	1,750,000	2,730,000			1,750,000
Detail found on Project List			2,462,500		2,730,000
Detail found on Project List				5,057,500	2,462,500
Detail found on Project List					5,057,500
Total Project Funds	1,750,000	2,730,000	2,462,500	5,057,500	12,000,000
Estimated Finance Related Expenses					
Financial Advisor	19,000	23,000	21,700	30,500	30,500
Bond Counsel	12,000	12,000	12,500	13,500	13,500
Rating Agency Fee	11,500	11,500	11,500	12,500	12,500
Underwriter Discount	19,850	30,855	27,830	61,980	61,980
Capitalized Interest	173,688	11.00	12.00		
Total Financing Required	1,986,038	2,807,355	2,536,030	5,175,980	
Estimated Interest	0.25%	0.25%	0.50%	0.50%	
Assumed spend down (months)	6	6	6	6	
Rounding	1,150	1,058	126	1,664	
Net Issue Size	1,985,000	2,805,000	2,530,000	5,165,000	12,485,000
Notes:					

Development Assumptions

Village of Little Chute, Wisconsin
Tax Increment District # 6
Development Assumptions

Construction Year		Commercial Development ¹	Industrial Development ²	Residential Development ³	Annual Total
1	2016				0
2	2017	3,600,000	2,000,000		5,600,000
3	2018	3,600,000	2,000,000	3,000,000	8,600,000
4	2019	3,600,000	2,000,000	3,000,000	8,600,000
5	2020	3,600,000	2,000,000	3,000,000	8,600,000
6	2021	3,600,000	2,000,000	3,000,000	8,600,000
7	2022	3,600,000	2,000,000		5,600,000
8	2023	3,600,000	800,000		4,400,000
9	2024	3,600,000			3,600,000
10	2025	3,600,000			3,600,000
11	2026				0
Totals		32,400,000	12,800,000	12,000,000	57,200,000

Notes:

The TID includes 150.662 acres of land of which approximately 15% will be set-aside for public improvements. Which leaves 128 acres of developable land.

¹Approximately 56% of the developable land or 72 acres will be commercial/business mixed-use development with an estimated per acre development value of \$450K. Buildout over 9 years assuming 8 acres per year.

²Approximately 25% of the developable land or 32 acres will be industrial development with an estimated per acre development value of \$400K. Buildout over 7 years assuming 5 acres per year.

³Approximately 19% of the developable land or 24 acres will be residential development with an estimated per acre development value of \$500K. Buildout over 4 years assuming 6 acres per year.

Increment Revenue Projections

Village of Little Chute, Wisconsin

Tax Increment District #6

Tax Increment Projection Worksheet

Type of District

District Creation Date

Valuation Date

Max Life (Years)

