



## AGENDA

### VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, February 12, 2018

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 November 28, 2017
  2. Recommendation—PDP Partnership Annexation
  3. Recommendation—Van Groll Family Annexation
  4. Recommendation—Craig Drissen CSM
  5. Recommendation—The Main Connection CSM
  6. Recommendation —Way Finding
  7. Recommendation—Draft Zoning Deed Restrictions Ordinance
  8. Recommendation—Bridgewater Site Plan Update
  9. Unfinished Business
  10. Items for Future Agenda
  11. 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 February 08, 2018

## **MINUTES OF THE PLAN COMMISSION MEETING NOVEMBER 28, 2017**

### **Call to Order**

The Plan Commission meeting was called to order at 5::00 p.m. by President Vanden Berg

### **Roll Call**

**PRESENT:** President Vanden Berg  
Larry Van Lankvelt  
Bill Van Berkel  
Brian Huiting  
Richard Schevers  
Jeff Elrick

**EXCUSED:** Todd Verboomen

**ALSO PRESENT:** Administrator Fenlon, Community Development Director Jim Moes

### **Public Appearance for Items Not on the Agenda**

None

### **Approve Minutes from the Plan Commission Meeting of October 9, 2017**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to  
Approve the Minutes of October 9, 2017*

All Ayes— Motion Carried

### **Public Hearing—Conditional Use Request for PODS Warehousing**

*Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Enter  
Public Hearing*

All Ayes – Motion Carried

Director Moes presented information for PODS Warehousing and recommended approval with the stipulation that stacking be no more than two high. Andrew from PODS confirmed that there will not be a problem. Director Moes stated there have not been any complaints from neighbors.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to exit  
Public Hearing*

All Ayes – Motion Carried

### **Action—Conditional Use Request for PODS Warehousing**

Director Moes stated that Staff recommendation is to Approve the Conditional Use Request for PODS Warehousing.

*Moved by Commissioner Elrick, seconded by Commissioner Van Berkel to Approve  
Conditional Use Request for PODS Warehousing*

All Ayes – Motion Carried

### **Discussion—Highway Signs**

Director Moes presented an email requesting a change to the Ordinance of Highway Signs. Director Moes advised this needs to be looked at by legal. Commissioner Elrick stated he feels that there does not need to be any changes.

### **Recommendation—Baeten Annexation**

Director Moes presented information for Annexation of Baeten property and to zone it Commercial. Director Moes is recommending the Board approve the request.

*Moved by Commissioner Huiting, seconded by Commissioner Van Lankvelt to Approve  
the Baeten Annexation as recommended*

All Ayes – Motion Carried

**Recommendation—Breed Annexation**

Director Moes recommended approval of the Breed Annexation to Zone RC, Residential Conventional-Single Family

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the Recommendation on the Breed Annexation for the Zone Change to Residential Conventional, Single Family*

All Ayes – Motion Carried

**Recommendation—Tessen Annexation**

Director Moes recommended approval of the Tessen Annexation to Zone RC, Residential Conventional-Single Family

*Moved by Commissioner Van Berkel, seconded by Commissioner Huiting to Approve the Recommendation on the Tessen Annexation for the Zone Change to Residential Conventional, Single Family*

All Ayes – Motion Carried

**Discussion—Proposed Ordinance Sec 44-20**

Director Moes would like a change to the Ordinance for new buildings regulating Commercial and Industrial Properties. Director Moes stated this is for discussion only and will be presented to legal counsel before requesting approval from the Board.

**Recommendation—Bridgewater CSM**

Director Moes is recommending the Board approve the CSM as presented.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve Bridgewater CSM*

All Ayes – Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

Commissioner Van Berkel questioned if anything can be done on all the signs on Evergreen Drive. Administrator Fenlon said it is something that staff can discuss.

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Adjourn the Plan Commission Meeting at 5:37 p.m.*

All Ayes– Motion Carried

**VILLAGE OF LITTLE CHUTE**

---

By: Michael Vanden Berg, Village President

---

Attest: Laurie Decker, Village Clerk

## PDP PARTNERSHIP ANNEXATION

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY**

We, the undersigned, constituting all the owners of real property in the following territory of the Town of Vandebroek, Outagamie County, Wisconsin, lying contiguous to the Village of Little Chute, petition the Village Board of the Village of Little Chute to annex the territory described below and shown on the attached scale map to the Village of Little Chute, Outagamie County, Wisconsin:

Described as: Commencing at the Southwest corner of the Southeast quarter of Section 9 T21N R18E, North 33 feet to the North line of Evergreen Drive and the Point of Beginning, Thence North along the West line of the Southeast quarter 1287 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 9, Thence East 1320 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 9, Thence South 821 feet along the East line of Southwest quarter of the Southeast quarter of said Section 9, Thence Southwest 243.84 feet, Thence Southwest 202.52 feet, Thence South 185 feet to the Northline of Evergreen Drive, thence West 967 feet to a point 33 feet North of Southwest corner of the Southeast quarter of Section 9 T21N R18E and the Point of Beginning. Described area being part the Southwest quarter of the Southeast quarter of said Section 9 T21N R18E, Described area containing 35.9 Acres M/L

The current population of such territory is zero.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

\*Check each that applies.

Signature of Petitioners	Date of Signing	Owner*	Elector*	Address
<u>Pete Van Dine</u>	<u>1/24/18</u>	<u>X</u>	—	<u>W3040 Evergreen Dr</u>
<u>X Paul Van Dine</u>	<u>1/24/18</u>	<u>X</u>	—	<u>W2464 Evergreen Dr</u>
_____	_____	<u>X</u>	—	_____
_____	_____	<u>X</u>	—	_____
_____	_____	<u>X</u>	—	_____
_____	_____	<u>X</u>	—	_____

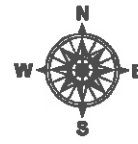
MAP ON REVERSE SIDE OF PETITION



Village of Little Chute

# Annexation

January 2018



1 inch = 300 feet

500 Feet



Proposed Annexation



Parcel



Municipal Boundary



PLSS Section Boundary



PLSS Quarter Section

TOWN OF  
VANDENBROEK

1320

T21N R18E  
Section 9  
SW 1/4 of SE 1/4

35.9 Acres

T21N R18E  
Section 9  
SE 1/4 of SE 1/4

VILLAGE OF  
LITTLE CHUTE

CHY N

T 21 N

9

10

16

15

R 18 E

RANDOLPH D

VANDENBROEK RD

P.O.B.

W EVERGREEN DR

ALLEGIANCE CT

0

1287

821

202.52

243.84

967

185

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Name: **PDP PARTNERSHIP**

Address: **W2964 EVERGREEN DR**

**APPLETON, WI 54913**

Email: **N/A**

## Office use only:

1. Town where property is located: **TOWN OF VANDENBROEK**

2. Petitioned City or Village: **VILLAGE OF LITTLE CHUTE**

3. County where property is located: **OUTAGAMIE**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **35.9**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **200017400**

Petitioners phone:

**920-788-9758**

Town clerk's phone:

**920-850-1848**

City/Village clerk's phone:

**920-423-3852**

## Contact Information If different than petitioner:

Representative's Name and Address:

**PAUL VANGROLL**

**W2964 EVERGREEN DRIVE**

**APPLETON, WI 54913**

Phone: **920-788-9758**

E-mail:

Surveyor or Engineering Firm's Name & Address:

**DIRECTOR OF COMMUNITY  
DEVELOPMENT JAMES E. MOES**

**108 W. MAIN STREET**

**LITTLE CHUTE, WI 54140**

Phone: **920-423-3870**

E-mail: **JIM@LITTLECHUTEWI.ORG**

## Required Items to be provided with submission (to be completed by petitioner):

1. ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
2. ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
  - ☒ Unanimous per [s. 66.0217 \(2\)](#), or,
  - OR
  - ☐ Direct by one-half approval per [s. 66.0217 \(3\)](#)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$350 Initial Filing Fee** (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$800 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

**\$1150 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

**Attach** check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Payee: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

**VILLAGE OF LITTLE CHUTE**

**PDP PARTNERSHIP ANNEXATION ORDINANCE**

**ORDINANCE NO. , SERIES OF 2018**

**AN ANNEXATION ORDINANCE ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LITTLE CHUTE PURSUANT TO SECTION 66.0217 OF THE WISCONSIN STATUTES, ANNEXING TERRITORY FROM THE TOWN OF VANDENBROEK WHERE NO ELECTORS RESIDE IN THE TERRITORY.**

WHEREAS, a Petition for Direct Annexation (Outagamie County) has been presented to the Village of Little Chute under statutory authority 66.0217(2), Wisconsin Statutes as amended; and,

WHEREAS, the petition was signed by all owners of the property within the proposed area for annexation; and,

WHEREAS, said Petition for Annexation contains a legal description of the territory proposed to be annexed sufficiently accurate to determine its location, designates the area to be annexed to the Village of Little Chute and designates the area as being proposed to be detached from the Town of Vandebroek as located in Outagamie County; and,

WHEREAS, the Village of Little Chute Plan Commission has reviewed and recommended in favor of the proposed annexation; and,

WHEREAS, the Village of Little Chute Board of Trustees has determined that the proposed annexation is in the best interests of the Village of Little Chute and the owners of real estate in the proposed annexation area; and,

WHEREAS, the Wisconsin Department of Administration has reviewed annexation petition #\_\_\_\_\_ and found it to be in the public interest; and,

WHEREAS, the Village Board has reviewed advice received from the Wisconsin Department of Administration; and,

WHEREAS, an Annexation Ordinance of the proposed territory by the Village of Little Chute requires a two-thirds vote of the governing body (Board of Trustees) of the Village of Little Chute;

NOW THEREFORE BE IT ORDAINED by the Village Board of Trustees of the Village of Little Chute as located in Outagamie County, State of Wisconsin as follows:

1. That the real estate described as: Commencing at the Southwest corner of the Southeast quarter of Section 9 T21N R18E, North 33 feet to the North line of Evergreen Drive and the Point of Beginning, Thence North along the West line of the Southeast quarter 1287 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 9, Thence East 1320 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 9, Thence South 821 feet along the East line of Southwest quarter of the Southeast quarter of said Section 9, Thence Southwest 243.84 feet, Thence Southwest 202.52 feet, Thence South 185 feet to the Northline of Evergreen Drive, thence West 967 feet to a point 33 feet North of Southwest corner of the Southeast quarter of Section 9 T21N R18E and the Point of Beginning. Described area being part the Southwest quarter of the Southeast quarter of said Section 9 T21N R18E, Described area containing 35.9 Acres M/L, which is the same real estate as set forth in the Annexation Petition, be hereby annexed to the Village of Little Chute as located

2. The territory is annexed to the Village for zoning purposes as follows: ID - Industrial District,
3. The territory is annexed to the Village for voting purposes is designated and attached to WARD 13,
4. That a scale map of the area, showing the boundaries of annexation territory and its relationship to the boundaries of the Village of Little Chute, is hereby adopted by reference.
5. The current population of the territory being annexed is zero (0) persons, determined in accordance with the definition under Section 66.0217(3), Wisconsin Statutes.
6. This Annexation Ordinance shall be effective upon its enactment by a two-thirds vote of the Village Board of Trustees of the Village of Little Chute.
7. The Village Clerk of the Village of Little Chute shall file with the Wisconsin Secretary of State a certified copy of this Annexation Ordinance and with each company providing utility services in the area annexed. One original copy of this Annexation Ordinance shall be provided to the Outagamie County Register of Deeds for recording/filing purposes, and one certified copy shall be filed with the Clerk of each affected school district and township.
8. The Finance Director of the Village shall pay to the Town Clerk the amount of \$860.35 which represents total reimbursement of town portion of the property tax of the area annexed over a five year period.

