

Village of **Little Chute**

AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, May 8, 2017

TIME: 6:00 p.m.

- A. Call to order
- B. Roll Call
- C. Public Appearance for Items Not on the Agenda

1. Approval of Minutes from the Plan Commission Meeting of March 20, 2017
2. Public Hearing—Conditional Use Permit for Automobile Fueling Station (Kwik Trip Inc.)
3. Discussion/Action—Bridgewater CSM
4. Discussion/Recommendation—Zoning Permit Ordinance
5. Unfinished Business
6. Items for Future Agenda
7. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 May 3., 2017

MINUTES OF THE PLAN COMMISSION MEETING—MARCH 20, 2017

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

Bill Van Berkel

Brian Huiting

Todd Verboomen

Jeff Elrick

EXCUSED: Richard Schevers

ALSO PRESENT: Community Development Director Jim Moes, Parks Director Adam Breest, Diamond Club President John Elrick

Public Appearance for Items Not on the Agenda

None

Approve Minutes from the Plan Commission Meeting of December 12, 2016

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Minutes of December 12, 2016

Ayes 6, Nays 0 – Motion Carried

Discussion-Site Plan-Little Chute Diamond Club

Director Moes and Diamond Club President, John Elrick presented the site plan on the proposed structure and discussed the two color choices. There were questions regarding the concept and landscaping of which Parks Director Breest advised the concept is dependent upon which route we want to go. Diamond Club President Elrick explained the landscaping plans are grey or charcoal color choices. Commissioner Van Lankvelt questioned the tan block's color contrast of the score booth, bathrooms and dugout. John Elrick advised that although grey would be less of a contrast in his opinion, both would be attractive. Commissioner Verboomen also asked about rain water and downspouts and was answered that engineers are still working on where downspouts would be, but the rain water would go to drains in the parking lot. Director Moes finished by stating this is not a complete site plan or adequate for approval so was looking for approval of the preliminary site plan subject to submittal of a complete site plan approved by staff.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to approve the preliminary site plan subject to submittal of the complete site plan approved by staff.

Ayes 6, Nays 0 – Motion Carried

Discussion/Possible Action-Outagamie County-Request for Annexation Review

A proposal was made by Director Moes to recommend to the Village Board an adoption of an annexation ordinance. He is recommending approval of the annexation ordinance and to designate as I.D. Industrial District as zoning. A question arose referencing the recent problems with the trash being spread throughout the village during extreme windy conditions. Jeff Elrick advised the crews are out and attempting to rectify the issue. Commissioner Van Lankvelt was concerned about the economic advantage to the Village. Director Moes also answered concerns about the smell explaining the County made an error in adding clay to existing material causing

the material to create more gasses, more than what the current flume can handle but this issue is to be rectified as well.

Moved by Commissioner Elrick, seconded by Commissioner Huiting to Recommend to the Village Board Approval of the Ordinance and designate as I.D. Industrial District as zoning

Ayes 6, Nays 0 – Motion Carried

Discussion-Variance Standards

After completing training, a reference sheet was submitted to all Committee members. Director Moes stressed the importance of keeping a unified standard with regard to variances.

Unfinished Business

None

Items for Future Agenda

None

Adjournment

Moved by Commissioner Huiting, seconded by Commissioner Verboomen to Adjourn the Plan Commission Meeting at 6:28 p.m.

Ayes 6, Nays 0 – Motion Carried

VILLAGE OF LITTLE CHUTE

By: Michael Vanden Berg, Village President

Attest: Laurie Decker, Village Clerk

**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on May 8, 2017 at 6:00 p.m. by the Village Board, for consideration of the granting of conditional use under authority provided in Section 44 Village Code of Ordinance. Applicant requests a conditional use permit for automobile fueling station. The property is currently zoned; CH – Commercial Highway District. The requested use falls under special exception uses 44-51 (d) Special exception uses and structures (3) Automobile, boat, construction equipment and farm implement sales, service and repair and automobile filling stations.

Address: 1650 Freedom Road
Parcel # 260129502
Legal Description: CSM 5018 LOT 2

Property Owner: VANZEEELAND REV TRUST
Applicant: Jeff Osgood for KWIK TRIP, INC

DATE OF HEARING: May 8, 2017
TIME OF HEARING: 6:00 p.m.
PLACE OF HEARING: Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

Publish: May 6, 2016

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.



Store Engineering

FAX 608-793-6237

1626 Oak St, P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

Village of Little Chute
James Moes
108 Main St
Little Chute, WI 54140

March 24th, 2017

CUP Application Submittal

Mr Moes,

This letter is intended to accompany our submittal for our application to the Village of Little Chute for the requested Site Plan Review Application, CUP Application, and Erosion Control / Stormwater Management Permit Application for our proposed project located at the NE corner of Florida Ave & Freedom Rd (Cty Rd "N"). We are requesting a Conditional Use to allow a Convenience Store in the "CH" – Commercial Highway district.

Kwik Trip, Inc. is proposing the construction of a 7200 s.f. convenience store w/ attached 2-Bay Car Wash w/ separate fueling canopy and 2-Lane Diesel Canopy. Included in the package is 4 Full Size copies, 1 – 11x17 Half Size copy and a digital copy via email of all documents as requested. We have provided a check for \$300.00 for the Site Plan Review Submittal, \$125.00 check for the CUP Application, and a \$1039.00 check for the Erosion Control and Stormwater Permit Application. I have also provided 1 additional 11x17 copy for the Site Plan Review Application and 1 additional 11x17 copy for the Erosion Control and Stormwater Permit Application. If any additional fees are needed please contact me at any time.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 25-30 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs is \$2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood – Development Manager - Store Engineering - Kwik Trip, Inc.

608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Village of Little Chute Application for CONDITIONAL USE UNDER CHAPTER 44 ZONING CODE

Application fee \$125.00

Date filed _____

The undersigned owner(s) of the property herein described hereby petition for a Conditional Use under the Village of Little Chute Zoning Ordinance Chapter 44, in the Village of Little Chute, Outagamie County, Wisconsin

Property location: NE CORNER OF FLORIDA AVE & PRECUM RD (CTH 'N')

Legal Description: SEE ATTACHED SURVEY

Current Zoning Classification: CH - COMMERCIAL HIGHWAY

Petitioner(s) request permission be granted for the following conditional use(s): WE ARE REQUESTING A CONDITIONAL USE TO ALLOW AN AUTOMOBILE FUELING STATION WHICH IS LISTED AS A SPECIFIC USE IN THIS ZONING DISTRICT

Petitioner(s) reason(s) for requesting the above described conditional use are as follows: WE ARE REQUESTING TO CONSTRUCT A NEW 7200 S.F. RETAIL CONVENIENCE STORE W/ ATTACHED 2-BAY UPHOLSTERY ON THIS CURRENTLY UNUSED LAND SITE.

