



# AGENDA

## VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, December 10, 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 October 8, 2018
  - 2. Public Hearing—Conditional Use Request for 1100 West Main St.
  - 3. Action—Conditional Use Request for 1100 West Main St.
  - 4. Recommendation—SRM, LLC CSM
  - 5. Recommendation—Bank of Kaukauna CSM
  - 6. Recommendation—PBJ Holdings CSM
  - 7. Recommendation—Amendment to the Little Chute Design Manual
  - 8. Recommendation—Final Plat for Little Chute North Estates
  - 9. Recommendation—Lappen Security CSM
  - 10. Unfinished Business
  - 11. Items for Future Agenda
  - 12. 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 December 6, 2018

## MINUTES OF THE PLAN COMMISSION MEETING OCTOBER 8, 2018

### 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  
Bill Van Berkel  
Larry Van Lankvelt  
Kent Taylor  
Richard Schevers  
EXCUSED: Todd Verboomen

ALSO PRESENT: Administrator Fenlon, Community Development Director Moes,

### Public Appearance for Items Not on the Agenda

None

### Approve Minutes from the Plan Commission Meeting of September 10, 2018

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to  
Approve the Minutes of September 10, 2018*

All Ayes— Motion Carried

### Public Hearing—511 Jackson Street

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to  
Enter into Public Hearing*

All Ayes— Motion Carried

Director Moes advised the Plan Commission that Darian Novitski, 511 Jackson Street is seeking a variance to reconstruct an existing nonconforming driveway. Neighbors were notified and do not have any objections. Director Moes advised that a maximum width should be put in place by the Board.

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

All Ayes— Motion Carried

### Public Hearing—1419 Holland Road

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

All Ayes— Motion Carried

Director Moes advised the Board that a conditional use permit was requested for operation of sanitary landfill to add a cell per the map shown. Brian Van Straten from the Outagamie County Dept of Recycling & Solid Waste was present and also Michelle Stimpson, part owner of Lexington Homes and the also part owner in the development of Windgate, Prairie Water, Meadow Breeze and Bridgewater Estates. Ms. Stimpson advised that she is concerned and has tried numerous times to reach out to Outagamie County over the last two months to meet and work with them regarding public health due to seagull's feces and damages, estimated currently over \$30,000. Ms. Stimpson had requested meetings to air her concerns to the Outagamie County Recycling and Solid Waste Board. Just a few things that have already been done to address the Gull problem is installing an electrical roof and hiring a pyrotechnics company at a cost of approximately \$5,000.00 each. Ms. Stimpson stated that nothing has been happening and that the County is not addressing her concerns. Commissioner Van Lankvelt stated that he also

has tried to work with the County and suggested there are ways to combat the problems with the birds. Director Moes advised there are different ways to deal with the birds and advised that the Board can put restrictions on granting the Conditional Use permit. Administrator Fenlon stated that Mr. Van Straten advised he was going to check with the State to see if there are any suggestions and to meet again with that information. Ms. Stimpson asked if anyone has reached out to Administrator Fenlon and was told that has not happened so reiterated that she is very concerned on granting this conditional use permit without getting any cooperation from the Outagamie County Dept of Recycling and Solid Waste. Mr. Van Straten advised that they should reach out to Wisconsin DNR Supervisor, Kristen Dufrese with case studies across the State where an urban landfill exists and they opened a case file. Ms. Stimpson also asked the Board to wait until some sort of agreement is reached before approving the Conditional Use Permit. Director Moes agrees with Ms. Stimpson and advised four years ago he had made suggestions to the former management and also feels they could be doing more and suggested approving the use permit with restrictions needed to protect the neighborhood. President Vanden Berg questioned if there was a Conditional Use Permit already issued, Director Moes advised that this is the first Permit that will be issued by Little Chute. Commissioner Van Lankvelt asked if more restrictive conditions could be added to the permit and was told by Director Moes that they can put any conditions necessary. Mr. Van Straten advised there was an odor control system installed and it does seem to be working.

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

All Ayes— Motion Carried

#### **Public Hearing—701 East Lincoln Avenue**

*Moved by Commissioner Van Berkel seconded by Commissioner Van Lankvelt to Enter into Public Hearing*

All Ayes— Motion Carried

Director Moes advised a request was received for a Conditional Use Permit to open a Tattoo Shop/Studio by Shad Bosmand and Bill Brugger at 701 East Lincoln Avenue, Little Chute, WI. Resident Jeff Ison, 621 E. Lincoln Avenue advised the Board with the daycare being there was fine but does not feel this is a good fit and businesses should be kept uptown. Jill Ison felt a daycare was fine but very concerned about a night/weekend business. Mr. Ison also questioned if there were restrictions on hours for nights and weekend for businesses. President Vanden Berg questioned if we can set the conditional use permit to limit hours, Director Moes advised the Board can put any restrictions on the permit that the Board wants to. Resident Jonathon Timm, 708 Park Avenue, was concerned about people lingering around and this business turning into a hangout.

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

All Ayes— Motion Carried

#### **Public Hearing—839 Moasis Drive**

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

All Ayes— Motion Carried

Director Moes advised that a request was made to open a sales and repair of automobile shop. Resident Wendy Romenesko owns the apartment building close to this and voiced a concern about revving engines and has received a few complaints so hopes that this isn't an issue. Commissioner Schevers questioned the amount of vehicles parked at this place and Director Moes advised that there should not be any vehicles parked there.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Exit  
Public Hearing*

All Ayes– Motion Carried

**Action—Variance Request for 511 Jackson Street**

Commissioner Van Lankvelt made a motion to grant the variance request with the stipulation that the driveway is pitched to the center of the driveway and away from both houses. Director Moes suggested to add that this is no closer than six inches to the window and to get an easement from the neighbor.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Grant the variance request with the stipulation that it is no closer than six inches to the window wells, get an easement from the neighbor and the driveway is pitched towards the middle of the driveway.*

All Ayes– Motion Carried

**Action—Conditional Use Request for 839 Moasis Drive**

Director Moes suggested the Conditional use be granted with the stipulation that all work is done inside, Commissioner Van Berkel asked about time and Director Moes advised the permit request is for the hours of 8:00 a.m. to 5:00 p.m.

*Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Grant the conditional use request at 839 Moasis Drive between the hours of 8:00 a.m. to 5:00 p.m. with the stipulation of no outside storage of display of parts.*

All Ayes– Motion Carried

**Action—Conditional Use Request for 701 East Lincoln Avenue**

Commissioner Van Berkel stated he is not comfortable granting this Conditional Use permit with the business owners not showing up at the meeting and the neighbors stating they are opposed to this move. Director Moes recommended this request be denied based on the nature of the use and statements from the neighbors and that the business owners did not appear.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to deny the conditional use request for 701 E. Lincoln Avenue*

All Ayes– Motion Carried

**Action—Conditional Use Request for 1419 Holland Road**

Director Moes recommended to the Board based on complaints and information given that the conditional use be granted subject to the entire landfill meeting the minimum standards of gull control as published in the state of Massachusetts in 1998, and that the conditional use would be granted on a year by year basis. Director Moes also suggested that the County take Gull control more serious.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to approve the Conditional use request with the stipulation that this be on a year to year basis and also meets the minimum standard of gull control based on the criteria published in the state of Massachusetts in 1998 and also that Leachate transmission is addressed*

All Ayes– Motion Carried

**Discussion/Recommendation—Zoning Change from RM - Residential Multi-family district and CH—Commercial Highway district to RC—Conventional single-family district and RT—Residential two-family district**

Director Moes advised the Board that staff recommendation is the Plan Commission approves the zoning change to present to the Village Board.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend to the Village Board to approve Zoning Change from RM - Residential Multi-family district and CH-Commercial Highway district to RC-Conventional single-family district and RT-Residential two-family district*

All Ayes- Motion Carried

**Review/Recommendation—Rezoning for Smith Pharmacy**

Director Moes advised the Board that staff is recommending Plan Commission approval to hold a public hearing and consider the rezoning for Smith Pharmacy

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to recommend to the Village Board to approve the rezoning for Smith Pharmacy to add an additional driveway*

All Ayes- Motion Carried

**Recommendation—Little Chute North Estates**

Director Moes advised the Board that this is a Recommendation to the Village Board to approve the updated preliminary plat as shown.

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to recommend approval for Little Chute North Estates as presented*

All Ayes- Motion Carried

**Unfinished Business**

None

**Items for Future Agenda**

**Adjournment**

*Moved by Commissioner Van Lankvelt, seconded by Commissioner Schevers to Adjourn the Plan Commission Meeting at 7:22 p.m.*

All Ayes- Motion Carried

**VILLAGE OF LITTLE CHUTE**

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By: Michael Vanden Berg, Village President

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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 December 10, 2018 at 6:00 p.m. by the Plan Commission, 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 Retail Auto Sales, Service, and Storage. 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: 1100 West Main Street  
Parcel # 260406403  
Legal Description: CSM 7619 LOT 2

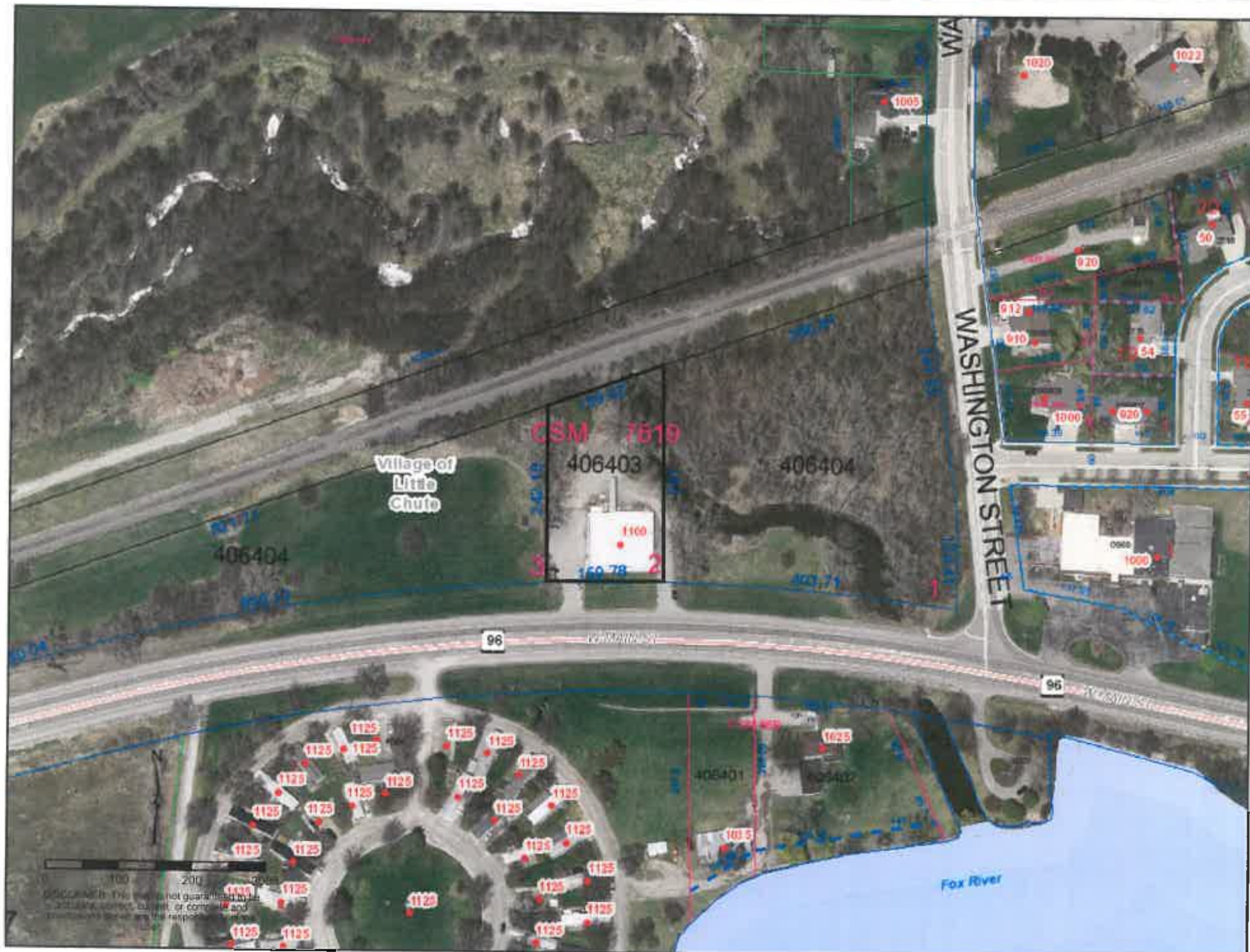
Property Owner: GARY KONETZKE  
Applicant: GARY KONETZKE

DATE OF HEARING: December 10, 2018  
TIME OF HEARING: 6:00 p.m.  
PLACE OF HEARING: Village Hall  
Board Room  
108 West Main Street  
Little Chute, WI 54140

Publish: December 1, 2018

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





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

Application fee \$125.00

Date filed 11-16-18

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: 1100 W. Main St.