My Commission expires: \_\_\_\_\_

# VANGROLL FAMILY ANNEXATION

## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES WHERE ELECTORS RESIDE IN THE TERRITORY

We, the undersigned, constituting all of the residents and owners of real property in the following territory of the Town of Vandenberg, Outagamie County, Wisconsin, lying contiguous to the Village of Little Chute, petition the Village Board of the Village of Little Chute to annex the territory described below and shown on the attached scale map to the Village of Little Chute, Outagamie County, Wisconsin:

Described as: Beginning at the Southeast corner of Section 8 T21N R18E West along the Section line 2200 feet, Thence North 2640 feet to the North line of the Southeast quarter of Section 8 T21N R18E, Thence East 572.23 feet, Thence North 1320 feet to the North line of the Southwest quarter of the Northeast quarter Section 8, Thence East 330 feet to the Northeast corner of Southwest quarter of the Northeast quarter Section 8, Thence South 1320 feet to the Southeast corner of Southwest quarter of the Northeast quarter Section 8, Thence East 1320 feet to the Northeast corner of the Southeast quarter of Section 8, Thence South along the Section line 575.6 feet, Thence West 597.6 feet, Thence Southeast 74.08 feet, Thence Southeast 211.33 feet, Thence Southeast 162.97 feet, Thence East 455 feet to the Section line, Thence South 1642 feet to the Southeast corner of Section 8 T21N R18E and the Point of Beginning. Described area being part of the Southeast and Northeast quarters of Section 8 T21N R18E. Described area containing 139.71 Acres M/L

The current population of such territory is 4.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

\*Check each that applies.

Signature of Petitioners	Date of Signing	Owner*	Elector*	Address
Pete Van Driel	1/24/18	X	X	W3040 Evergreen Dr
Paul Van Driel	1/24/18	X	X	W3040 Evergreen Dr.
Ruby Van Driel	1-24-18	X	X	W3964 Evergreen Dr
Jayce Van Driel	1-24-18	X	X	W3040 Evergreen Dr.
Lou A. Götter	1/25/18	X		149 Francis St. Kaukauna <sup>WI 54130</sup>
Mark Van Driel	1-25-18	X		3678 Fox Fire Place <sup>Martinez GA 30207</sup>
Cheryl Motilok	1/25/18	X		701 Nansen Lane <sup>Varona WI 53573</sup>
Michael Van Driel	1/25/18	X		321 Albertine Appleton <sup>WI 54915</sup>
Mary Van Driel	1-27-18	X		W1517 Emmett Ln Freedom WI 54913
Janet Van Driel	1-27-18	X		W5525 Sumac Lane Appleton <sup>WI 54915</sup>
Mallie Christie	1-27-18	X		W5478 White Clover Cir. Appleton, WI
Scott Van Driel	1-28-18	X		N4409 Bell Ct Freedom, WI 54915
Joel Resch	1-28-18	X		907 Jefferson St. Little Chute <sup>WI 54130</sup>
John Van Driel	1-30-18	X		N3572 Sunic Ln. Freedom, WI <sup>WI 54140</sup> 54913

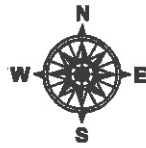
MAP ON REVERSE SIDE OF PETITION



Village of Little Chute

# Annexation

January 2018



1 inch = 600 feet

0 600 Feet



Proposed Annexation



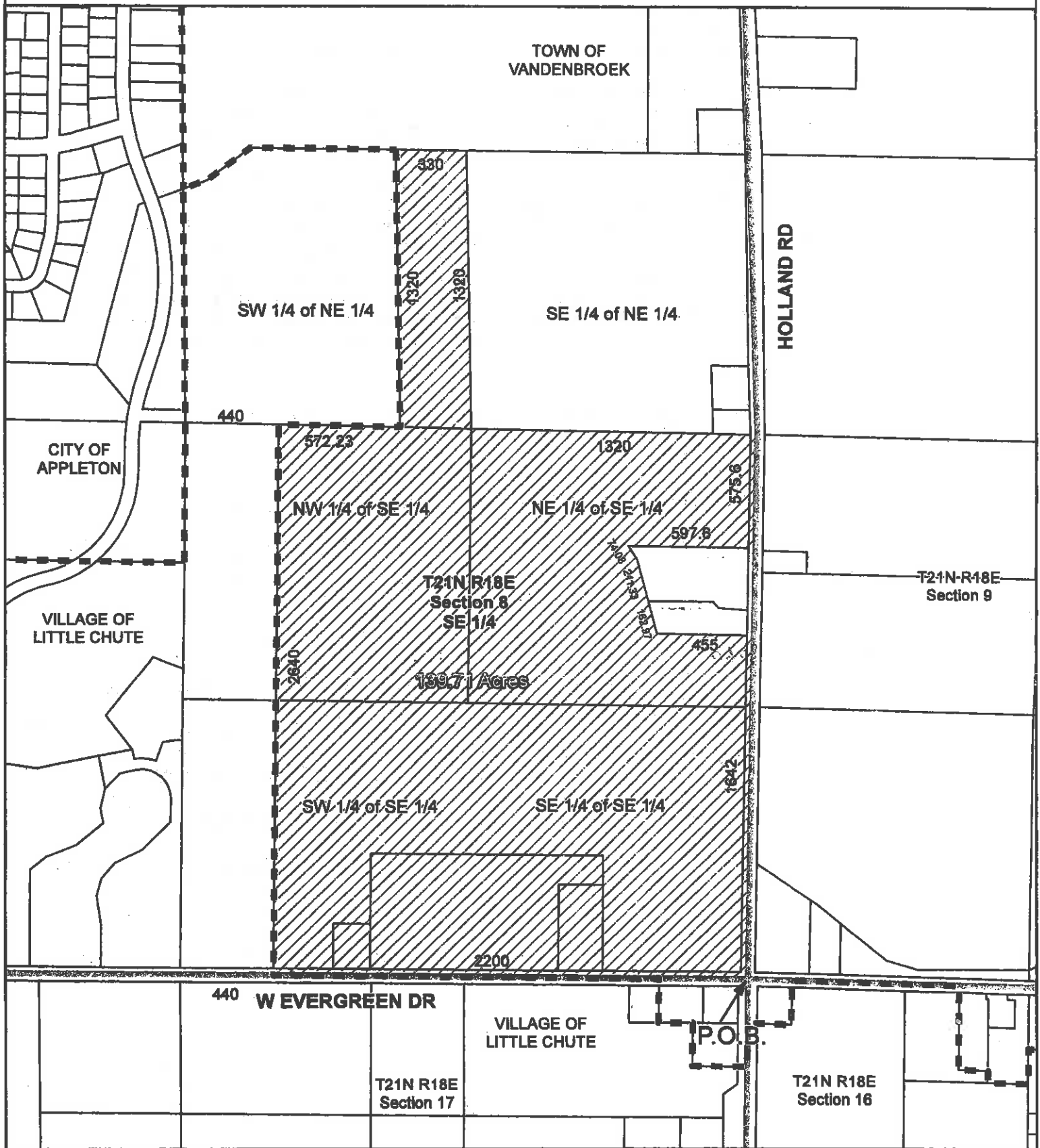
Parcel



Municipal Boundary



PLSS Section Boundary



# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Name: **VANGROLL FAMILY**

Address: **W2964 EVERGREEN DR**

**APPLETON, WI 54913**

Email: **N/A**

Office use only:

1. Town where property is located: **VANDENBROEK**

2. Petitioned City or Village: **LITTLE CHUTE**

3. County where property is located: **OUTAGAMIE**

4. Population of the territory to be annexed: **4**

5. Area (in acres) of the territory to be annexed: **139.71**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **20014700,**  
**20001701, 200014800, 200014801, 200014100, 200014300,**  
**200014500**

Petitioners phone:

**920-788-9758**

Town clerk's phone:

**920-850-1848**

City/Village clerk's phone:

**920-423-3852**

## Contact Information if different than petitioner:

Representative's Name and Address:

**PAUL VANGROLL**

**W2964 EVERGREEN DRIVE**

**APPLETON, WI 54913**

Phone: **920-788-9758**

E-mail:

Surveyor or Engineering Firm's Name & Address:

**DIRECTOR OF COMMUNITY  
DEVELOPMENT JAMES E. MOES**

**108 W. MAIN STREET**

**LITTLE CHUTE, WI 54140**

Phone: **920-423-3870**

E-mail: **JIM@LITTLECHUTEWI.ORG**

## Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of [s. 66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - ☒ Unanimous per [s. 66.0217 \(2\)](#), or,  
OR
  - ☐ Direct by one-half approval per [s. 66.0217 \(3\)](#)
- ☒ Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$350 Initial Filing Fee** (required with the first submittal of all petitions)  
\$200 – 2 acres or less  
\$350 – 2.01 acres or more

**\$1400 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)  
\$200 – 2 acres or less  
\$600 – 2.01 to 10 acres  
\$800 – 10.01 to 50 acres  
\$1,000 – 50.01 to 100 acres  
\$1,400 – 100.01 to 200 acres  
\$2,000 – 200.01 to 500 acres  
\$4,000 – Over 500 acres

**\$1750 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

**Attach** check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Payee: \_\_\_\_\_

Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

**VILLAGE OF LITTLE CHUTE**

**VANGROLL FAMILY ANNEXATION ORDINANCE**

**ORDINANCE NO. , SERIES OF 2018**

**AN ANNEXATION ORDINANCE ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LITTLE CHUTE PURSUANT TO SECTION 66.0217 OF THE WISCONSIN STATUTES, ANNEXING TERRITORY FROM THE TOWN OF VANDENBROEK WHERE ELECTORS RESIDE IN THE TERRITORY.**

**WHEREAS, a Petition for Direct Annexation (Outagamie County) has been presented to the Village of Little Chute under statutory authority 66.0217(2), Wisconsin Statutes as amended; and,**

**WHEREAS, the petition was signed by all owners and all of the residents of the property within the proposed area for annexation; and,**

**WHEREAS, said Petition for Annexation contains a legal description of the territory proposed to be annexed sufficiently accurate to determine its location, designates the area to be annexed to the Village of Little Chute and designates the area as being proposed to be detached from the Town of Vandebroek as located in Outagamie County; and,**

**WHEREAS, the Village of Little Chute Plan Commission has reviewed and recommended in favor of the proposed annexation; and,**

**WHEREAS, the Village of Little Chute Board of Trustees has determined that the proposed annexation is in the best interests of the Village of Little Chute and the owners of real estate in the proposed annexation area; and,**

**WHEREAS, the Wisconsin Department of Administration has reviewed annexation petition #\_\_\_\_\_ and found it to be in the public interest; and,**

**WHEREAS, the Village Board has reviewed advice received from the Wisconsin Department of Administration; and,**

**WHEREAS, an Annexation Ordinance of the proposed territory by the Village of Little Chute requires a two-thirds vote of the governing body (Board of Trustees) of the Village of Little Chute;**

**NOW THEREFORE BE IT ORDAINED by the Village Board of Trustees of the Village of Little Chute as located in Outagamie County, State of Wisconsin as follows:**