Attach Surveys, building plans, drainage plans, site plans, statements of days & hours of operation, estimates of additional traffic generated, statements regarding effect on neighboring properties and any other additional information which may assist in determining that the proposed use is appropriate that such use is not hazardous, harmful, offensive or adverse to the environment or the value of the neighborhood or the community.

Owner(s) Name(s) Kwik Trip, Inc - Jeff Osgood

Owner(s) Address 1626 STATE ST LACROSSE, WI 54602

Phone Numbers 608-743-5547 j0sgood@kwiktrip.com

APPLICANT(S) Signature(s) Jeff Osgood

Date Signed 03/24/2017

**VILLAGE OF LITTLE CHUTE
SITE PLAN REVIEW APPLICATION**

PLEASE SUBMIT 4 FULLSIZE AND 4 (11 X 17) SETS OF DRAWINGS ALONG WITH THIS
APPLICATION AND COMPLETED CHECKLIST

SITE ADDRESS NE CORNER OF FLORIDA AVE + FREEDOM RD

LEGAL DESCRIPTION SEE ATTACHED SURVEY

PROPERTY OWNER(S) GARY + CAROLE VAN ZEELAND TELEPHONE 920-735-7538

ADDRESS/ZIP 1750 + 1650 FREEDOM RD FAX

APPLICANT Kwik Trip, Inc - Jeff Osgood
CHECK: Architect Engineer Surveyor Attorney Agent Other

ADDRESS 1626 NKE ST TELEPHONE 608-793-5547

CITY/ZIP LA CROSSE, WI 54602 FAX

DESCRIBE IN DETAIL THE TYPE OF BUSINESS BEING PROPOSED AND/OR USE OF PROPERTY

NEW RETAIL CONVENIENCE STORE W/ ATTACHED 2-BAY DRIVE-THRU

GROUND FLOOR ELEVATION LOT SIZE LOT 2
147,700 S.F. FLOOR AREA 11,000 S.F.

NUMBER OF STORIES IN BLDG 1 BASEMENT YES X NO BUILDING HEIGHT 20'

TOTAL CURRENT EMPLOYEES 0 EMPLOYEES ADDED BY EXPANSION 30

IMPERVIOUS SURFACE COVERAGE SQ. FT 94,956 S.F. # OF PARKING SPACES 40

I CERTIFY THE ATTACHED DRAWINGS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE AND
DRAWN IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE Jeffrey W. Osgood DATE 03/24/2017

44-387(f)	Site plan review fee	\$300.00
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NOTE: BUILDING DESIGN PLANS: TWO SETS OF FLOOR PLANS ALSO NEED TO BE SUBMITTED.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.



1 FRONT ELEVATION

$1/8'' = 1'-0''$



2 LEFT ELEVATION

$1/8'' = 1'-0''$



3 REAR ELEVATION

$1/8'' = 1'-0''$



4 RIGHT ELEVATION

$1/8'' = 1'-0''$

VANTAGE
ARCHITECTS ▶ INC

750 N. Third Street ▶ La Crosse, WI
Ph. (608) 784-2729 Fax. (608) 784-2620

Kwik
Trip

Kwik
Star

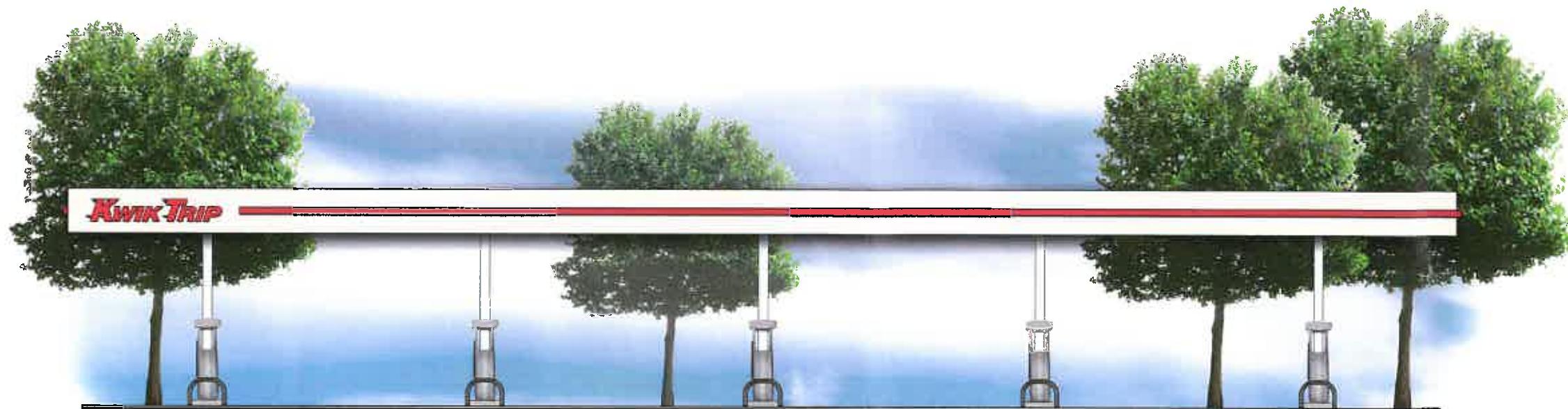
KWIK TRIP, INC.
P.O. BOX 2007
1020 12th Street
LA CROSSE, WI 54602-2107
Ph. (608) 781-6888
FAX (608) 781-6902

PROJECT TITLE:
Gen 2-LH-CW1
Kwik Trip, Inc.
PROJECT LOCATION:

JOB #: 111
DATE: 11/1/01
DRAWN BY: _____
TYPE: -
REVISIONS: NO. DATE
11/1/01

SHEET TITLE:
Exterior Elevations

SHEET NO.
A200



FRONT ELEVATION
3/16" = 1'-0"