Legal Description: CSM 7619 LOT 2

Current Zoning Classification: CH - Commercial Highway District

Petitioner(s) request permission be granted for the following conditional use(s): "(s) Auto, boat, construction equip, implement sales, service, repair and auto filling stations."

Petitioner(s) reason(s) for requesting the above described conditional use are as follows:

CHANGE ZONING FROM RETAIL TO RETAIL -  
AUTO SALES & SERVICE & STORAGE

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) GARY L KONEZKE

Owner(s) Address 317 JOHNSON AVE LITTLE CHUTE WI 54140

Phone Numbers 920 707 3379

APPLICANT(S) Signature(s) Gary Konezke

Date Signed 11-9-18





Kelly S. Sperl  
Architect – AIA, ALA  
327 Randolph Drive  
Appleton, WI 54913

Phone: 920-574-2657  
Fax: 920-574-2660  
Email: [acs.ksperl@gmail.com](mailto:acs.ksperl@gmail.com)

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November 8, 2018

Brett Jensen  
Village of Little Chute  
108 W. Main Street  
Little Chute, WI 54140

Re: 1100 W. Main Street  
Little Chute, WI 54140

Brett,

I was contacted by Gary Konetzke about the above building and asked to provide you with a review and summary of its past and future intended use.

The building is constructed of masonry exterior walls (non-combustible) with wood roof framing and interior walls (combustible) thus the construction type would be IIIB.

The building occupancy as told to me was a "M" Mercantile, "B" Business and "S-1" Storage.

The existing building is approx. 82'x86' or 7,052 sf. The building is not sprinkled.

I was told that the intended use is to be "M" Mercantile (car sales), "B" Business (offices) and "S-1" Storage. Also with in the S-1 storage would be a repair garage. So per the IBC there would not be a change of use for their intended uses.

I was not provided any information about the potential materials or their quantities for use in the repair garage area. As long as the material types and quantities are within the allowable quantities then the repair garage would be allowed within the S-1 occupancy and not become an "H" Hazardous occupancy.

IBC Chapter 5 table 506.2 allowable areas for a non-sprinkled S-1 is 17,500 sf, for a non-sprinkled a M Mercantile is 12,500 and for a B Business is 19,000 sf.

IBC Chapter 9 for sprinkler requirements in section 903.2.7 M Mercantile and 903.2.9 S-1 Storage occupancies they are both allowed to go up to 12,000 sf before a sprinkler system is required.

With this is not being a change of use I don't think the IBC can require accessibility upgrades to the building because according to the owner they will not be doing any alterations to the building. But there are many items that I have would have concerns with. Those items are and not limited to, accessible parking and route to the building, accessibility to get into the building, an accessible toilet room, proper egress doors, proper egress lighting and signs and there are currently open electrical panels and many open switch boxes, outlet boxes and junction boxes.

In summary, the building from the general building code side of things would not require anything to be done and in my opinion would not require a state plan review. From the Village of Little Chutes side of this it sounds like the repair garage is triggering some concerns, but the only thing I see is that for the repair garage areas of the building would be required to meet the various codes and have proper ventilation and make-up air systems.

Let me know if you have any questions or if I can provide you with anything else.

Regards,

Kelly Sperl – Architect  
ACS, Inc.

GARY KONETZKE  
1100 W MAIN ST  
LITTLE CHUTE

169'

20'

PARKING

20'

<

PARKING

60'

>

90'

70'

<

19'

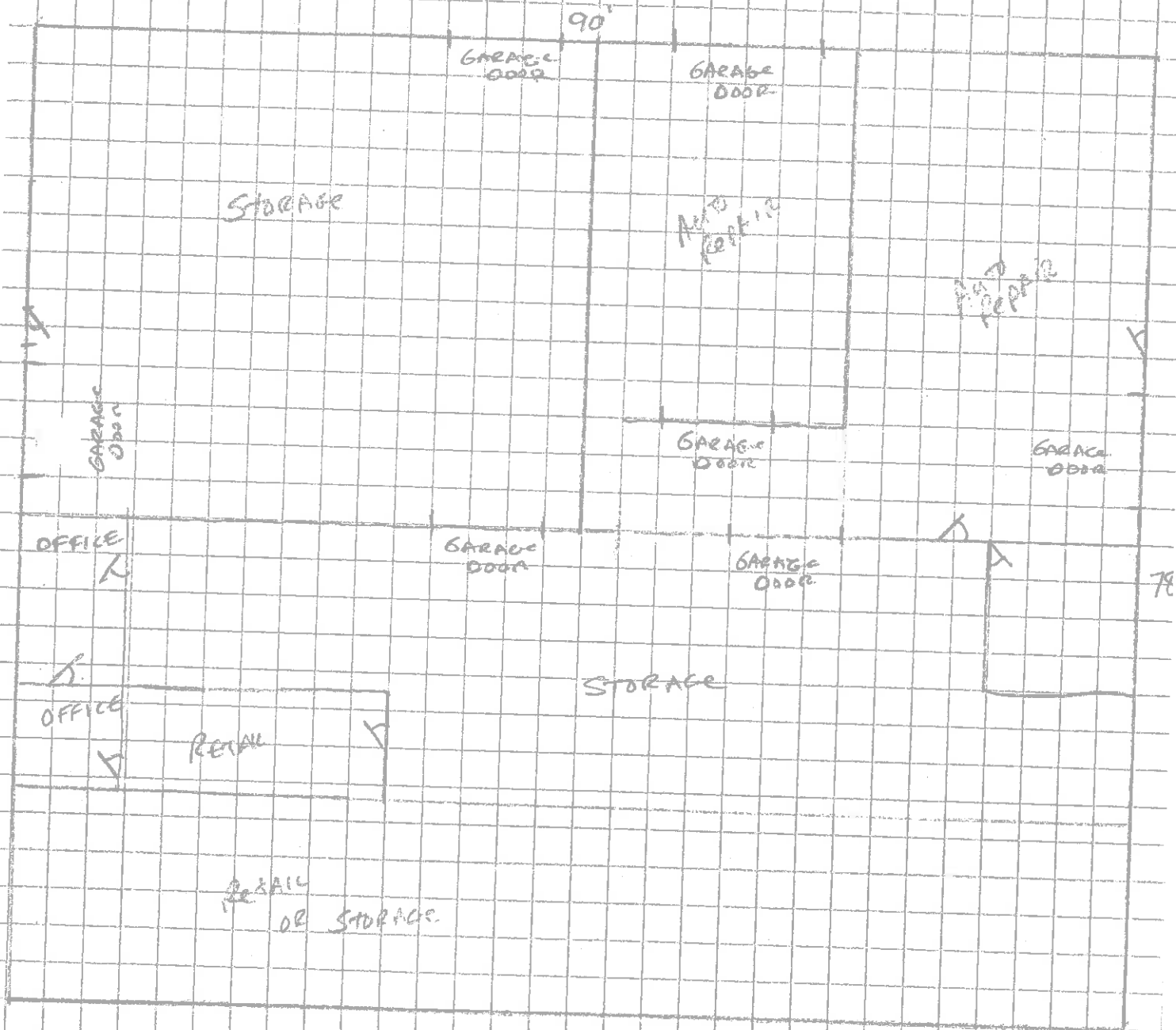
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DRIVEWAY