**1. That the real estate described as: Beginning at the Southeast corner of Section 8 T21N R18E West along the Section line 2200 feet, Thence North 2640 feet to the North line of the Southeast quarter of Section 8 T21N R18E, Thence East 572.23 feet, Thence North 1320 feet to the North line of the Southwest quarter of the Northeast quarter Section 8, Thence East 330 feet to the Northeast corner of Southwest quarter of the Northeast quarter Section 8, Thence South 1320 feet to the Southeast corner of Southwest quarter of the Northeast quarter Section 8, Thence East 1320 feet to the Northeast corner of the Southeast quarter of Section 8, Thence South along the Section line 575.6 feet, Thence West 597.6 feet, Thence Southeast 74.08 feet, Thence Southeast 211.33 feet, Thence Southeast 162.97 feet, Thence East 455 feet to the Section line, Thence South 1642 feet to the Southeast corner of Section 8 T21N R18E and the Point of Beginning. Described area being part of the Southeast and Northeast quarters of Section 8 T21N R18E. Described area containing 139.71 Acres M/L, which is the same real estate as set forth in the Annexation Petition, be hereby annexed to the Village of Little Chute as located in Outagamie County, State of Wisconsin.**



**SHEET 1 OF 4**

ALL OF LOT 84 OF THE FIRST ADDITION TO VILLAGE EAST  
SUBDIVISION AND A PART OF GOVERNMENT LOT 3, ALL  
LOCATED IN GOVERNMENT LOT 3 OF SECTION 23, TOWNSHIP 21  
NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

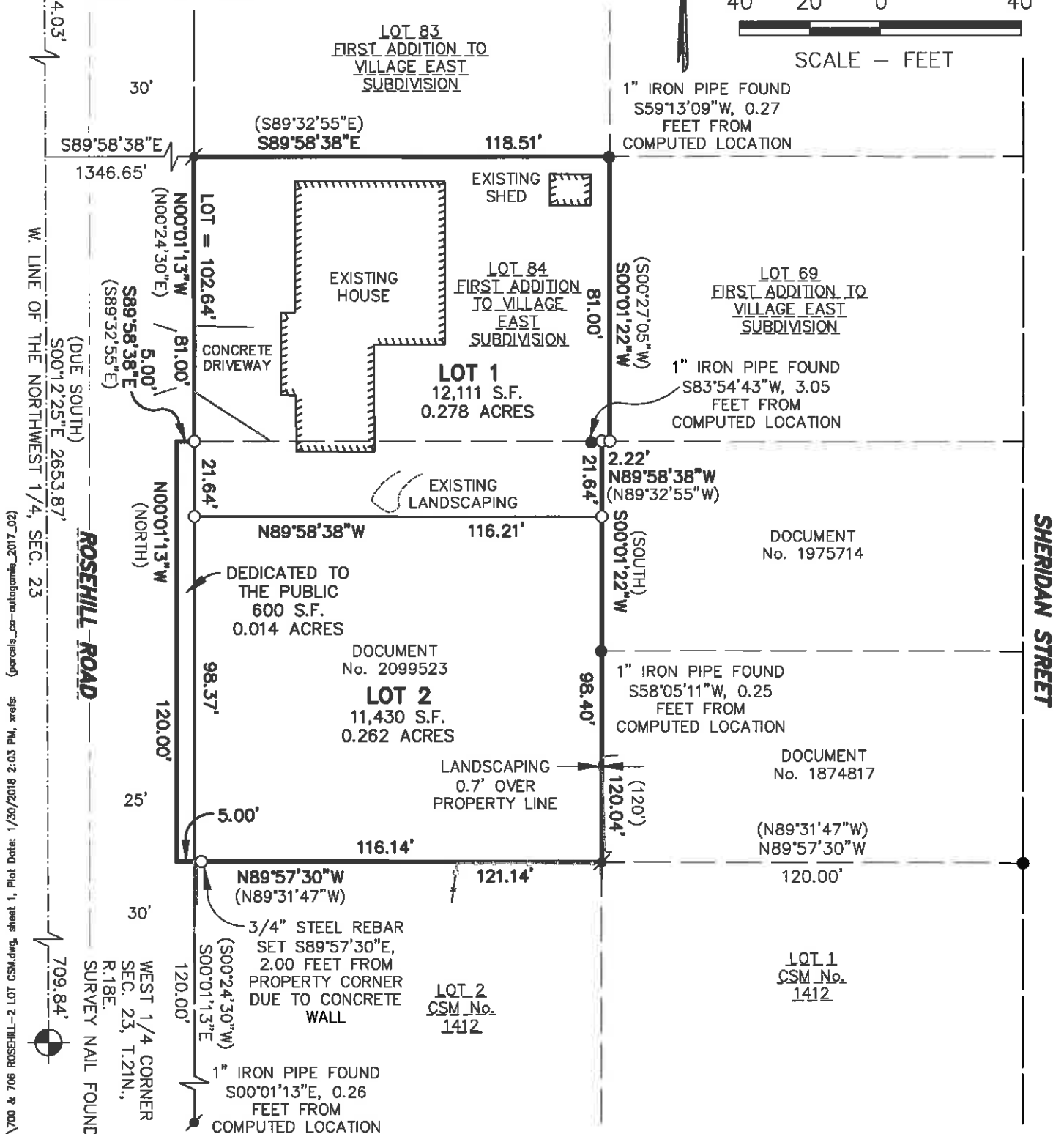
FOR: -CRAIG DRIESSEN  
-706 ROSEHILL ROAD  
-KAUKAUNA, WI 54130

BEARINGS ARE REFERENCED TO THE WEST LINE THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 18 EAST WHICH BEAR S00°12'25"E PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.

NORTHWEST CORNER  
SEC. 23, T.21N.,  
R.18E.  
CHISELED "X" FOUND

40      20      0      40

SCALE — FEET



### LEGEND

- - 3/4" x 24" ROUND STEEL REBAR  
WEIGHING 1.5 lbs./lineal ft. SET
- ⚡ - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊕ - CERTIFIED LAND CORNER  
OUTAGAMIE COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

**McMAHON**  
ENGINEERS \ ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284  
[www.mcmaqm.com](http://www.mcmaqm.com)

**DRAFTED BY:** Corey W. Kalkofen

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 2 OF 4

ALL OF LOT 84 OF THE FIRST ADDITION TO VILLAGE EAST SUBDIVISION AND A PART OF  
GOVERNMENT LOT 3, ALL LOCATED IN GOVERNMENT LOT 3 OF SECTION 23, TOWNSHIP 21  
NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 84 of the First Addition to Village East Subdivision and a part of Government Lot 3, all located in Government Lot 3 of Section 23, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 24,141 square feet (0.554 acres) of land and described as follows:

Commencing at the Northwest corner of said Section 23; thence S00°12'25"E, 1944.03 feet along the West line of the Northwest 1/4 of said Section 23 to the Westerly extension of the North line of said Lot 84 of the First Addition to Village East Subdivision; thence S89°58'38"E, 1346.65 feet to the Northwest corner of said Lot 84 and the Point of Beginning; thence S89°58'38"E, 118.51 feet along the North line of said Lot 84 to the Northeast corner thereof; thence S00°01'22"W, 81.00 feet along the East line of said Lot 84 to the Southeast corner thereof; thence N89°58'38"W, 2.22 feet along the South line of said Lot 84 to the Northeast corner of Lands described in Document No. 2099523; thence S00°01'22"W, 120.04 feet along the East line of said Lands to the Southeast corner thereof; thence N89°57'30"W, 121.14 feet along the South line of said Lands to the Southwest corner thereof; thence N00°01'13"W, 120.00 feet along the West line of said Lands to the Northwest corner thereof; thence S89°58'38"E, 5.00 feet along the North line of said Lands to the Southwest corner of said Lot 84; thence N00°01'13"W, 81.00 feet along the West line of said Lot 84 to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Little Chute Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
David M. Schmalz, Professional WI Land Surveyor      S-1284

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 3 OF 4

ALL OF LOT 84 OF THE FIRST ADDITION TO VILLAGE EAST SUBDIVISION AND A PART OF  
GOVERNMENT LOT 3, ALL LOCATED IN GOVERNMENT LOT 3 OF SECTION 23, TOWNSHIP 21  
NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village President Date  
Mike Vanden Berg

\_\_\_\_\_  
Village Clerk Date  
Laurie Decker

NOTES

- THIS CSM IS ALL OF PARCEL ID.s 26–0–2589–00 & 26–0–1421–00.
- THE PROPERTY OWNER OF RECORD IS CRAIG DRIESSEN.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN  
DOCUMENT No. 2099523.

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  
Teri Matheny

\_\_\_\_\_  
County Treasurer Date  
Trenten Woelfel

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 4 OF 4

ALL OF LOT 84 OF THE FIRST ADDITION TO VILLAGE EAST SUBDIVISION AND A PART OF  
GOVERNMENT LOT 3, ALL LOCATED IN GOVERNMENT LOT 3 OF SECTION 23, TOWNSHIP 21  
NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Craig Driessen, As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Craig Driessen

State of Wisconsin)

)ss

\_\_\_\_\_County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_






My commission expires\_\_\_\_\_

[illegible]

MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**LANDOWNER:** THE MAIN CONNECTION LLC

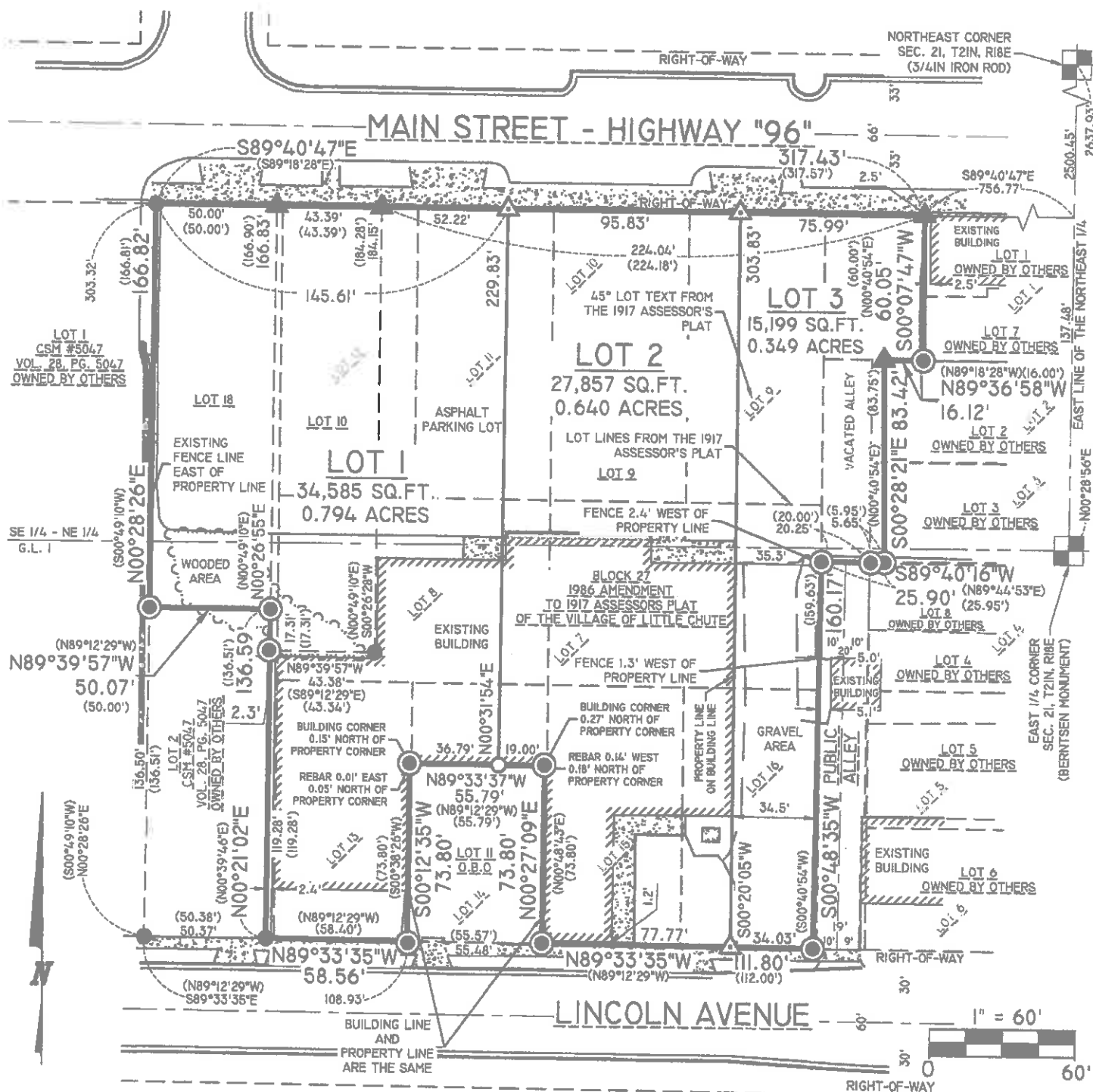
# LEGEND

	- 3/4 IN. REBAR FOUND
	- MAG NAIL FOUND
	- 1 1/4 IN. O.D. IRON PIPE FOUND
	- MAG NAIL SET
	- 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
126.00' - MEASURED BEARING/LENGTH	
(126.00') - RECORDED BEARING/LENGTH	
O.B.O. - OWNED BY OTHERS	