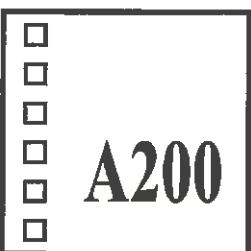


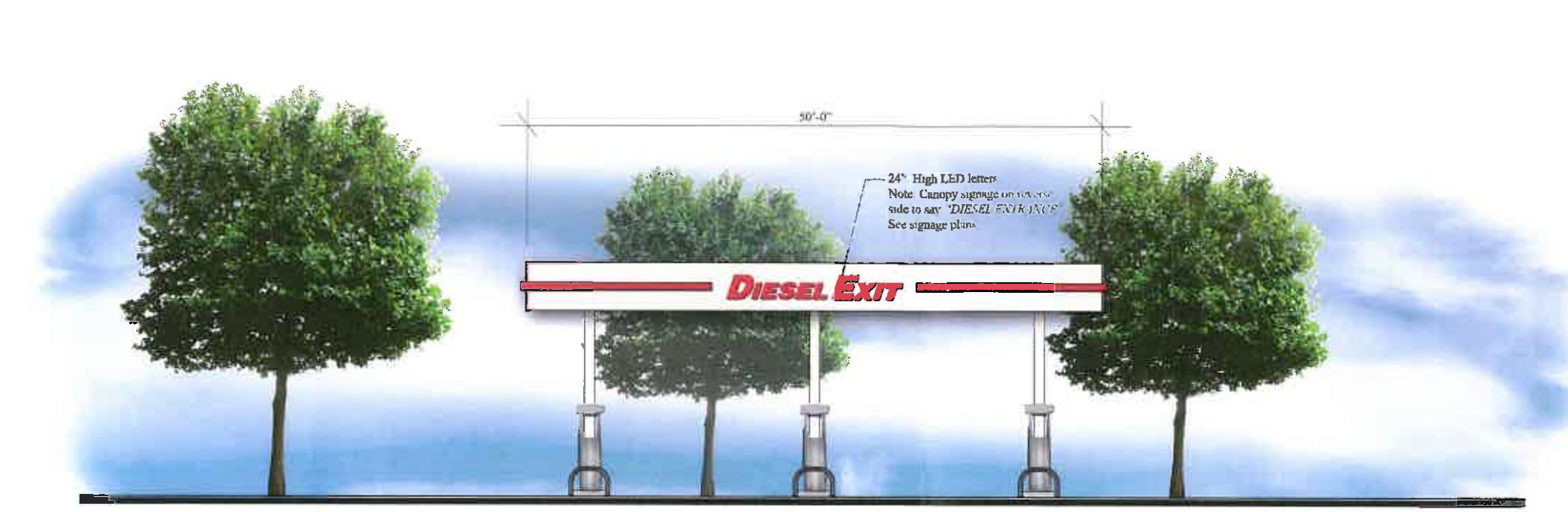
SIDE ELEVATION
3/16" = 1'-0"



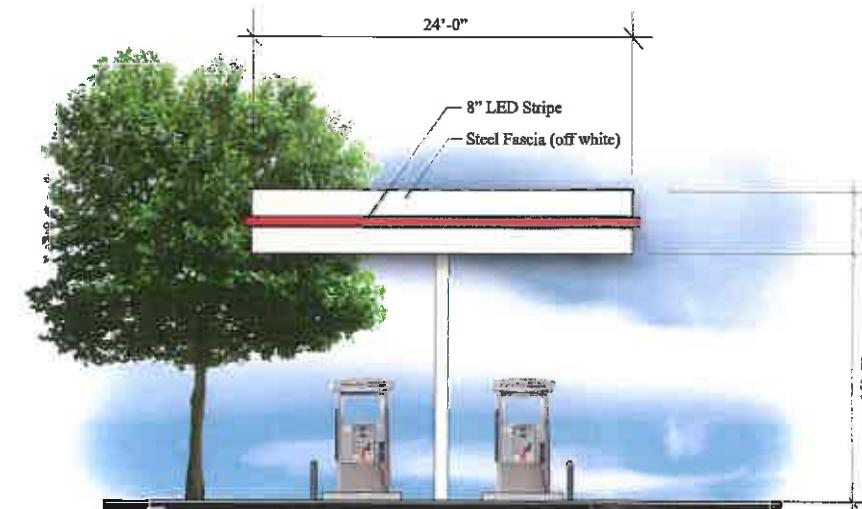
Flat Canopy

10 MPD





FRONT ELEVATION
3/16" = 1'-0"

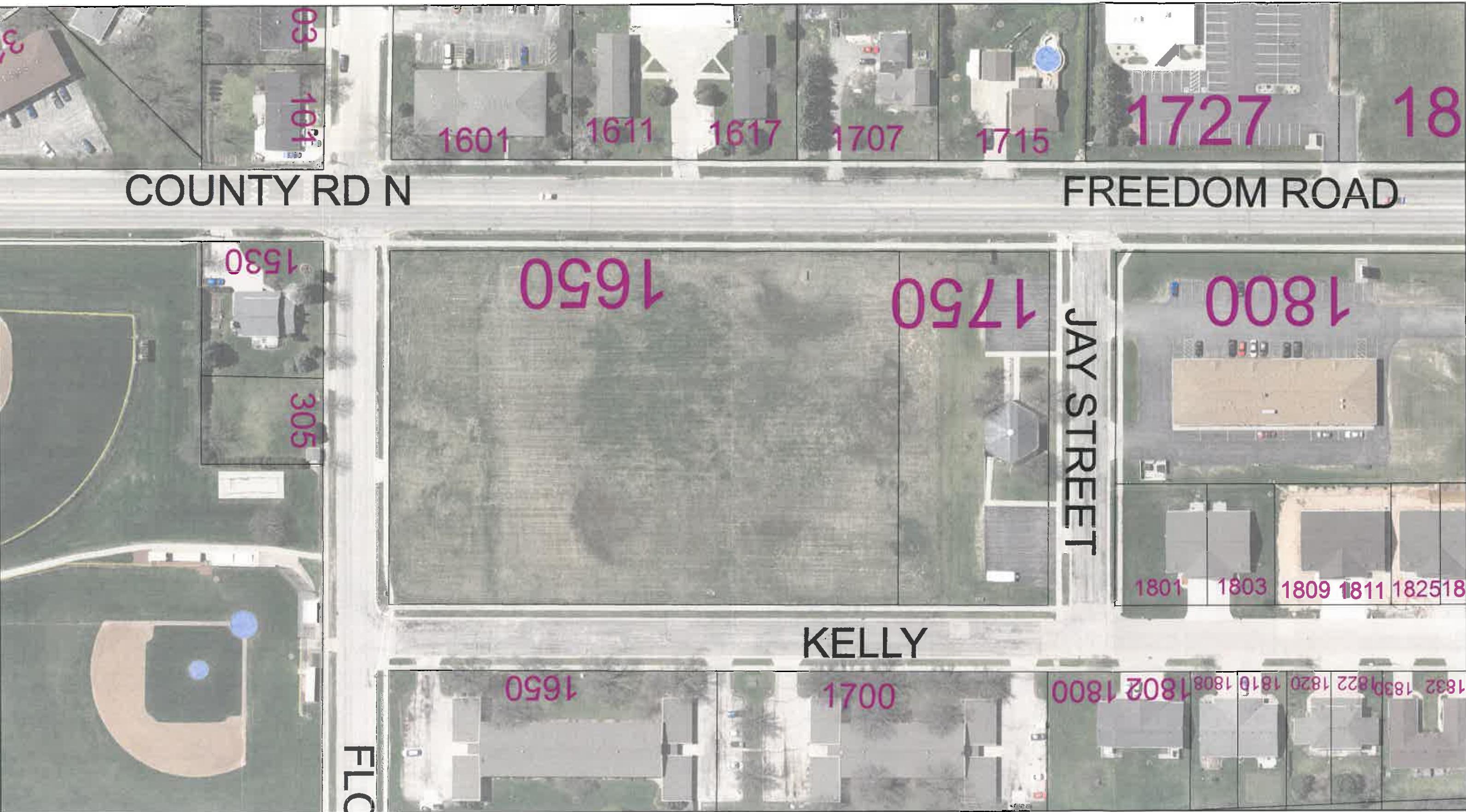


SIDE ELEVATION
3/16" = 1'-0"