Expenditure Periods/Termination

Revenue Periods/Final Year

Extension Eligibility/Years

Recipient District

Mixed Use

July 20, 2016

Jan 1, 2016

20

15

7/20/2031

20

2037

Yes

3

No

Base Value

Appreciation Factor

Base Tax Rate

Rate Adjustment Factor

Tax Exempt Discount Rate

Taxable Discount Rate

1,174,762

1.00%

\$22.00

0.00%

3.50%

2.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2015	0	2017	0	2018	\$22.00	0	0	0
2	2017	5,600,000	2018	0	5,600,000	2019	\$22.00	123,220	112,841
3	2018	8,600,000	2019	56,000	14,256,000	2020	\$22.00	315,697	387,733
4	2019	8,600,000	2020	142,560	22,998,560	2021	\$22.00	505,076	812,107
5	2020	8,600,000	2021	229,986	31,828,546	2022	\$22.00	703,336	1,374,123
6	2021	8,600,000	2022	318,285	40,746,831	2023	\$22.00	896,617	2,062,631
7	2022	5,600,000	2023	407,468	46,754,299	2024	\$22.00	1,028,800	2,818,629
8	2023	4,400,000	2024	467,543	51,621,842	2025	\$22.00	1,135,917	3,517,389
9	2024	3,600,000	2025	516,218	55,738,061	2026	\$22.00	1,226,093	4,442,701
10	2025	3,600,000	2026	557,381	59,895,441	2027	\$22.00	1,317,934	5,291,381
11	2026	0	2027	598,954	60,494,396	2028	\$22.00	1,351,154	6,211,637
12	2027	0	2028	604,944	61,099,340	2029	\$22.00	1,344,465	6,904,419
13	2028	0	2029	610,993	61,710,333	2030	\$22.00	1,357,910	7,570,649
14	2029	0	2030	617,103	62,327,436	2031	\$22.00	1,371,480	8,411,216
15	2030	0	2031	623,274	62,950,711	2032	\$22.00	1,385,104	9,126,980
16	2031	0	2032	629,507	63,580,218	2033	\$22.00	1,398,664	9,818,770
17	2032	0	2033	635,802	64,216,020	2034	\$22.00	1,413,067	10,487,390
18	2033	0	2034	642,160	64,858,180	2035	\$22.00	1,427,177	11,133,626
19	2034	0	2035	648,582	65,506,762	2036	\$22.00	1,441,440	11,758,159
20	2035	0	2036	655,068	66,161,830	2037	\$22.00	1,455,865	12,361,862
Totals		\$7,200,000	8,961,630		Future Value of Increment		21,175,955		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs)

Cash Flow

Village of Little Chute, Wisconsin																											
Tax Incremental District #6																											
Cash Flow Projection																											
Year	Interest Earnings/ (Cost)			Land Sale Revenue	Cap. Interest	Total Revenues	G.O. Bond 1,985,000			G.O. Bond 2,805,000			G.O. Bond 2,550,000			G.O. Bond 5,165,000			Total Expenditures	Admin. + 2%	Annual Cumulative	Principal Outstanding	Year				
	Tax Increments						Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Interest						Dated Date:	Principal	Est. Rate	Interest
2016	0			34,738		34,738	07/01/17	60,000	3.50%	34,738	07/01/18	75,000	3.75%	105,938	04/01/21	50,000	4.25%	54,000	07/01/23	200,000	4.50%	234,025	34,738	0	1,985,000	2016	
2017	0			69,475		69,475			69,475	3.50%	69,475	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	122,444	(52,969)	4,810,000	2017	
2018	122,226	(106)	(72)	69,475		191,595			69,475	3.50%	69,475	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	175,413	(35,787)	4,810,000	2018	
2019	122,226			69,475		191,595			69,475	3.50%	69,475	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	175,413	(35,787)	4,810,000	2019	
2020	122,226			69,475		191,595			69,475	3.50%	69,475	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	175,413	(35,787)	4,810,000	2020	
2021	596,074			700,675		1,296,749			700,675	3.50%	700,675	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	69,213	27,427	4,750,000	2021	
2022	700,317			897,334		1,597,651			897,334	3.50%	897,334	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	123,116	150,548	4,710,000	2022	
2023	898,517			1,131,154		1,929,671			1,131,154	3.50%	1,131,154	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	208,044	398,587	6,970,000	2023	
2024	1,028,809			1,364,465		2,393,274			1,364,465	3.50%	1,364,465	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	31,488	757,051	11,400,000	2024	
2025	1,135,917			1,560,746		2,696,663			1,560,746	3.50%	1,560,746	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	78,495	835,546	10,830,000	2025	
2026	1,226,493			1,731,529		2,958,022			1,731,529	3.50%	1,731,529	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,090,705	973,005	10,765,000	2026	
2027	1,317,974			1,946,285		3,264,259			1,946,285	3.50%	1,946,285	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,697,727	1,142,732	9,465,000	2027	
2028	1,331,154			2,085,280		3,416,434			2,085,280	3.50%	2,085,280	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,487,339	1,390,071	8,720,000	2028	
2029	1,344,465			2,286,286		3,630,751			2,286,286	3.50%	2,286,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,219,216	1,771,719	7,880,000	2029	
2030	1,357,910			2,540,286		3,898,196			2,540,286	3.50%	2,540,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,269,885	1,903,861	6,965,000	2030	
2031	1,371,489			2,848,376		4,220,865			2,848,376	3.50%	2,848,376	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,307,358	1,985,815	5,985,000	2031	
2032	1,385,204			3,172,286		4,557,490			3,172,286	3.50%	3,172,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,351,986	1,632,804	4,880,000	2032	
2033	1,399,056			3,546,286		4,945,342			3,546,286	3.50%	3,546,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,376,554	25,348	1,648,152	3,725,000	2033
2034	1,413,047			3,968,286		5,381,333			3,968,286	3.50%	3,968,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	1,399,705	16,638	1,664,790	2,500,000	2034
2035	1,427,117			4,438,286		5,865,403			4,438,286	3.50%	4,438,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	20,788	1,409,588	1,215,000	2035	
2036	1,441,449			4,968,286		6,399,735			4,968,286	3.50%	4,968,286	103,125	3.75%	105,938		106,075	106,075			200,000	4.50%	234,025	157,566	1,643,224	0	2036	
Total	19,720,131	34,631	0	178,688		19,928,449			178,688		178,688	1,119,238	4.25%	1,371,469		2,560,000	1,119,238		1,875,575	5,165,000			300,181	18,065,225		Total	
Notes: Land sale revenue is anticipated but not accounted for.																							Projected TID Closure				