RESERVED FOR REGISTER OF DEEDS

NOTES:

1. FIELD SURVEY WAS COMPLETED ON 01-30-2018.
2. BEARINGS ARE BASED ON THE OUTAGAMIE COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST MEASURED TO BEAR NORTH 00°28'56" EAST.
3. TAX PARCEL NUMBER 260045000.



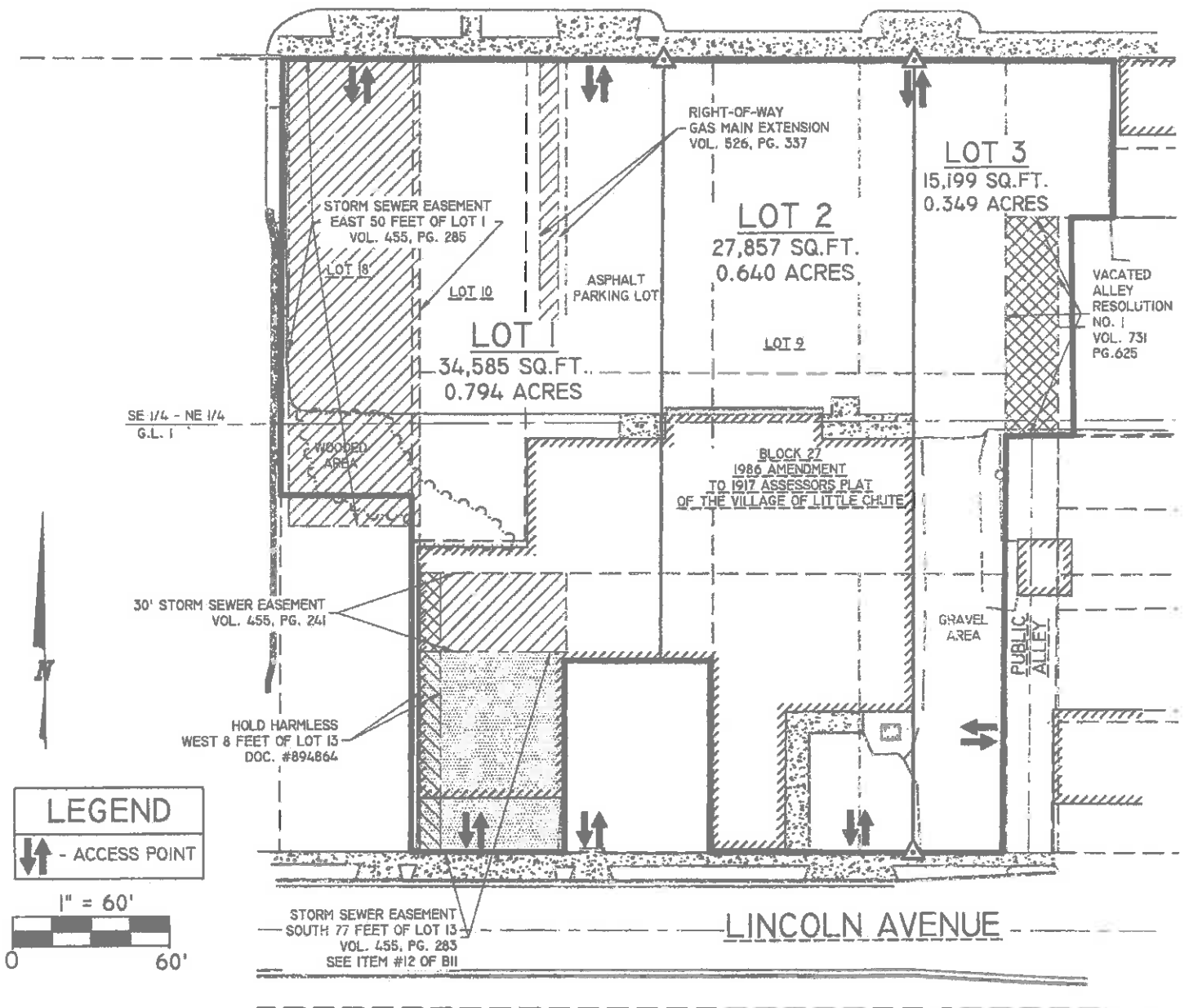
R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784  
**OUTAGAMIE CO. CERTIFIED SURVEY MAP**

MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR: THE MORGAN PARTNERS LLC LANDOWNER: THE MAIN CONNECTION LLC

OF LOTS 9, 10 AND 18, BLOCK 27, 1986 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

MAIN STREET - HIGHWAY "96"



VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE.

VILLAGE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_ DATE \_\_\_\_\_

TREASURER'S CERTIFICATE

I CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

VILLAGE TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

OUTAGAMIE CO. CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR: THE MORGAN PARTNERS LLC LANDOWNER: THE MAIN CONNECTION LLC

OF LOTS 9, 10 AND 18, BLOCK 27, 1986 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED LOTS 9, 10 AND 18, BLOCK 27, 1986 AMENDMENT TO THE 1917 ASSESSORS PLAT OF THE VILLAGE OF LITTLE CHUTE, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 77,641 SQUARE FEET, 1.782 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE MORGAN PARTNERS LLC, AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF LITTLE CHUTE.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

REI  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2108.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
THE MAIN CONNECTION LLC

STATE OF WISCONSIN)  
\_\_\_\_\_) SS  
\_\_\_\_\_) COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

THE ABOVE NAMED \_\_\_\_\_,

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBERS OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC \_\_\_\_\_ STATE OF WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_.



**ATTN: PLAN COMMISSION MEMBERS**

As part of the Village of Little Chutes Strategic Plan the Village of Little Chute Park Planning Commission began work on updating the Village of Little Chute Vehicle Wayfinding System in 2016. Our current signs are outdated and do not call out all of the destinations that we would like to highlight around town. The primary goal of this system is to guide non-residents and residents to local amenities, schools, parks, and the downtown area.

The process of redeveloping the wayfinding system has taken 2 years to complete due to several circumstances. Our timeline is located below.

**Spring 2016 – Winter 2017**

- Inventory our current Village signs and the HOTV signs
- Determine placement of new signs and elimination of signs that are no longer needed.
- Work with Appleton Signs to create a new design for our wayfinding system.

**Spring 2017**

- The Village conducted an exercise to create a new logo for the Village of Little Chute. We wanted to include the new logo in our design so the Park Planning Committee held off proceeding any further.

**Summer of 2017**

- East Central Wisconsin Regional Planning was working on bike and pedestrian sign design and standards for the Fox Cities, Oshkosh and Fond du Lac areas. The committee opted to wait through this process as well.

**Fall 2017 – Present**

- The Park Planning Committee redesigned the signs to fit the new logo
- The Park Planning Committee Recommended the placement and design of the new signs
- The Park Planning Committee Recommended the placement and redesign of three monument signs.

The attached documents are being presented to the Plan Commission for approval. We will install the wayfinding signs in house with the Village municipal services staff to save money. We will place a new monument sign by Fox Valley Tool & Die and reface the two monument signs by Walgreens and Heritage Park.

Adam Breest

*Parks, Recreation, & Forestry*

*Director of Parks, Recreation, & Forestry*

t. 920.423.3868

adam@littlechutewi.org

	Location(s)	Arrow	Pole	Size
1	Downtown Heesakker Park Heritage Parkway Trail	Up Left Left	Decorative	Medium
2	Heesakker Park Heritage Parkway Trail	Right Right	Decorative	Medium
3	Doyle Park & Pool Downtown Village Hall Windmill	Left Up Up Up	Decorative	Medium
4	Doyle Park & Pool	Right	Decorative	Medium
5	Doyle Park & Pool Village Hall Windmill Legion Park Police/Fire	Up Up Up Left Left	Black Aluminum Pole	Large
6	Library/Civic Center Public Parking Public Parking	Left Left Right	Black Aluminum Pole	Medium
7	Library/Civic Center Public Parking Public Parking	Right Right Left	Black Aluminum Pole	Medium
8	Elementary School Legion Park Police/Fire Intermediate/Middle/High School	Left Left Left Up	Black Aluminum Pole	Medium
9	Elementary School Legion Park Police/Fire Downtown	Right Right Right Up	Black Aluminum Pole	Medium
10	Downtown Doyle Park & Pool Legion Park Police/Fire Village Hall Intermediate/Middle/High School	Left Left Left Left Left Right	Black Aluminum Pole	Large
11	Downtown Doyle Park Pool & Slide Legion Park Police/Fire Village Hall Intermediate/Middle/High School	Up Up Up Up Up Left	Black Aluminum Pole	Large
12	Downtown	Right	Black	

	Large	Medium	Decorative	Small	
	4	9	4	5	
Signs	\$ 3,268	\$ 3,069	\$ 5,736	\$ 1,245	\$ 13,318
Poles	\$ 720	\$ 1,620		\$ 900	\$ 3,240
Install	\$ 2,676	\$ 3,222		\$ 1,790	\$ - Will Perform In House
TOTAL					\$ 16,558

Monument Signs		
HWY 96	Bridge	Walgreens
\$ 6,898	\$ 980	\$ 3,962
TOTAL		\$ 11,840
GRAND TOTAL		\$ 28,398

	Doyle Park Pool & Slide Intermediate/Middle/High School	Right Left	Aluminum Pole	Medium
13	Downtown Elementary School Legion Park Police/Fire Village Hall Windmill Intermediate/Middle/High School	Right Right Right Right Right Right Up	Black Aluminum Pole	Large
14	Elementary School Legion Park Police/Fire Downtown	Left Left Left Up	Black Aluminum Pole	Medium
15	Downtown Doyle Park & Pool Village Hall Windmill	Left Left Left Left	Black Aluminum Pole	Medium
16	Intermediate/Middle/High School Van Lieshout Park	Right Left	Black Alum Pole	Medium
17	Van Lieshout Park	Right	Wood Post	Small
18	Van Lieshout Park	Left	Wood Post	Small
19	Creekview Park	Left	Wood Post	Small
20	Creekview Park	Right	Wood Post	Small
21	Doyle Park & Pool	Left	Black Pole	Small
22	Elementary School Legion Park Police/Fire	Right Right Right	Black Alum Pole	Medium

The image displays three directional sign designs for Little Chute, IL, each with specific dimensions and material specifications. A scale bar indicates 1/2" = 1' 0".