Flat Canopy

2-Lane Diesel



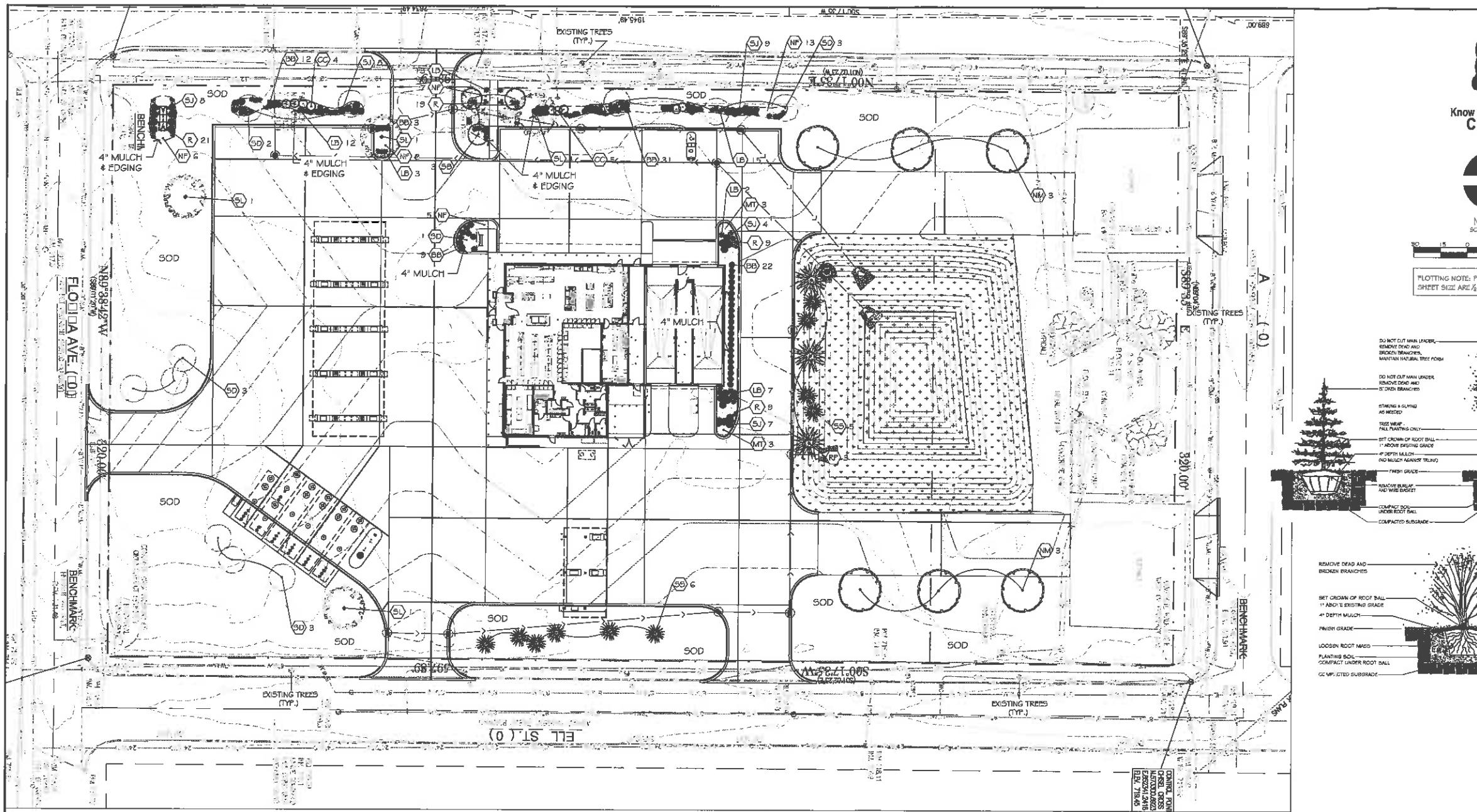
Village
of
Little Chute

0 70 140 280 420 560 700 840 Feet

1 inch = 80 feet

**Not a survey*





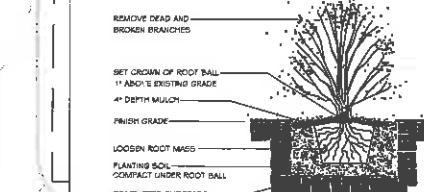
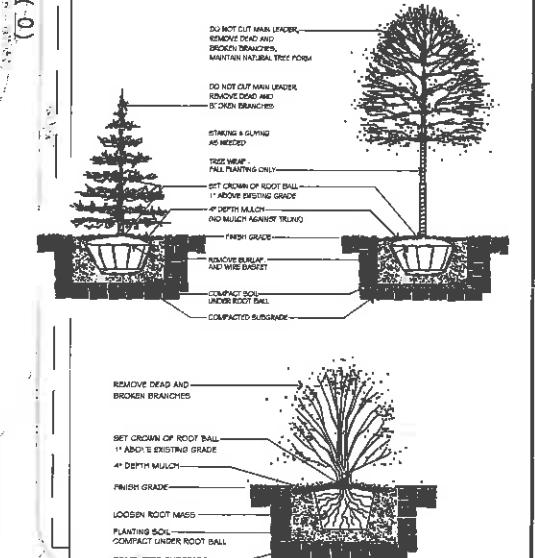
Know what's below.
Call before you dig.



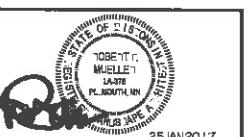
NORTH
SCALE: 1" = 50'



PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE $\frac{1}{2}$ SCALE- 1'=60'.