DRIVEWAY

Highway 96

GARY KONEZKY  
1100 W MAIN ST  
LITTLE CHUTE



2144877

Recorded

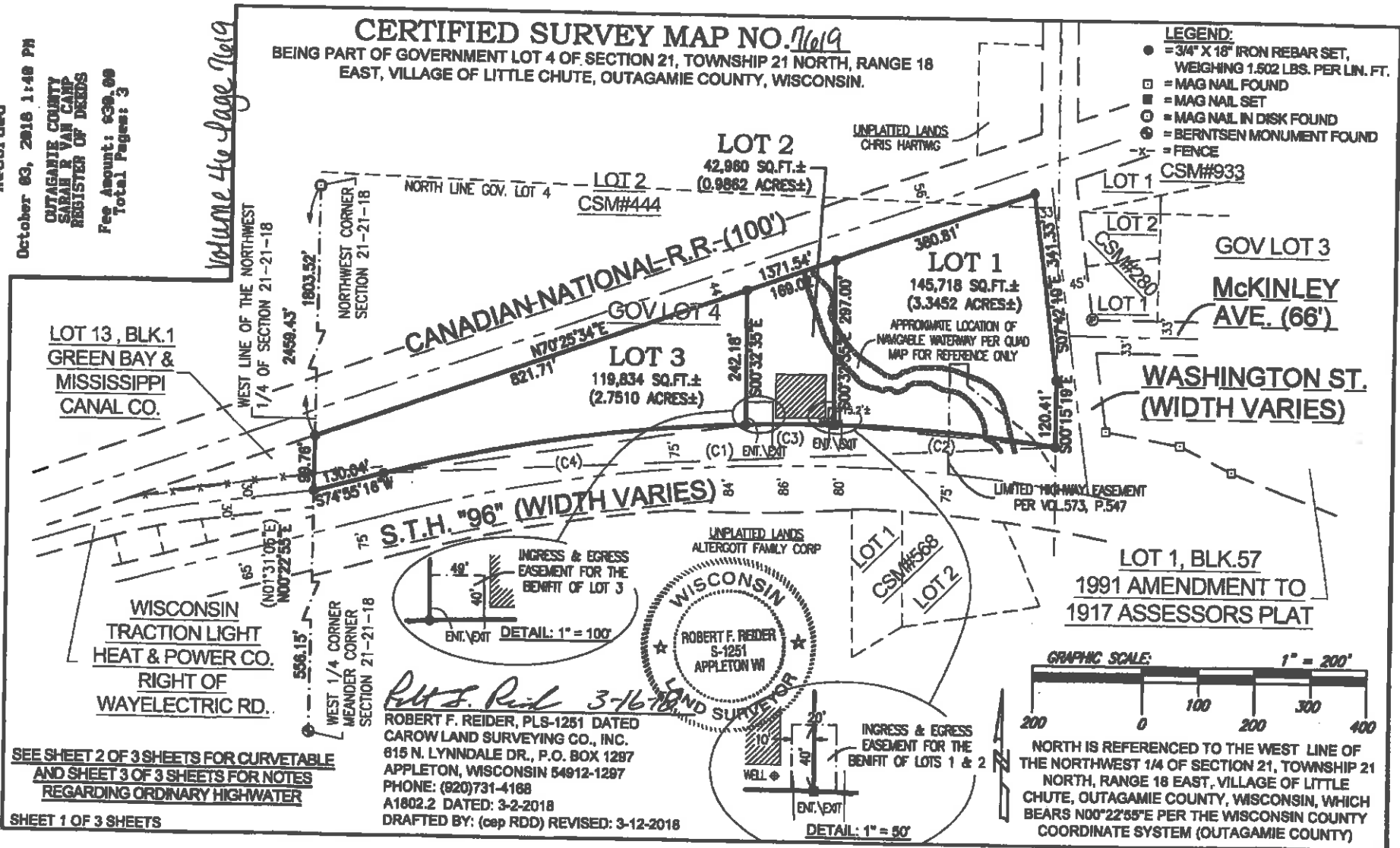
October 03, 2018 1:48 PM

OUTAGAMIE COUNTY  
SARAH R VAN CAMP  
REGISTER OF DEEDSFee Amount: \$39.00  
Total Pages: 3

Volume 44 Page 7619

**CERTIFIED SURVEY MAP NO. 7619**  
BEING PART OF GOVERNMENT LOT 4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18  
EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.**LEGEND:**

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1,502 LBS. PER LIN. FT.
- = MAG NAIL FOUND
- = MAG NAIL SET
- = MAG NAIL IN DISK FOUND
- ⊙ = BERNTSEN MONUMENT FOUND
- X- = FENCE



# CERTIFIED SURVEY MAP NO. 7619

BEING PART OF GOVERNMENT LOT 4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF GOVERNMENT LOT 4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 21; THENCE S00°22'55"W, 1803.52 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21 TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD AND THE POINT OF BEGINNING, THENCE N70°25'34"E, 1371.54 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE S07°42'10"E, 341.33 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S00°15'19"E, 120.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT OF WAY LINE OF S.T.H. "96; THENCE WESTERLY, 1224.32 FEET ALONG THE ARC OF A 2939.93 FOOT RADIUS CURVE OF SAID NORTH RIGHT OF WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S86°51'05"W AND IS 1215.50 FEET IN LENGTH; THENCE S74°55'16"W, 130.04 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21; THENCE N09°22'55"E, 59.76 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF HARRY ALTERGOTT JR., 1025 W. MAIN STREET, APPLETON, WISCONSIN 54911,