- LARGER DIRECTIONAL SIGN:**
  - Dimensions: 52" (panel width), 124" (panel height), 96" (panel width), 34" (clearance).
  - Content: Little Chute logo, Elementary School, Legion Park, Public Safety Building, Windmill Village Hall, Library, Downtown.
  - Material: ALUMINUM PANEL - PRINTED ONE COLOR.
  - Decorated by: DIGITALLY PRINTED GRAPHICS.
  - Panel mounted to: CUSTOMER PROVIDED WOOD POSTS.
- MEDIUM DIRECTIONAL SIGN:**
  - Dimensions: 52" (panel width), 124" (panel height), 66" (clearance).
  - Content: Little Chute logo, Windmill Village Hall, Library, Downtown.
  - Material: ALUMINUM PANEL - PRINTED ONE COLOR.
  - Decorated by: DIGITALLY PRINTED GRAPHICS.
  - Panel mounted to: CUSTOMER PROVIDED WOOD POSTS.
- SMALL DIRECTIONAL SIGN:**
  - Dimensions: 26" (panel width), 124" (panel height), 49" (clearance).
  - Content: Little Chute logo, Van Lierhout Park.
  - Material: ALUMINUM PANEL - PRINTED ONE COLOR.
  - Decorated by: DIGITALLY PRINTED GRAPHICS.
  - Panel mounted to: STREET POSTS w/ BRACKET BRACKETS.

A silhouette of a person is shown next to the small sign for scale. A handwritten note "Black Aluminum Post" is present near the medium sign.

SON:	$\frac{1}{2}'' = 1' 0''$
------	--------------------------

**LARGER DIRECTIONAL SIGN**  
**ALUMINUM PANEL - PAINTED ONE COLOR**  
**DECORATED W/ DIGITALLY PRINTED GRAPHICS**  
**PIEZEL MOUNTED BETWEEN CUSTOMER PROVIDED WOOD POSTS**

**MEDIUM DIRECTIONAL SIGN  
ALUMINUM PANEL - PAINTED ONE COLOR  
DECORATED BY DIGITAL PRINTED GRAPHICS  
PANEL MOUNTED TO CUSTOMER PROVIDED WOOD POSTS**

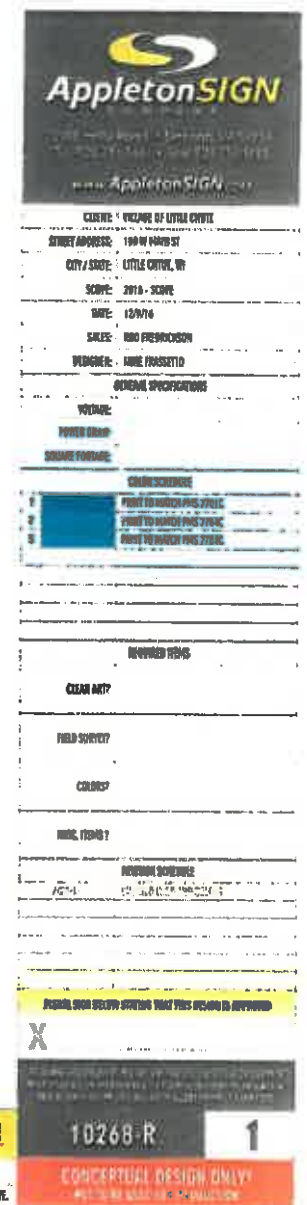
**SMALL DIRECTIONAL SIGN  
ALUMINUM PANEL - PAINTED ONE COLOR  
DECORATED W/ DIGITALLY PRINTED GRAPHICS  
PANEL MOUNTED STREET POSTS W/ DOCKLE BRACKETS**

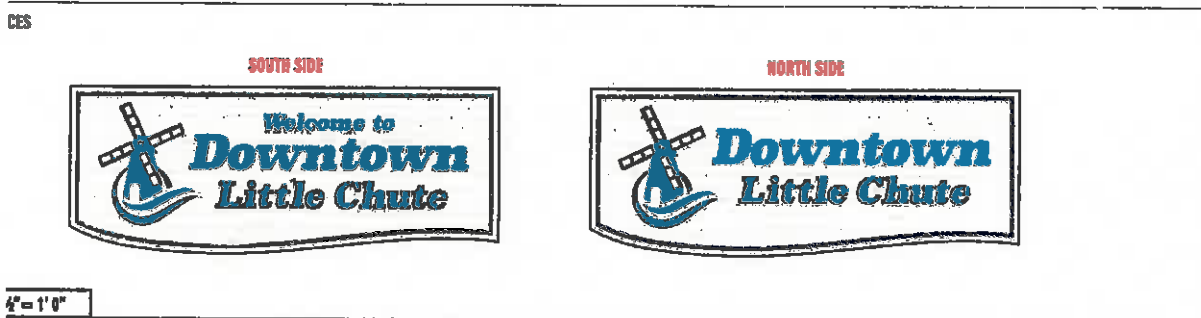
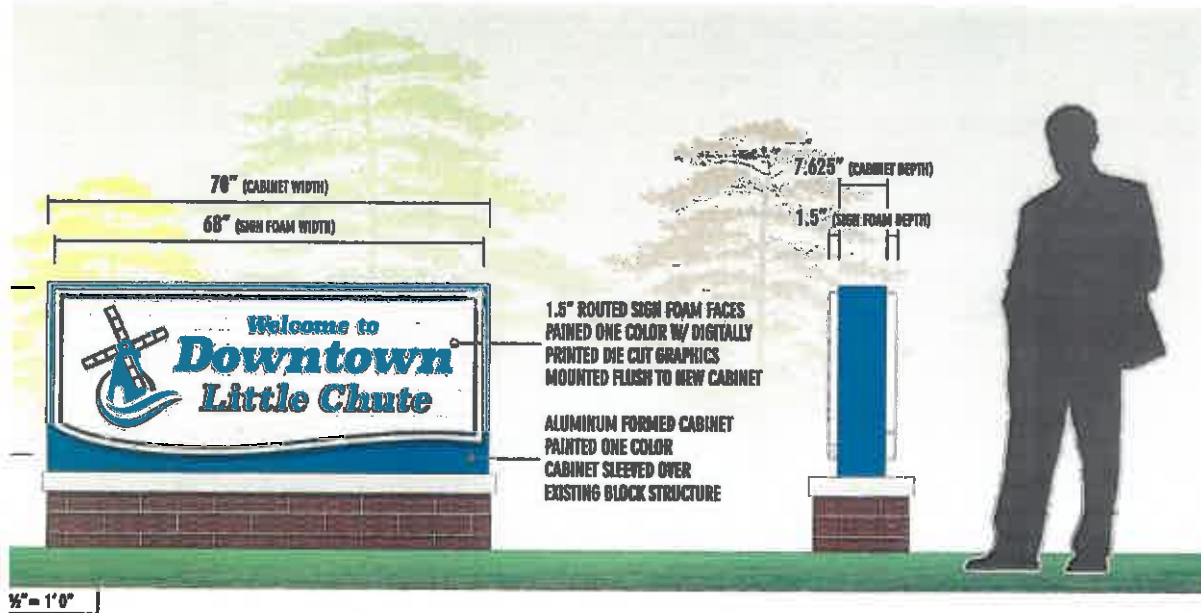
### CONCEPTUAL VILLAGE WAYFINDING SIGNAGE

**DISCLAIMER:**

THIS DOCUMENT IS PUBLISHED BY THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND. IT IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS LOANED TO YOUR AGENCY. IT AND ITS CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR AGENCY. IT IS TO BE RETURNED TO THE NATIONAL ARCHIVES WHEN REQUESTED. FOR INFORMATION ON THE NATIONAL ARCHIVES PROGRAM, CONTACT THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND, OR THE NATIONAL ARCHIVES AT YOUR AGENCY.

COLORED SAMPLES IN THIS DOCUMENT ARE A CRITICAL REPRESENTATION OF ACTUAL COLORS SHOWN IN THE PRODUCT AND PACKAGE. COLOR PRINTS ARE NOT PERFECT. COLORS SHOWN MAY NOT EXACTLY REPRESENT THE ACTUAL COLORS DUE TO DIFFERENT ENVIRONMENTS. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE PURCHASING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.





LOCATION VIEW



EXISTING VIEW



REMOVE AND DISPOSE OF EXISTING SIGN FOAM FACES AND CABINET

EXISTING VIEW - STRUCTURE UNDER SIGN



TOP ROW OF BLOCKS HAS BEEN REMOVED PRIOR TO INSTALL OF EXISTING SIGN

. NEW NON LIT CABINET W/ SIGN FOAM FACES.

OPT. #1

IT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. ©

IF ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

<p>Appleton Sign Company 2000 Holly Road Tulsa, OK 74114 www.AppletonSign.com</p>	
CLIENT:	VLL
STREET ADDRESS:	100
CITY / STATE:	MTI
SCOPE:	201
DATE:	12/
SALES:	RGI
DESIGNER:	MTI
GENERAL	
VOLUME:	
POWER DRAW:	
SOURCE POWER:	
CABINET	
1	MTI
2	MTI
3	MTI
4	MTI
REMARKS	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS?	
REVISIONS	
PLEASE SIGN BELOW	
X	
11221	
CONCEPTUAL NOT TO BE USED	



LOCATION VIEW



EXISTING VIEW



REMOVE AND DISPOSE OF EXISTING FACE

ONE(1) NEW FACE FOR EXISTING S/F MONUMENT SIGN

OPT. #1

IT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR OTHER WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES, ©

IT IS ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTPUT/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

Apple

2100 HALL P  
TAYLOR, TX 75781

WWW.AP

CLIENT:	
STREET ADDRESS:	
CITY / STATE:	
SCOPE:	
DATE:	
SALES:	
DESIGNER:	
OR:	
VOLUME:	
POWER DRAW:	
SQUARE FOOTAGE:	

1	
2	

CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS?	