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



CONVENIENCE STORE 923

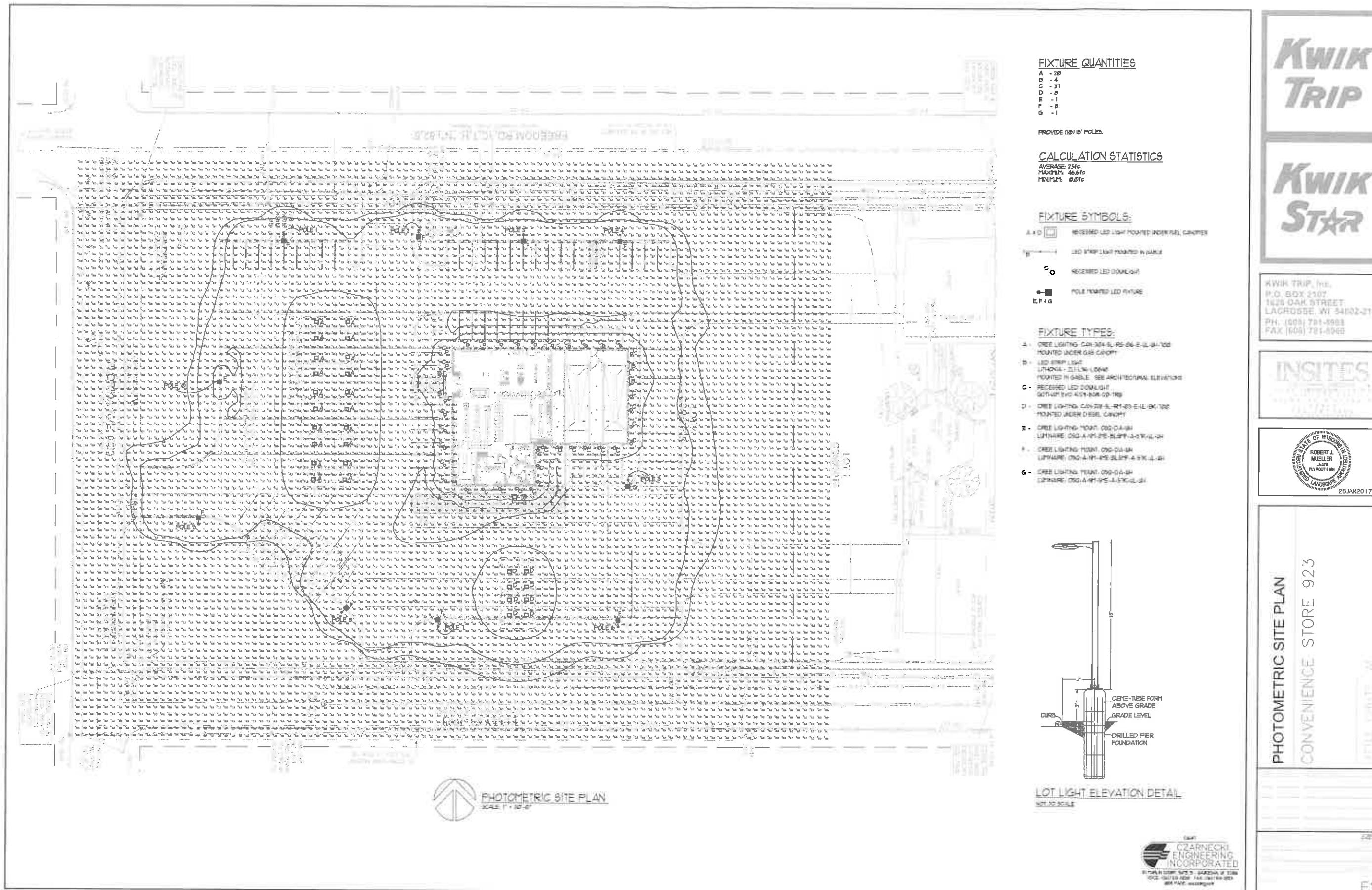
CONVENIENCE STORE 923

DATE	DESCRIPTION
BY	GRAPHIC
IO.	16923
25JAN2017	
L1	

PLANT MATERIAL				HEIGHT X WIDTH	SHRUBS					
QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME		(○) CC	S	#3 CONT	pot	CARDINAL CANDY <i>Viburnum dentatum 'Nanum'</i>	5' x 5'
OVERSTORY TREES										
○ NM	6	2.5" CAL.	B&B NORTHWOOD MAPLE <i>Acer rubrum 'Northwood'</i>	50' x 35'	○ NF	33	#3 CONT	pot	NEON FLASH SPIREA <i>Spirea japonica 'Neon Flash'</i>	3' x 4'
○ SL	3	2.5" CAL.	B&B SKUNK HONEYLOCUST <i>Gleditsia triacanthos var. inermis 'Skunk'</i>	50' x 30'	○ SJ	36	#3 CONT	pot	GREEN SARGENT JUNIPER <i>Juniperus chinensis var. 'sargentii Vinda'</i>	20' x 8'
UNDERSTORY TREES										
○ SD	12	2" CAL.	B&B SNOWDRIFT CRAB <i>Malus 'Snowdrift'</i>	20' x 20'	○ R	58	#1 CONT	pot	GOLDSTRUM RUDBECKIA <i>Rudbeckia 'Goldstrum'</i>	30' x 18'
○ SB	3	2.5" CAL.	B&B AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	20' x 15'	○ BB	77	#1 CONT	pot	BIG BLUESTEM <i>Andropogon gerardii</i>	5' x 6'
EVERGREEN TREES					○ LB	54	#1 CONT	pot	LITTLE BLUE STEM <i>Schizachyrium scoparium</i>	4' x 3'
RP	3	10' HT	B&B RED PINE <i>Pinus resinosa</i>	50' x 40'	SEED SPEC: NATIVE SPECIES SEED MIXES ARE FROM PRAIRIE NURSERY (WWW.PRAIRIENURSERY.COM, 1-800-GROW-MUD). CONTACT PRAIRIE NURSERY FOR SPECIFIC PLANTING INSTRUCTIONS. FALL SEEDING IS PREFERABLE (AUG. 20 TO OCT. 20). SPRING SEEDING SHOULD BE BETWEEN MARCH 15- MAY 15. NO SUMMER SEEDING.					
SG	10	6' HT	pot SWISS STONE ALGONQUIN PILLAR <i>Prunus cerasifera 'Algonquin Pillar'</i>	25' x 10'	+ + + + + + + + +	--- SY	PRAIRIE NURSERY, DETENTION BASIN, WET PRAIRIE SEED MIX (MIX #50062 OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.			
MT	6	36" HT.	pot MUGO TANNENBAUM <i>Pinus mugo 'Tannenbaum'</i>	12' x 6'			PRAIRIE NURSERY, LAND RESTORATION MIX FOR MEDIUM SOILS (MIX #50047 OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.			
EDGING --- LF MULCH --- CY SOD --- SY										

NOTES:

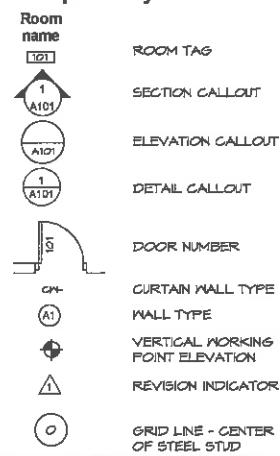
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY AFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 - 1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CY. YD. TOPSOIL
 - 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STATE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPAKTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL VISIBLE BLACK DIAMOND EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- USE FINELY SHREDDED HARDWOOD BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC OR EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- GRAVEL MULCH SHALL BE 1" + DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AN IRRIGATION SYSTEM INSTALLATION. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/ OR PLANTINGS. FROM CURB TO CURB, R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVES UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.