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



*Robert F. Reider*  
ROBERT F. REIDER, PLS-1251 DATED 3-16-18  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1802.2 (RPR) 3-5-2018 REVISED: 3-12-2018

## VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS 11 DAY OF April, 20 18.

*Michael R. Handberg* DATED 4-11-18  
PRESIDENT  
*Laurie Decker* DATED 4-11-18  
CLERK

## TREASURER'S CERTIFICATE:

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

*Vaani Chavva* DATED 9/28/18  
VILLAGE TREASURER  
*Travis A. Waples* DATED 10/3/2018  
COUNTY TREASURER

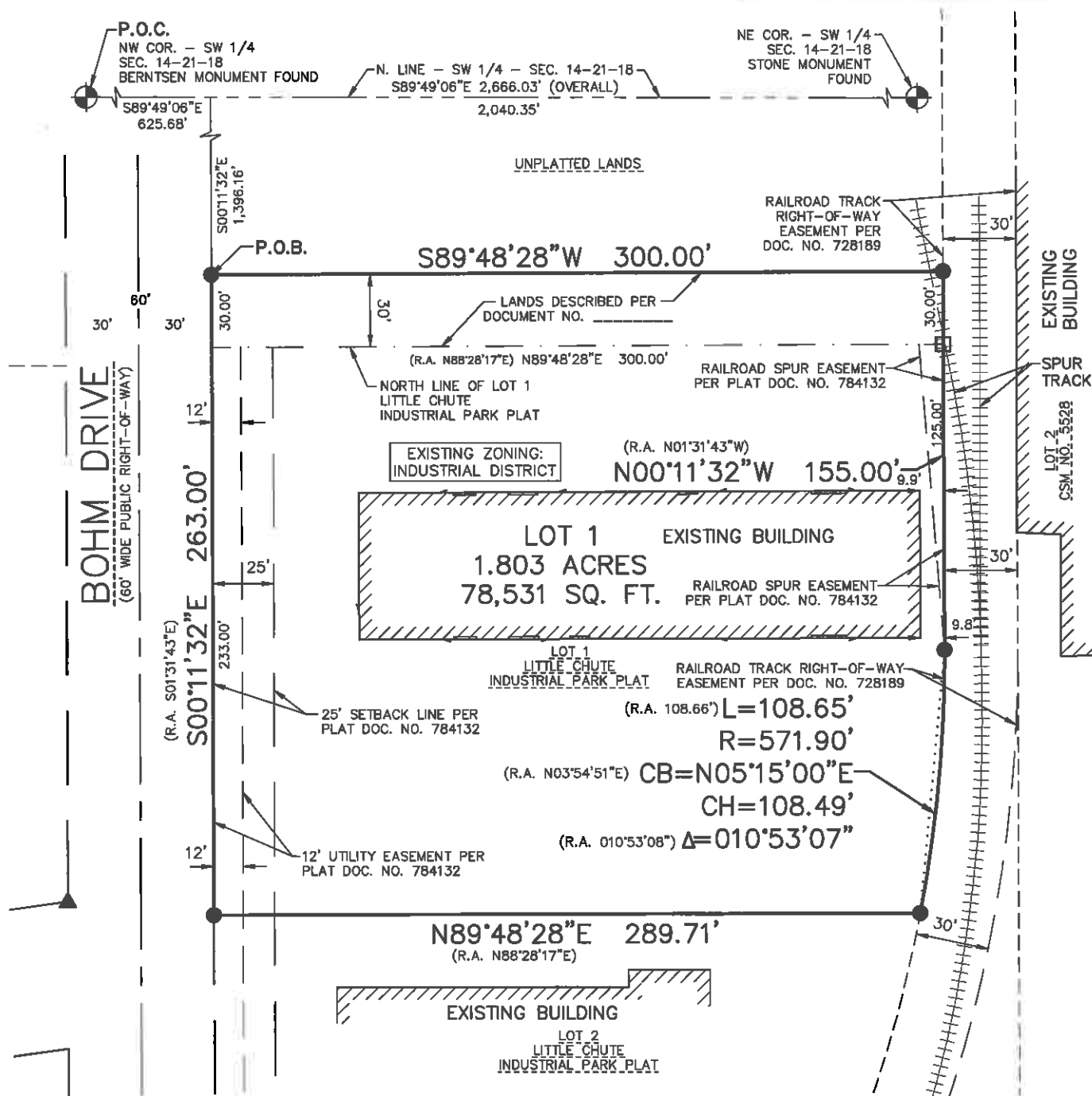
## CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	2939.93	23°51'38"	1224.32	S86°51'05"W	1215.50	N81°13'06"W S74°55'16"W
C2	2939.93	07°52'26"	404.03	N85°09'19"W	403.71	N81°13'06"W N89°05'33"W
C3	2939.93	03°06'52"	159.80	S89°21'42"W	159.78	N89°06'32"W S87°47'36"W
C4	2939.93	12°52'20"	660.49	S81°21'26"W	659.10	S87°47'36"W S74°55'16"W

# CERTIFIED SURVEY MAP NO.

FOR  
SRM LLC

LOT 1, LITTLE CHUTE INDUSTRIAL PARK PLAT & PART OF  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
14, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF  
LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



MAP DATE: NOV. 26, 2018

OWNER:  
SRM LLC  
N2146 ROBE ROAD  
NEW LONDON, WI 54961

SHEET 1 OF 4 SHEETS

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - - 1-1/4" REBAR FOUND
  - ▲ - 1" IRON PIPE FOUND
  - ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY  
COORDINATE SYSTEM, OUTAGAMIE COUNTY. THE NORTH  
LINE OF THE SOUTHWEST QUARTER OF SECTION 14 HAS  
A BEARING OF SOUTH 89°-49'-06" EAST.