PLEASE SIGN DELIVERY

X

EXCEPT AS SHOWN  
UNLESS OTHERWISE  
SPECIFIED, ALL  
DIMENSIONS ARE IN  
INCHES

112

DET  
CAN BE

Google Maps 2400 WI-96

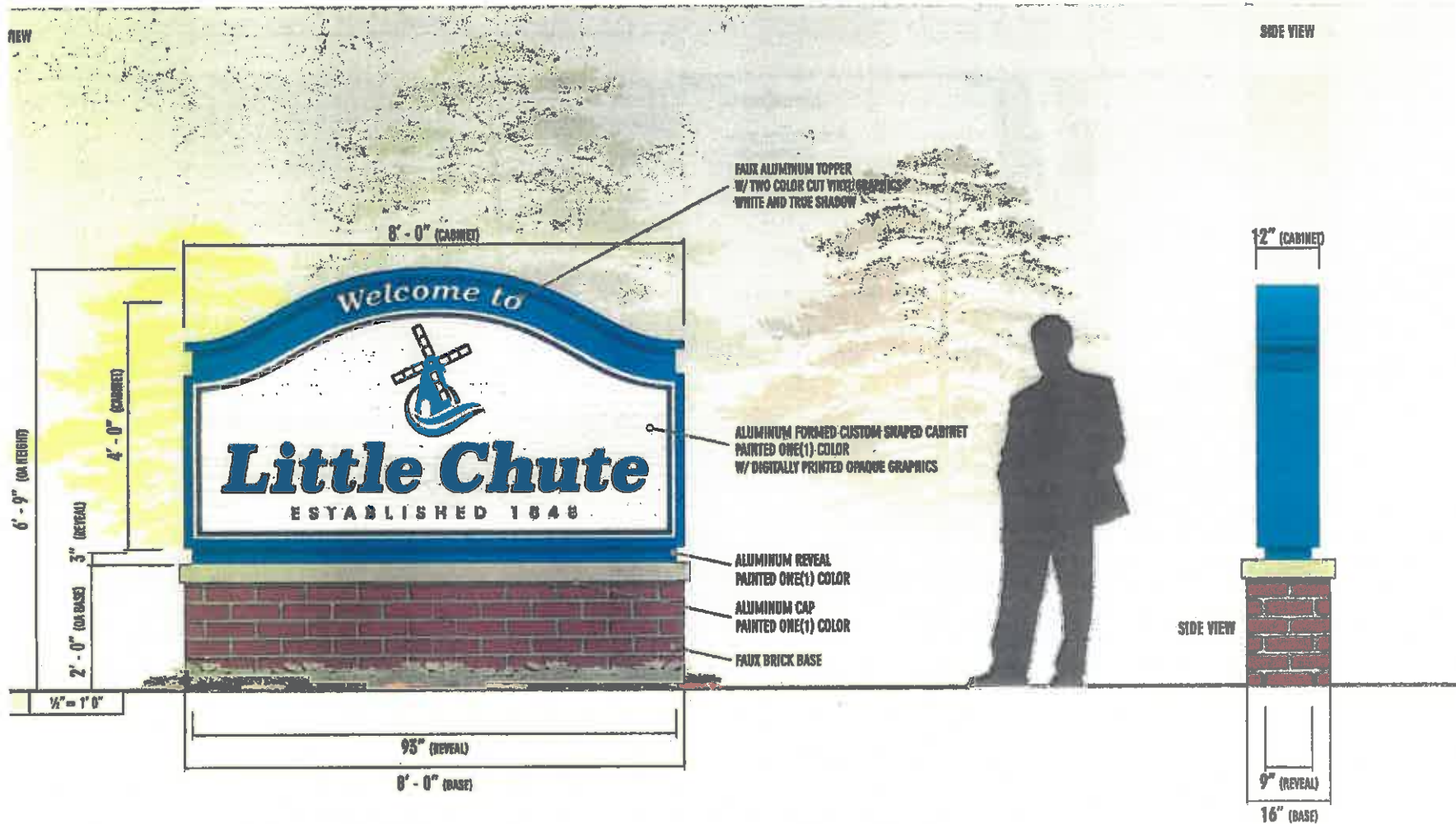


Image capture: Oct 2016 © 2018 Google

Kaukauna, Wisconsin



Street View - Oct 2016



# IT MONUMENT SIGN FOR "WELCOME TO LITTLE CHUTE"

OPT. #1

IT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. ©

IF ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUT/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

Apple

2100 Holly Dr.  
Tel: 720.724.1111

www.Apple

CLIENT: V

STREET ADDRESS: 1

CITY / STATE: 1

SCOPE: 2

DATE: 1

SALES: 8

DESIGNER: 1

669

VOLAGE:

POWER DRAW:

SCOPE FOOTAGE:

1	
2	
3	
4	
5	
6	

CLEAN ART?

FIELD SURVEY?

COLORS?

MISC. ITEMS ?

7/24/17

12/14/17

PLEASE SIGN BELOW

X

10268

CONCEPT  
NOT TO BE



## Village of Little Chute

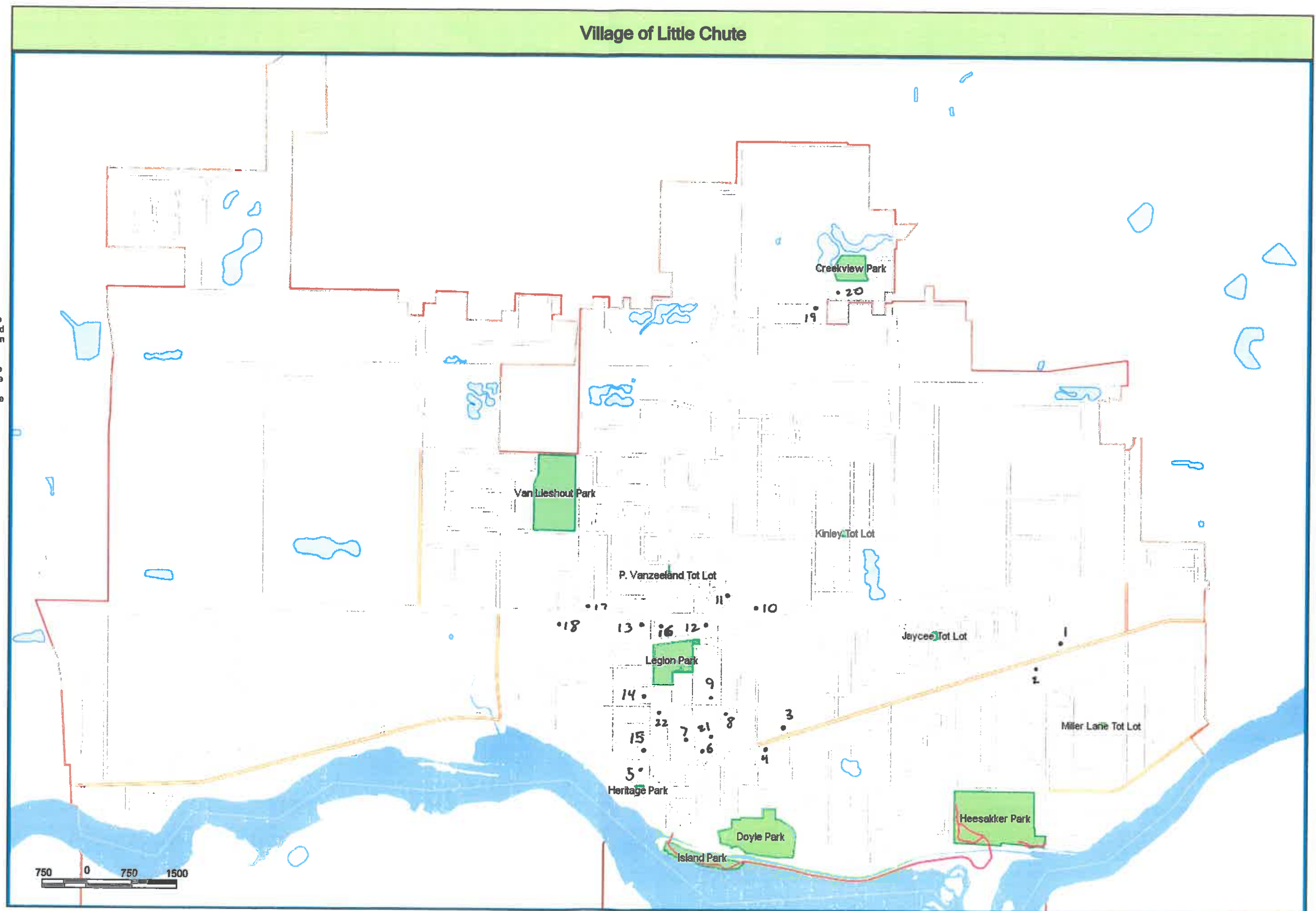
The Village of Little Chute does not guarantee this information to be correct, current or complete.

The maps are intended for use as a general reference and are not intended or suitable for site-specific or financial decisions.

Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

In no event shall the Village of Little Chute become liable to users of these maps for any loss arising from the use of these maps.

February 8, 2018



**VILLAGE OF LITTLE CHUTE  
ORDINANCE NO. \_\_\_\_\_, SERIES OF 2018**

**AN ORDINANCE AMENDING THE ZONING CODE ARTICLE I. - IN GENERAL, OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE BY CREATING SECTION 44-20 - REGULATION OF PRIVATE DEED RESTRICTIONS AND REAL ESTATE COVENANTS WITHIN BUSINESS DISTRICTS.**

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, the required public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Section 44 Article 1, Section 44-20. of the Municipal Code of the Village of Little Chute are hereby created to read as follows:

**Sec. 44-20. - Regulation of Private Deed Restrictions and Real Estate Covenants Within Business Districts**

**PURPOSE:** The Village had adopted a Zoning Code, pursuant to zoning authority granted by the State of Wisconsin pursuant to Wisconsin Statutes, regulating the uses of properties within various Zoning Districts. The Village finds that recording of private covenants and restrictions may unlawfully interfere with the zoning authority of the Village and cause deleterious effects when applied to properties within certain business districts by preventing legal uses under the Zoning Code. Such private restrictions may prevent or obstruct highest and best uses of the restricted property, result in long-term vacancies, and contribute to blight conditions of the subject property and surrounding properties. The Village has observed that vacancies and/or decreases in property values often occur when certain private regulations restrict legal highest and best uses in communities in which such are allowed to be established without municipal review and regulation.

It is intended by this chapter to protect property values and zoning controls by preventing establishment, or recording without prior Village Board approval, or enforcing, of certain covenants, deed restrictions, agreements, contracts or rules within certain districts.

- (a) If any section, clause, provision or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.
- (b) If any application of this section to a particular use of land is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other land not specifically included in such judgment.
- (c) No deed restriction or real estate covenant, that prohibits or restricts uses lawfully permitted under the Village Zoning Code shall be established or recorded by any property owner, or other property interest holder without first obtaining prior approval from the Village Board and any such deed restriction or real estate covenant established or recorded contrary to this Ordinance

shall be void and unenforceable, and shall not constitute a prohibition or restriction on uses of the property otherwise lawfully permitted under the Village Zoning Code.

- (d) Any property owner or interest holder shall apply to the Village for approval prior to establishing or recording any deed restriction or real estate covenant that prohibits or restricts uses lawfully permitted under the Village Zoning Code.
- (e) Applications for review of proposed private property restrictions shall be made upon forms supplied by and submitted to the Zoning Administrator. The Zoning Administrator shall forward applications to the Plan Commission within sixty days of receipt. The Plan Commission shall make recommendation to the Village Board within sixty days of review. The Village Board will approve deny or recommend amendment by resolution within sixty days of receipt of recommendation by the Plan Commission.
- (f) Prior approval, denial or amendment of private covenants or restrictions shall be made by the Village Board through adoption of resolutions regarding such applications.
- (g) This code section regulating private restrictions will be applicable in the following Zoning Districts, each of which is a "business district" within the meaning of this Ordinance:
  - (1) CB central business district.
  - (2) CH commercial highway district.
  - (3) CS commercial shopping center district.
  - (4) ID industrial district.
- (h) Appeals shall be regulated under ARTICLE XIV. – APPEALS
- (i) Enforcement of this section will be made under ARTICLE XII. – ADMINISTRATION. This Ordinance may also be enforced by means of affirmative or injunctive equitable relief through the Circuit Court for Outagamie County.

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Adopted this 7th day of March, 2018.