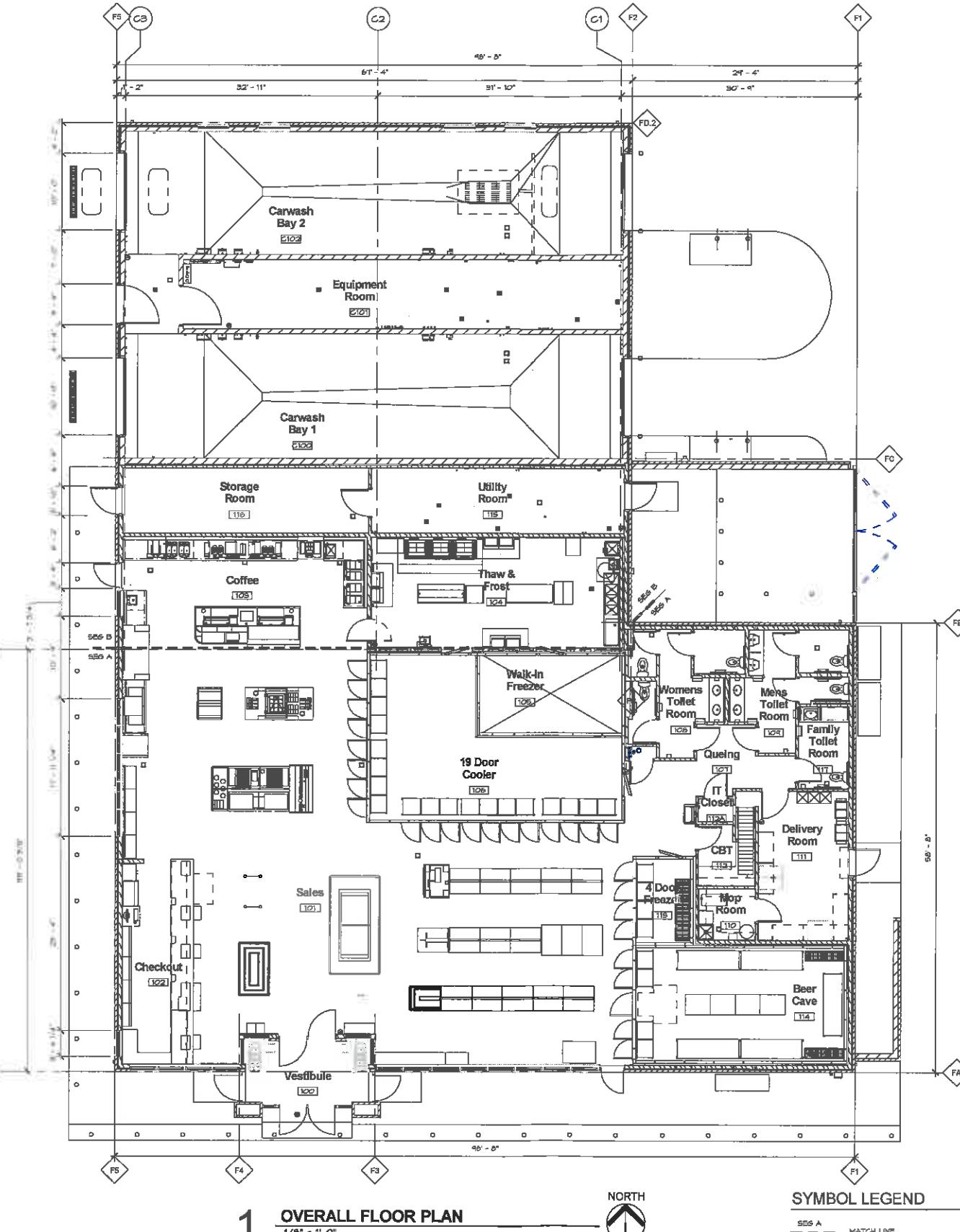
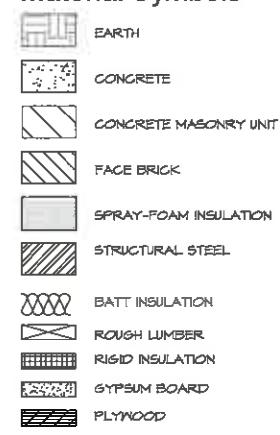
Typical Abbreviations List

A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPROX	APPROXIMATE
AT	AT
BD	BOARD
BRG	BEARINGS
BIT	BITUMINOUS
BLKG	BLOCKING
BR	BRICK
BLDG	BUILDING
BM	BEAM
B.O.	BOTTOM OF
BOTT.	BOTTOM
BRG	BEARING
BTWN.	BETWEEN
CAB	CABINET
CB	CONCRETE BLOCK
CIP	CAST-IN-PLACE
CF	CUBIC FEET
CPT	CARPET
CLG	CEILING
CLK	CAULK
CLR	CLEAR
CT	CERAMIC TILE
CTR	CENTER
CO	CLEAN CUT
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CJ	CONTROL JOINT
COORD	COORDINATE
CPT	CARPET
CY	CUBIC YARD
DBL	DOUBLE
DET	DETAIL
DIA	DIA
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DNS	DOORS
DS	DOORSPUT
ENC	ELECTRIC WATER CHILLER
ELECT	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EP	EPoxy PAINT
EQUIP	EQUIPMENT
EXIST	EXISTING
EPS	EXPANDED POLYSTYRENE
EXP	EXPOSED
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
FV	FIELD VERIFY
FIN	FINISH
FE	FIRE EXTINGUISHER
FL	FLOOR
FD	FLOOR DRAIN
FTG	FOOTING
FDN	FOUNDATION
GEN	GENERAL
GC	GENERAL CONTRACTOR
GL	GLASS OR GLAZING
GFCMU	GROUND FACE CMU
GYP BD	GYPSUM BOARD
H&V	HEATING & VENTILATION
HC	HOLLOW CORE
HM	HOLLOW METAL
HO	HOLD OPEN ARM
HR	HOURS
HYD	HYDRANT
INSUL	INSULATION
INT	INTERIOR
JT	JT
JST	JST

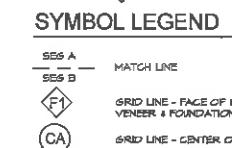
Graphic Symbols



Material Symbols



1 OVERALL FLOOR PLAN
1/8" = 1'-0"



THERMAL ENVELOPE NOTES

RETAIL STORE

AREA	SYSTEM
COLD ATTIC CEILING:	1. R-38 BLOWN FIBERGLASS WITH 4 MIL POLY VAPOR BARRIER AT GYP. BD. SURFACES. PROVIDE DEPTH MARKERS
KNEE WALL AT CEILING:	1. R-21 SPRAY FOAM POLYURETHANE (3") USE FOAM APPROVED FOR NO THERMAL OR IGNITION BARRIER IN ATTIC.