SECTION 11: Annexed Property

Property (or *Properties*) proposed for inclusion within the District was (or *were*) annexed by the Village on or after January 1, 2004. To satisfy the requirements of Wisconsin Statutes Section 66.1105(4)(gm)1., the Village pledges to pay to the Town of Vandebroek for each of the next five years an amount equal to the property taxes levied on the annexed property (or *properties*) by the Town at the time of annexation.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that 25% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The Village anticipates that a portion of the District will be rezoned prior to development.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and Village of Little Chute Ordinances

It is expected that this Plan will be complementary to the Village's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other Village ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Development of the Village of Little Chute

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities, housing stock, and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the Village of Little Chute Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

June 8, 2016

SAMPLE

Michael Vanden Berg, Village President
Village of Little Chute
108 W. Main Street
Little Chute, Wisconsin 54140

RE: Village of Little Chute, Wisconsin Tax Incremental District No. 6

Dear Village President:

As Village Attorney for the Village of Little Chute, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Charles D. Koehler
Village of Little Chute

Exhibit A:
Calculation of the Share of Projected Tax Increments
Estimated to be Paid by the Owners of Property in the
Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:				2014			
					Percentage		
County				3,018,559	28.23%		
Special District				0	0.00%		
Municipality				5,619,760	52.56%		
Kaukauna Area School District				1,354,782	12.67%		
Technical College				699,185	6.54%		
Total				10,692,286			
Revenue Year	County	Special District	Municipality	Kaukauna Area School District	Technical College	Total	Revenue Year
2018	0	0	0	0	0	0	2018
2019	34,788	0	64,766	15,613	8,058	123,226	2019
2020	88,560	0	164,876	39,747	20,513	313,697	2020
2021	142,871	0	265,987	64,123	33,093	506,074	2021
2022	197,724	0	368,110	88,742	45,799	700,374	2022
2023	253,126	0	471,253	113,607	58,631	896,617	2023
2024	290,445	0	540,732	130,357	67,275	1,028,809	2024
2025	320,683	0	597,027	143,928	74,279	1,135,917	2025
2026	346,253	0	644,632	155,405	80,202	1,226,493	2026
2027	372,080	0	692,714	166,996	86,184	1,317,974	2027
2028	375,800	0	699,641	168,666	87,046	1,331,154	2028
2029	379,558	0	706,638	170,352	87,917	1,344,465	2029
2030	383,354	0	713,704	172,056	88,796	1,357,910	2030
2031	387,188	0	720,841	173,777	89,684	1,371,489	2031
2032	391,060	0	728,050	175,514	90,581	1,385,204	2032
2033	394,970	0	735,330	177,269	91,486	1,399,056	2033
2034	398,920	0	742,683	179,042	92,401	1,413,047	2034
2035	402,909	0	750,110	180,833	93,325	1,427,177	2035
2036	406,938	0	757,611	182,641	94,259	1,441,449	2036
2037	411,007	0	765,187	184,467	95,201	1,455,863	2037
5,978,234		0	11,129,894	2,683,136	1,384,731	21,175,994	

Notes:

The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.