VILLAGE OF LITTLE CHUTE

BY: \_\_\_\_\_  
Michael Vanden Berg, Village President

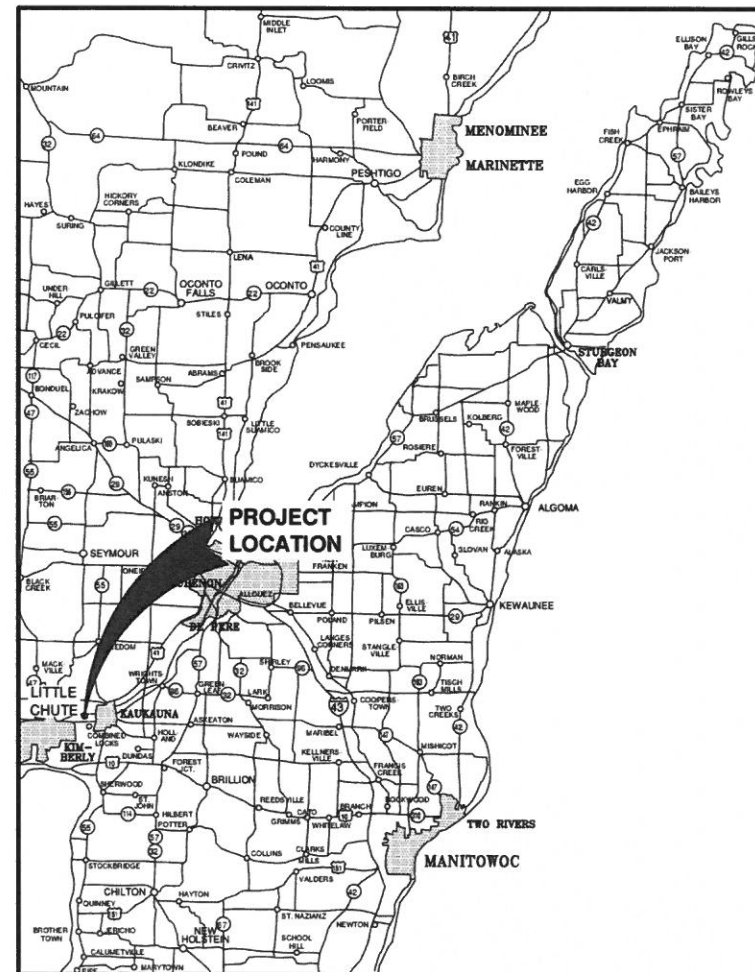
BY: \_\_\_\_\_  
Laurie Decker, Village Clerk

# BRIDGEWATER - MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

NOTE:  
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:  
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

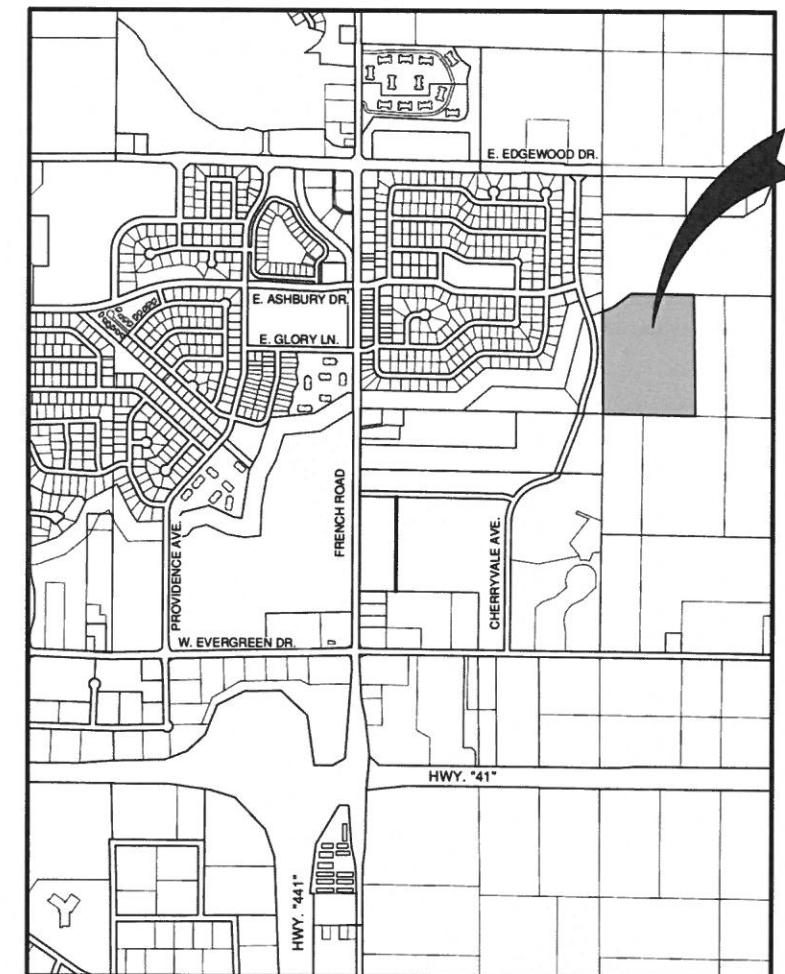
ATTENTION!  
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



VICINITY MAP

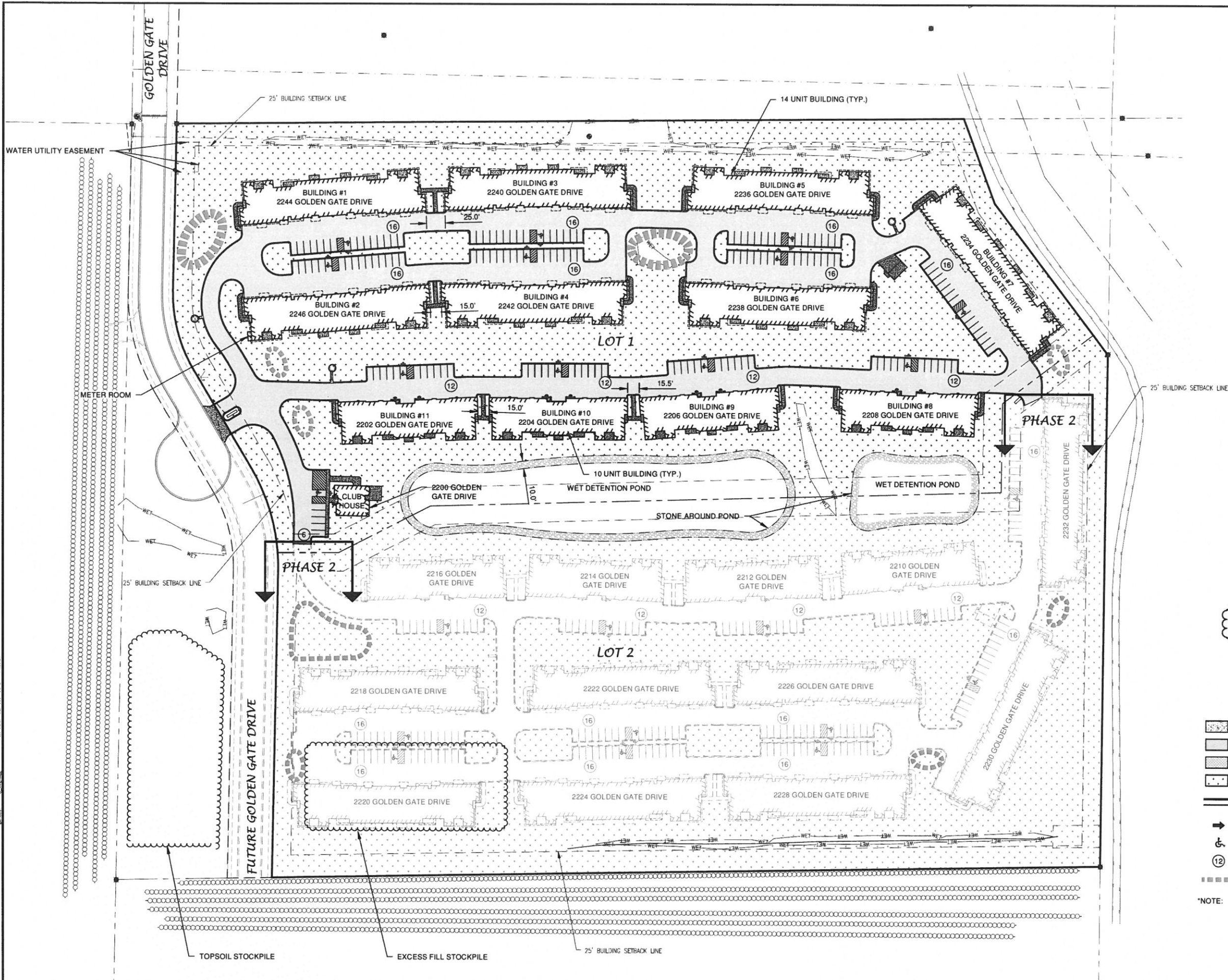
## INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	OVERALL SITE PLAN
4	SITE PLAN 1
5	SITE PLAN 2
6	CURB LEGEND PLAN
7	OVERALL UTILITY PLAN
8	UTILITY PLAN 1
9	UTILITY PLAN 2
10	OVERALL GRADING PLAN AND EROSION CONTROL PLAN
11	GRADING PLAN 1
12	GRADING PLAN 2
13	POND SECTION AND DETAILS
14	MISCELLANEOUS DETAILS
15	MISCELLANEOUS DETAILS
16	MISCELLANEOUS DETAILS
17	METER ROOM - PLAN, SECTION AND DETAILS
18	METER ROOM - SCHEMATIC DRAWING OF MASTER METER
19	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
20	EROSION CONTROL - DITCH CHECK DETAILS
21	EROSION CONTROL - SHEET FLOW DETAILS



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	BRIDGEWATER - MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF LITTLE CHUTE OUTAGAMIE COUNTY, WISCONSIN	DATE	FILE	JOB NO.	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO.
1	12/27/17	AJB	REVISED BUILDING FOOTPRINTS					CHECKED	LOCATION MAPS AND INDEX TO DRAWINGS	05/2017	4329607C	4329607		1
								DESIGNED						
								AJB						



- NOTE**
1. ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
  2. NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
  3. ALL WORK PERFORMED WITHIN THE RIGHT OF WAY OR IN EASEMENTS, SHALL CONFORM TO THE VILLAGE OF LITTLE CHUTE STANDARDS.
  4. CONTRACTOR SHALL CONTACT THE VILLAGE OF LITTLE CHUTE ENGINEERING DEPARTMENT PRIOR TO WORK IN THE RIGHT OF WAY OR WHEN CONNECTING TO PUBLIC UTILITIES OR INSTALLING PAVEMENT IN THE PUBLIC RIGHT OF WAY, A MINIMUM OF 48 HOURS IN ADVANCE.