EXTERIOR WALLS:	1. TYPICAL EXTERIOR WALLS: R-19 FIBERGLASS BATT WITH VAPOR BARRIER COATING ON ALL INTERIOR GYP. BD. SURFACES 1B. WALLS AT FREEZER AND COOLER: R-19 FIBERGLASS BATT WITH 5/8" DENS SHIELD, BEAD OF SEALANT AT ALL EDGES. NO ADDITIONAL FINISH OR VAPOR BARRIER. NO TAPE OR PAINT. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.) 5. USE VAPOR BARRIER COATING ON ALL INTERIOR DENS SHIELD SURFACES.
INTERIOR WALLS:	1. NO SOUND INSULATION
ROOF:	1. R-25 POLYISOCYANURATE (4") 2 LAYERS W/ STAGGERED JOINTS. BOTTOM LAYER TO BE FIRESTONE RESISTA (1" MIN) FOR THERMAL BARRIER

AIR BARRIER

1. TAPE JOINTS IN "TYVEK" BUILDING WRAP.
2. AIR BARRIER AT KNEE WALL WITHIN TRUSS SPACE, BETWEEN STORE AND ATTIC IS 3" CLOSED CELL SPRAY FOAM OVER GYPSUM BOARD THERMAL BARRIER.
3. SEAL ALL UTILITY PENETRATIONS.
4. SEAL ALL WINDOW AND DOOR FRAMES.
5. VAPOR BARRIER: A. GYP. BD. WALLS AND SPRAY FOAM KNEE WALL PAINTED: HALMAN LINSAY 530-1 FOR PERM RATING OF 0.30 B. DENS SHIELD AT FREEZER AND COOLER WITH PERM RATING 1.5. C. 4 MIL POLY AT ATTIC CEILING. D. EXTEND "TYVEK" TO TOP OF WALL SHEATHING. SEE WALL SECTIONS.

FENESTRATION

ALUMINUM WINDOWS:	U = 0.40, SHGC: 0.49
ALUMINUM DOORS:	U = 0.67, SHGC: 0.35
H.M. INSULATED DOORS:	U = 0.44
ALUMINUM DOORS AND WINDOWS VALUES PER NFRC100 BY TUBELITE FOR T14000 WINDOWS AND NARROW STYLE DOORS.	

THERMAL ENVELOPE NOTES

CAR WASH

AREA	SYSTEM
EXTERIOR WALLS:	1. TYPICAL EXTERIOR WALLS: 1 1/2" RIGID INSULATION (R-7.5) AND EPOXY PAINT ON ALL INTERIOR SURFACES. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.)
INTERIOR WALLS:	1. NO SOUND INSULATION

ROOF:	1. AT CENTER FLAT ROOF: TP0 MEMBRANE ROOFING SYSTEM FULLY ADHERED OVER 6" POLYISOPANATE INSUL. (R-38) OVER VAPOR BARRIER OVER 8" CONC. PLANK 2. AT PERIMETER METAL ROOF: R-25 BLOWN IN INSULATION OVER 2" CLOSED-CELL SPRAY FOAM (R-13) 3. PRECAST DECK - CONCRETE SEALANT.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2" THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.

AIR BARRIER

A. CARWASH AIR BARRIER IS EXTERIOR BRICK VENEER.

FENESTRATION

GLASS BLOCK WINDOWS:	R-1.96, U = 0.51, SHGC: 0.35
PVC VINYL DOOR & FRAME:	U = 0.58
OVERHEAD VINYL DOORS:	U = 1.45 (INCLUDES VINYL & AIR FILMS)



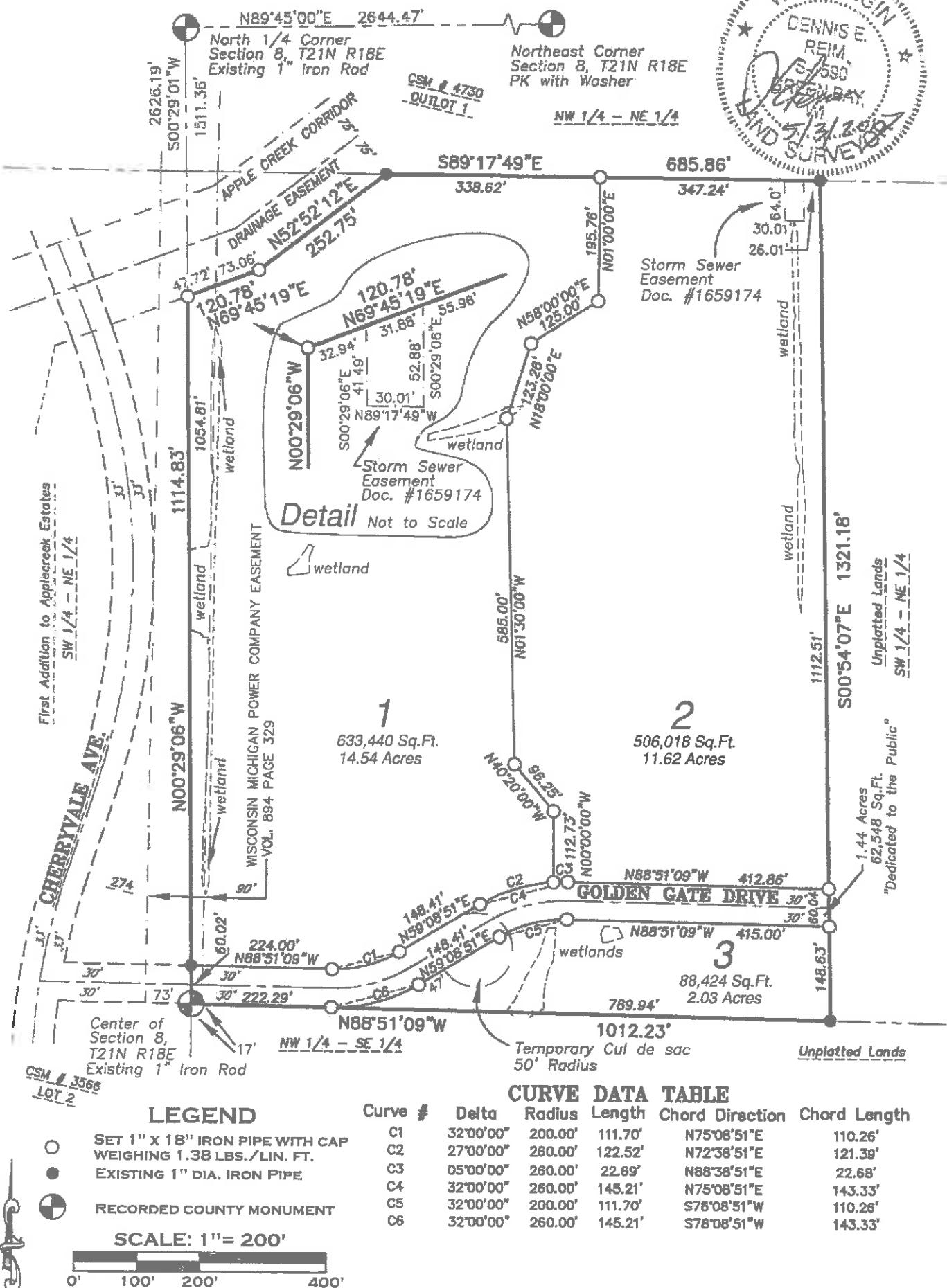
JOB #:	1081.127
DATE:	10.26.15
DRAWN BY:	ams
TYPE:	CD
REVISIONS	
NO. DATE	