**EXCEL**  
ENGINEERING Inc.  
**SURVEYING GROUP**  
PROJECT NO. 1827400

Always a Better Plan  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801



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

**LOT 1, LITTLE CHUTE INDUSTRIAL PARK PLAT & PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of the SRM LLC bounded and described as follows:

Lot 1 of Little Chute Industrial Park Plat, recorded in Cabinet D, Pages 23-24, in the Outagamie County Register of Deeds Office as Document No. 784132 and part of the Southwest 1/4 of the Southwest 1/4, all being located in the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 14; thence South 89°-49'-06" East along the North line of said Southwest 1/4, a distance of 625.68 feet to the East right-of-way line of Bohm Drive; thence South 00°-11'-32" East along said East line, a distance of 1,396.16 feet to the Northwest corner of lands described per Document Number \_\_\_\_\_, said point being the point of beginning; thence continuing South 00°-11'-32" East along said East line, a distance of 263.00 feet to the Southwest corner of said Lot 1; thence North 89°-48'-28" East along the South line of said Lot 1, a distance of 289.71 feet to the Southeast corner of said Lot 1; thence Northeasterly 108.65 feet along an Easterly line of said Lot 1 on a curve to the left having a radius of 571.90 feet, the chord of said curve bears North 05°-15'-00" East, a chord distance of 108.49 feet to an East corner of said Lot 1; thence North 00°-11'-32" West along an East line of Lot 1 and the East line of lands described per Document Number \_\_\_\_\_, a distance of 155.00 feet to the Northeast corner of said described lands; thence South 89°-48'-28" West along the North line of said described lands, a distance of 300.00 feet to the point of beginning and containing 1.803 acres (78,531 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Little Chute in surveying, dividing and mapping the same.

---

Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 1827400

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

LOT 1, LITTLE CHUTE INDUSTRIAL PARK PLAT & PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

SRM LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

SRM LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. Village of Little Chute

WITNESS the hand and seal of said owner on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

SRM LLC

\_\_\_\_\_  
Richard Noffke, Registered Agent

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named Richard Noffke to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_  
My Commission Expires: \_\_\_\_\_

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

LOT 1, LITTLE CHUTE INDUSTRIAL PARK PLAT & PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST,  
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**TREASURER APPROVAL CERTIFICATE**

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

\_\_\_\_\_  
Valerie Clarizio, Village Finance Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Trenten Woelfel, County Treasurer

\_\_\_\_\_  
Date

**VILLAGE BOARD APPROVAL CERTIFICATE**

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Laurie Decker, Village Clerk

\_\_\_\_\_  
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments

Owner of Record:  
SRM LLC

Recording Information:  
Document No. 1732705  
Document No. \_\_\_\_\_

Parcel Number:  
260273900  
\_\_\_\_\_

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

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608  
AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON  
PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF  
NORTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE  
CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

## LEGEND

- = 3/4" X 18" IRON REBAR SET,  
WEIGHING 1.502 LBS. PER  
LIN. FT.
- ▲ = CUT CROSS IN CONCRETE SET
- △ = EXISTING CUT CROSS IN CONCRETE
- = EXISTING 3/4" IRON REBAR

NORTH IS REFERENCED TO THE NORTH LINE  
OF THE NORTHWEST 1/4 OF SECTION 16,  
T21N, R18E, VILLAGE OF LITTLE CHUTE,  
OUTAGAMIE COUNTY, WISCONSIN, WHICH  
BEARS N88°23'39"W PER THE WISCONSIN  
COUNTY COORDINATE SYSTEM (OUTAGAMIE  
COUNTY)

SCALE: 1" = 100'

0 50 100 200

NORTHWEST  
CORNER OF  
SECTION  
16-21-18  
(MAG NAIL)

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16-21-18

NORTH 1/4  
CORNER OF  
SECTION  
16-21-18  
(MAG NAIL)

PARCEL ID:  
260439600

UNPLATTED LANDS  
OWNER: BANK  
OF KAUKAUNA

DOC. NO.  
2132757

UNPLATTED LANDS  
OWNER: BANK  
OF KAUKAUNA

PARCEL ID:  
260439703

TEMPORARY 60' RADIUS  
CUL-DE-SAC PER  
C.S.M. NO. 6608

FULLVIEW DRIVE (66')

S88°23'39"E

N00°35'05"E

PARCEL ID:  
260439600

DOC. NO.  
2132757

LOT 1

109,902 SQ.FT.  
2.5230 ACRES

OWNER: BANK  
OF KAUKAUNA

PARCEL ID:  
260439700

PARCEL ID:  
260439701

20' INGRESS/EGRESS  
EASEMENT AS PER  
C.S.M. 6608

N89°41'09"W

ACCESS RESTRICTED HIGHWAY

I.H. "41" (225' R.O.W. WIDTH)

## NOTES:

- ALL BUILDING SETBACKS AND OTHER LAND  
USE REQUIREMENTS SHOULD BE VERIFIED BY  
THE VILLAGE OF LITTLE CHUTE ZONING  
OFFICE PRIOR TO ANY CONSTRUCTION OR  
OTHER LAND USE ACTIVITY.



*Robert F. Reider 11-30-18*  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1811.5 (RFR) 11-30-2018

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

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF NORTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

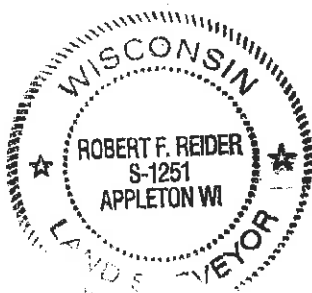
**SURVEYOR'S CERTIFICATE:**

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF NORTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 16; THENCE S88°23'39"E, 736.45 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 16 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF CERTIFIED SURVEY MAP NO. 6608; THENCE S00°35'05"W, 864.06 FEET ALONG SAID EXTENSION AND ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 6608 TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AND THE POINT OF BEGINNING; THENCE S88°23'39"E, 195.24 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE S00°35'05"W, 331.02 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF I.H. "41"; THENCE N89°41'09"W, 328.34 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N00°35'05"E, 338.42 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608; THENCE S88°23'39"E, 133.15 FEET ALONG SAID EXTENSION TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF OUTDOOR LIVING AND LANDSCAPING, ATTN: CHAD SPRANGERS, W4638 C.T.H. "O", APPLETON, WISCONSIN 54913.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



*Robert F. Reider 11-23-18*  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1811.5 (RFR) 11-29-2018

**VILLAGE BOARD APPROVAL:**

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT DATED \_\_\_\_\_ CLERK DATED \_\_\_\_\_

**TREASURER'S CERTIFICATE:**

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

\_\_\_\_\_  
VILLAGE TREASURER DATED \_\_\_\_\_ COUNTY TREASURER DATED \_\_\_\_\_

**CERTIFIED SURVEY MAP NO.**

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6608 AS RECORDED IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGE 6608 AS DOCUMENT NUMBER 1979246 AND PART OF NORTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**NOTES:**

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): BANK OF KAUKAUNA.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.S: 260 439700 & PART OF 260 439600.
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 2132757.