**PARKING DATA**  
TOTAL PARKING SPACES PROVIDED = 800 STALLS  
(342 SURFACE STALLS AND 458 COVERED STALLS)  
HANDICAP ACCESSIBLE PARKING SPACES = 24 STALLS  
TOTAL PARKING SPACES REQUIRED = 435 STALLS

**OVERALL SITE DATA**  
TOTAL AREA = 26.16 ACRES, 1,139,603 S.F.  
BUILDING AREA = 6.11 ACRES, 266,085 S.F. (23.4%)  
SIDEWALK/PARKING LOT AREA = 6.81 ACRES, 296,497 S.F. (26.0%)  
GREEN SPACE = 13.24 ACRES, 577,021 S.F. (50.6%)  
(8) - 10 UNIT BUILDINGS = 80 UNITS  
(15) - 14 UNIT BUILDINGS = 210 UNITS  
TOTAL UNITS = 290 UNITS  
DENSITY = 11.08 UNITS / ACRE

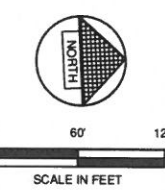
**LOT 1 SITE DATA**  
TOTAL AREA = 13.10 ACRES, 570,776 S.F.  
BUILDING AREA = 2.91 ACRES, 126,745 S.F. (22.2%)  
SIDEWALK/PARKING LOT AREA = 3.41 ACRES, 148,596 S.F. (26.0%)  
GREEN SPACE = 6.78 ACRES, 295,435 S.F. (51.8%)

**LOT 2 SITE DATA (PHASE 2)**  
TOTAL AREA = 13.06 ACRES, 568,827 S.F.  
BUILDING AREA = 3.20 ACRES, 139,340 S.F. (24.5%)  
SIDEWALK/PARKING LOT AREA = 3.40 ACRES, 147,901 S.F. (26.0%)  
GREEN SPACE = 6.46 ACRES, 281,586 S.F. (49.5%)

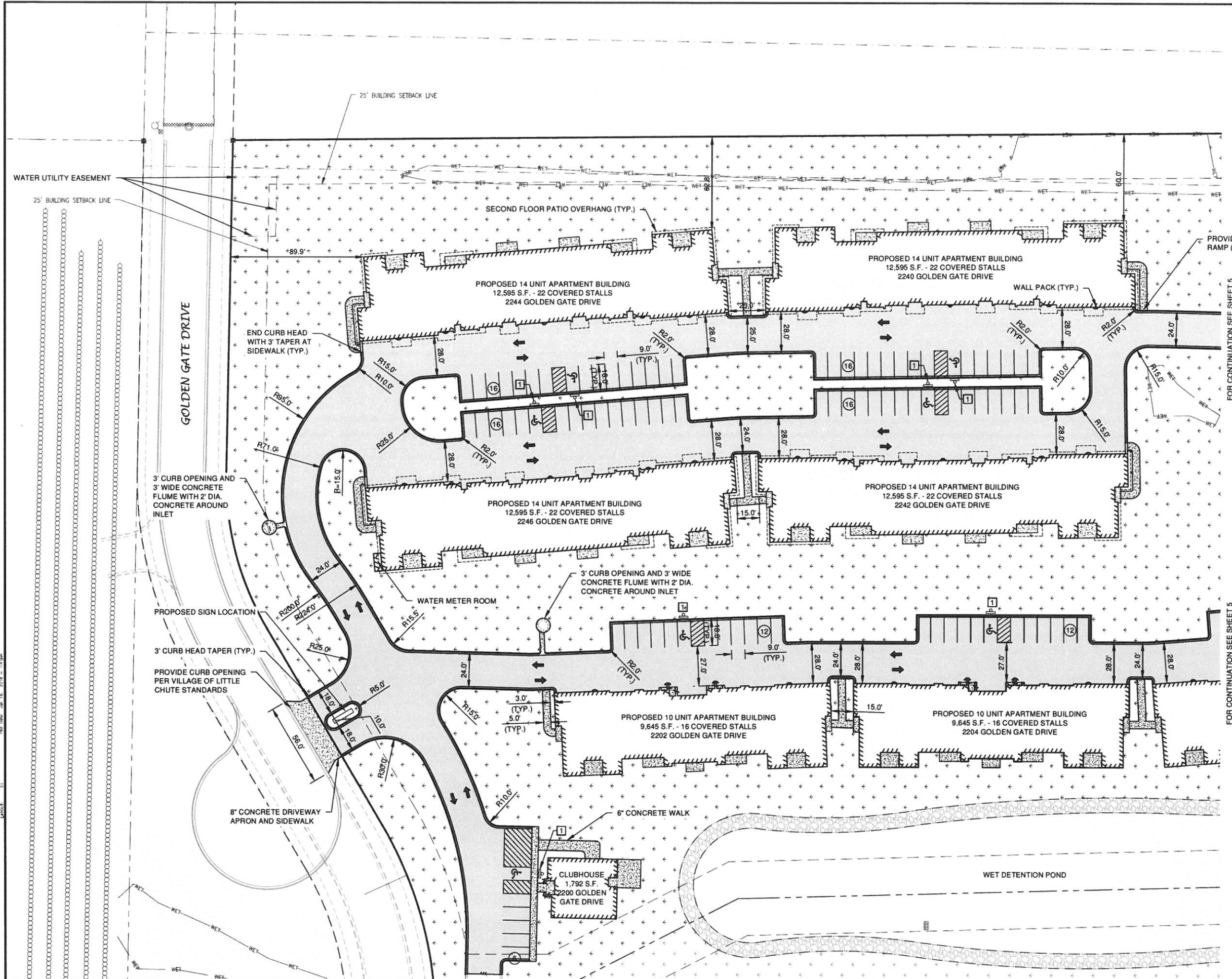
**ZONING**  
RM - RESIDENTIAL MULTI-FAMILY  
**CONSTRUCTION CLASSIFICATION**  
TYPE V  
**PARCEL NO.**  
260446900

- LEGEND**
- CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - LANDSCAPE AREA
  - GREEN SPACE
  - PROPOSED 18" STANDARD CURB AND GUTTER (SEE CURB LEGEND PLAN, SHT. 6)
  - TRAFFIC FLOW ARROW
  - HANDICAPPED PARKING
  - INDICATES NUMBER OF PARKING STALLS
  - SNOW STORAGE AREA

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



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN UP	BRIDGEWATER - MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES VILLAGE OF LITTLE CHUTE OUTAGAMIE COUNTY, WISCONSIN	DATE 4/27/17 FILE 4/28/2017 JOB NO. 4329087	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 920-562-9641 www.releinc.com	SHEET NO. 3R
1	12/27/17	AJB	REVISED BUILDING FOOTPRINTS					CHECKED JGS				
2	01/22/18	JGS	REVISED CONSTRUCTION CLASSIFICATION					DESIGNED AJB				

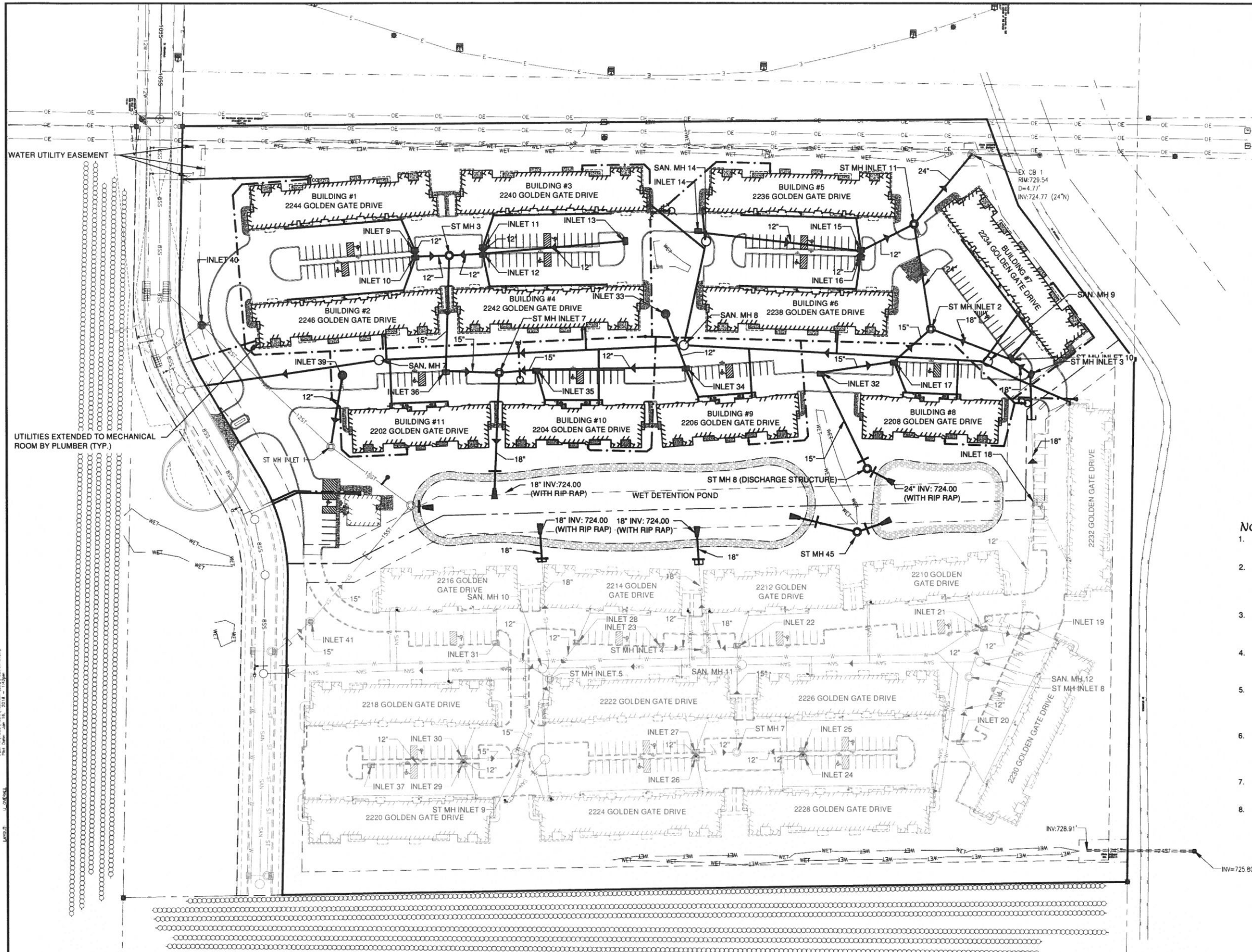


**LEGEND**

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" CURB & GUTTER (SEE CURB LEGEND PLAN, SHT. 6)
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- WALL PACK

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





- LEGEND**
- PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER (SIZE NOTED)
  - PROPOSED STORM SEWER
  - EXISTING STORM SEWER (SIZE NOTED)
  - PROPOSED WATERMAIN
  - EXISTING WATERMAIN (SIZE NOTED)

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

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
  - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
  - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
  - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
  - DEPTH OF SANITARY SEWER AT ALL BUILDINGS SHOULD BE NO LESS THAN 7.0' BELOW FIRST FLOOR. CLEANOUT REQUIRED WITHIN 5' OF BUILDING FACE. ALL SEWER LATERALS TO BE 6" IN SIZE AT A SLOPE NO FLATTER THAN 1.04%.
  - CONTRACTOR SHALL CONTACT MR. JERRY VERSTEGEN, DRINKING WATER OPERATIONS MANAGER (920) 858-7477, AT LEAST 4 DAYS PRIOR TO ANY WORK INVOLVING PUBLIC WATERMAIN, WHICH ALSO INCLUDES LATERAL CONNECTIONS.
  - CAP ALL 4" WATER LATERALS OUTSIDE OF BUILDING. PROVIDE 2" TAP AND CURB STOP TO SERVE BUILDINGS.
  - ALL WATER LATERAL SIZES TO BE CONFIRMED BY THE PLUMBER PRIOR TO START OF UTILITY INSTALLATION.

**WATERMAIN NOTE**

\* PROVIDE MINIMUM OF 1.5' OF SEPARATION BETWEEN BOTTOM OF STORM/SANITARY SEWER AND TOP OF WATERMAIN



0' 60' 120'  
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	BRIDGEWATER - MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES VILLAGE OF LITTLE CHUTE OUTAGAMIE COUNTY, WISCONSIN	OVERALL UTILITY PLAN	DATE 4/27/17 FILE 4329087D JOB NO. 4329087	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 7
1	12/27/17	AJB	REVISED BUILDING FOOTPRINTS					CHECKED JGS DESIGNED AJB					