SHEET TITLE
Overall Floor Plan & Thermal Envelope
Insulation Values & Notes

SHEET NO.
A000

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF VOLUME 26 OF CERTIFIED SURVEY MAPS, PAGE 4730, MAP NO. 4730, DOCUMENT NO. 1594576, BEING PART OF CERTIFIED SURVEY MAP NUMBER 2948, VOLUME 16 OF CERTIFIED SURVEY MAPS, PAGE 2948, DOCUMENT NUMBER 1238751, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. _____

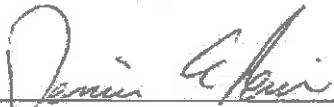
SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that under the direction of Jeff Marlow, I have surveyed, divided and mapped a parcel of land being all of Lot 2, Certified Survey Map Number 4730 as recorded in Volume 26 of Certified Survey Maps, Page 4730, Document Number 1594576, being part of Certified Survey Map Number 2948 as recorded in Volume 16 of Certified Survey Maps, Page 2948, Document Number 1238751, being located in the Southwest ¼ of the Northeast ¼, Section 8, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Parcel contains 1,290,430 square feet or 29.62 acres of land more or less.

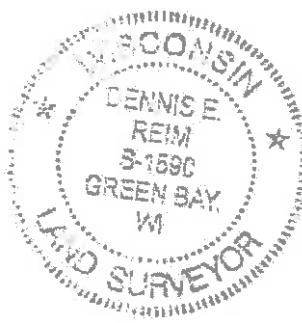
That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and platting regulations of the Village of Little Chute and Outagamie County in the surveying and mapping of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

Dated this 3 day of May, 2017.



Dennis E. Reim PLS #1590

ROBERT E. LEE & ASSOCIATES, INC.



NOTES

- This CSM is all of tax parcel number 260446900

VILLAGE BOARD APPROVAL

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

____ day of _____, 2017.

Village President
Michael Vanden Berg

Village Clerk
Laurie Decker

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNERS CERTIFICATE

Bridgewater Trails LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said Bridgewater Trails LLC, caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. Bridgewater Trails LLC 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

(signature)

Date

Jeffery T. Marlow, Managing Member
Bridgewater Trails LLC

STATE OF WISCONSIN _____)
COUNTY OF _____)) SS

Personally came before me this _____ day of _____, 2017 the
above signed owner of the Subject Real Estate, namely _____,
to me known to be the person who executed the foregoing instrument.

Signature

Print Name

Notary Public,

County, WI

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

Date

(print name)

Outagamie County Treasurer

Date

(print name)

Sec. 44-462. - Zoning permit.

- (a) *Required.* No new structure, new use of land, water or air or change in the use of land, water or air shall hereafter be permitted and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, converted or structurally altered without a zoning permit. Such permit may be consolidated with a building permit request and issuance.
- (b) *Application.* Applications for a zoning permit shall be made to the zoning administrator and shall include the following where pertinent and necessary for proper review:
 - (1) The names and addresses of the applicant, owner of the site, architect, professional engineer and contractor.
 - (2) The description of the subject site by the following:
 - a. The lot, block and recorded subdivision or by metes and bounds;
 - b. The address of the subject site;
 - c. The type of structure;
 - d. The existing and proposed operation or use of the structure or site;
 - e. The number of employees; and
 - f. The zoning district within which the subject site lies.
 - (3) A plat of survey, in duplicate, drawn to scale showing the lot, all existing structures and attachments, the proposed location and elevation of the structures and attachments on the lot indicating proposed or existing actual setbacks from adjacent lot lines. Accurate dimensions of buildings including attachments and the lot, the location of the centerline or lines of adjoining street, the existing lines of adjoining street, the existing and intended use of each structure or part of structure, the number of units the building is intended to accommodate, existing or proposed easements, and such other information as may be necessary to provide for the enforcement of this zoning chapter. The survey plat shall also show the existing and proposed property corner and structure corner elevation grades, plus all proposed floor elevations of buildings on the lot. The survey shall include existing elevation grades of structures on adjoining lots. All elevations are to be based upon village datum. Except when accompanying an application for interior remodeling, an accessory structure, siding, roofing, windows, doorways, decks, patios, porches, or such alterations which do not increase the existing footprint or location of existing structures, the plat of survey shall be certified by a registered surveyor or registered civil engineer. The lot corners and proposed structure corners shall be staked on the ground. Like information shall be presented on said drawing showing the location and use of structures, if any, on adjoining lots, within 40 feet of adjoining lot line. All surveys which include proposed new buildings shall be reviewed by the village engineer prior to issuance of a building permit. The village engineering department shall make notations on such survey showing approved final grades drainage directions, and water, storm sewer, and sanitary sewer lateral locations.
 - (4) Additional information as may be required by the zoning administrator or the plan commission and village board (if involved).
- (c) *Action.*
 - (1) A zoning permit shall be granted or denied, in writing, by the zoning administrator within 30-10 days of application and the applicant shall post such permit in a conspicuous place at the site.
 - (2) The permit shall expire within six months unless substantial work has commenced or within 18 months after the issuance of the permit if the structure for which a permit is issued is not substantially completed, in which case of expiration, the application shall reapply for a zoning permit before commencing work on the structure.
 - (3) Any permit issued in conflict with the provisions of this zoning chapter shall be null and void.