**OWNER'S CERTIFICATE:**

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF LITTLE CHUTE.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: BANK OF KAUKAUNA

\_\_\_\_\_  
JOHN BROGAN, PRESIDENT

STATE OF WISCONSIN)

)SS

COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ 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

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



*Robert F. Reider* 11-29-18  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1811.5 (RFR) 11-29-2018

Certified Survey Map No. \_\_\_\_\_

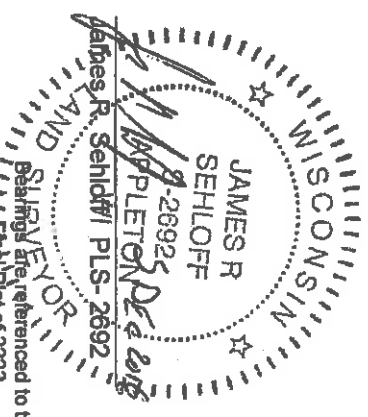
All of Lot 2 CSM 7600 and unplatted lands all being part of the Northeast 1/4 of the Northeast 1/4 and part of Northwest 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Bearings are referenced to the East line of the Northeast 1/4, Section 30, T20N, R17E, assumed to bear N00°03'40"W, base on the Outagamie County Coordinate System.



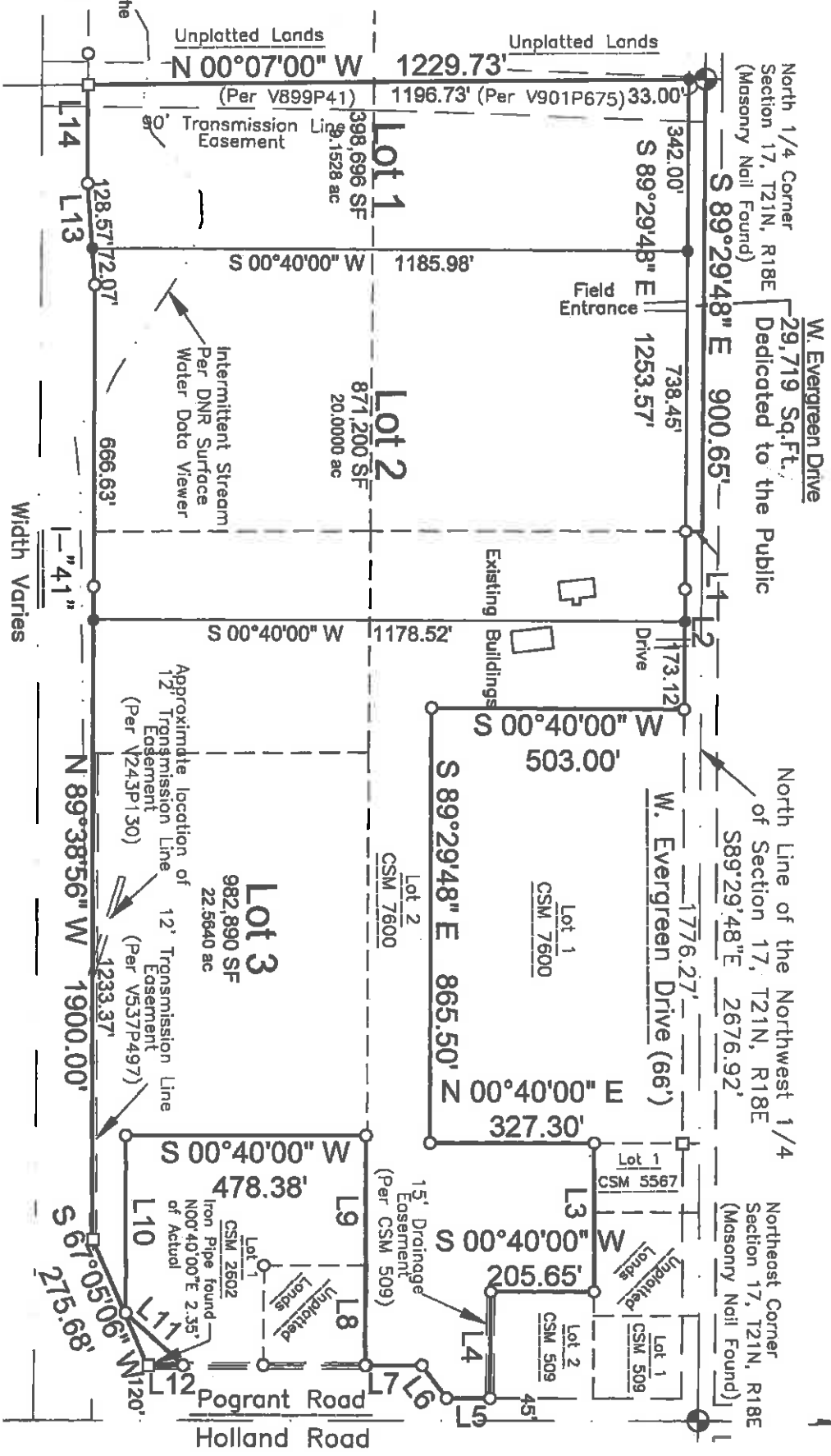
LEGEND

- 3/4" x 18" Steel Rebar @ 1,500lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊙ Government Corner
- ( ) Recorded As



DaveL Engineering & Environmental, Inc.  
Civil Engineers and Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin

Ph. 920-891-1868, Fax 820-830-9595





Certified Survey Map No. \_\_\_\_\_

All of Lot 2 CSM 7600 and unplatted lands all being part of the Northeast 1/4 of the Northeast 1/4 and part of Northwest 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Little Chute, under the direction of PBJ Holdings, LLC, The Griffin Company of Little Chute, Inc. and David A. Wittmann the property owners, of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2 CSM 7600 and unplatted lands all being part of the Northeast 1/4 of the Northeast 1/4 and part of Northwest 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin, containing 2,282,505 Square Feet (52.3991 Acres) of land described as follows:

Beginning at the North 1/4 corner of Section 17; thence, along the North line of the Northeast 1/4 of said Section 17, S89°29'48"E, 900.65 feet to the Northwest corner of CSM 7600; thence, along the West line of said CSM 7600, S00°26'01"W, 33.00 feet to the South right of way line of W. Evergreen Drive, as dedicated on said CSM 7600; thence, along said South right of way line, S89°28'48"E, 353.24 feet to the Northwest corner of Lot 1 of said CSM 7600; thence, along West line of said Lot 1, S00°40'00"W, 503.00 feet, to the Southwest corner of said Lot 1; thence, along the South line of said Lot 1, S89°29'48"E, 865.50 feet, to the Southeast Corner of said Lot 1; thence, along the East line of said Lot 1, N00°40'00"E, 327.30 feet to the South line of Lot 1 CSM 5567; thence along said South line and the extension thereof, S89°29'48"E, 300.58 feet to the West line of Lot 2, CSM 509; thence, along said West line, S00°40'00"W, 205.65 feet to the Southwest corner of said Lot 2, S89°29'48"E, 211.82 feet to the West right of way line of Holland Road; thence, along said West right of way line, S00°40'00"W, 86.32 feet; to the Westerly right of way line of Pogrant Road; thence, along said Westerly right of way line, S53°05'54"W, 82.01 feet; thence, continuing along said Westerly right of way line, S00°40'00"W, 113.68 feet; thence N89°35'00"W 200.39 feet to the North line of Lot 1 CSM 2602; thence, along said North line, N89°27'22"W 261.83 feet to the Northwest corner of said Lot 1; thence along the West line of said Lot 1, S00°40'00"W, 478.38 feet to the Southwest corner of said Lot 1; thence, along the South line of Said Lot 1, S89°38'50"E, 357.64 feet; thence, continuing along said South line N42°50'44"E, 155.76 feet to said Westerly right of way line of Pogrant Road, S00°40'00"W, 72.09 feet to the South right of way line of US Highway 41; thence along said South right of way line, S67°05'06"W, 275.68 feet; thence continuing along said South right of way line, N89°38'56"W 1900.00 feet; thence, continuing along said South right of way line, S85°58'22"W 200.65 feet; thence, continuing along said South right of way line, N89°38'56"W, 197.50 feet to the West line of said Northeast 1/4 of Section 17; thence, along said West line, N00°07'00"W, 1229.73 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 20 day of December, 2018.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



LINE TABLE		
Line	Bearing	Length
L1	S 00°26'01" W	33.00'
L2	S 89°29'48" E	353.24'
L3	S 89°29'48" E	300.58'
L4	S 89°29'48" E	211.82'
L5	S 00°40'00" W	86.32'
L6	S 53°05'54" W	82.01'
L7	S 00°40'00" W	113.68'

LINE TABLE		
Line	Bearing	Length
L8	N 89°35'00" W	200.39'
L9	N 89°27'22" W	261.83'
L10	S 89°38'50" E	357.64'
L11	N 42°50'44" E	155.76'
L12	S 00°40'00" W	72.09'
L13	S 85°58'22" W	200.65'
L14	N 89°38'56" W	197.50'

File: 5570CSM.dwg  
Date: 12/05/2018  
Drafted By: jim  
Sheet: 2 of 5

**Certified Survey Map No.** \_\_\_\_\_

**All of Lot 2 CSM 7600 and unplatted lands all being part of the Northeast 1/4 of the Northeast 1/4 and part of Northwest 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.**

### Owner's Certificate of Dedication

PBJ Holdings, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

In the presence of: PBJ Holdings, LLC

## Managing Member

Date \_\_\_\_\_

State of Wisconsin )  
 )SS  
\_\_\_\_\_) County)

Personally came before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_, My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

## Owners' Certificate

As the property owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

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

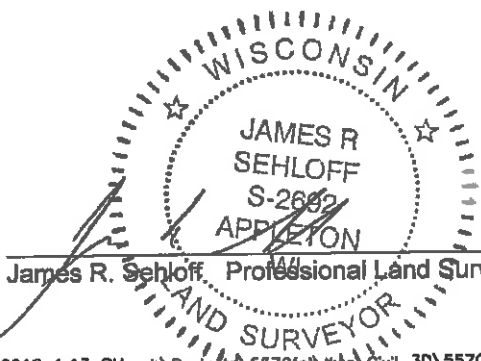
**David A. Wittmann, Owner**

State of Wisconsin )  
 )SS  
 \_\_\_\_\_ County)

Personally came before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, Wisconsin

My Commission Expires \_\_\_\_\_



5 DEC 2018

James R. Schloff, Professional Land Surveyor No. S-2692 Date

**Certified Survey Map No.** \_\_\_\_\_

All of Lot 2 CSM 7600 and unplatted lands all being part of the Northeast 1/4 of the Northeast 1/4 and part of Northwest 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

### Corporate Owner's Certificate

The Griffin Company of Little Chute, Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

IN WITNESS WHEREOF, the said The Griffin Company of Little Chute, Inc., has caused these presents to be signed by its authorized representatives, located at, \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

In the Presence of: **The Griffin Company of Little Chute, Inc.**

## Sign

Print name

Title

State of Wisconsin )  
 )ss  
 \_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

**Notary Public, Wisconsin**

**My commission expires:** \_\_\_\_\_

## Treasurers' Certificate

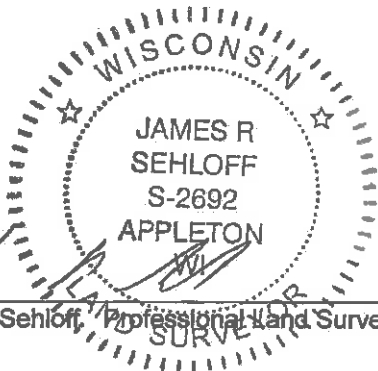
We, being the duly elected, qualified and acting Treasurers' of the Village of Little Chute and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

### Village Treasurer

Date \_\_\_\_\_

**County Treasurer**

Date \_\_\_\_\_



James R. Sehloff, Professional Land Surveyor No. S-2692 Date

File: 5570CSM.dwg  
Date: 12/05/2018  
Drafted By: jim  
Sheet: 4 of 5

Certified Survey Map No. \_\_\_\_\_

All of Lot 2 CSM 7600 and unplatted lands all being part of the Northeast 1/4 of the Northeast 1/4 and part of Northwest 1/4 of the Northeast 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin.

Village Board Approval

This certified survey map in the Village of Little Chute, Outagamie County, PBJ Holdings, LLC, The Griffin Company of Little Chute, Inc. and David A. Wittmann the property owners, is hereby approved by the Village

Board of the Village of Little Chute on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Village Clerk

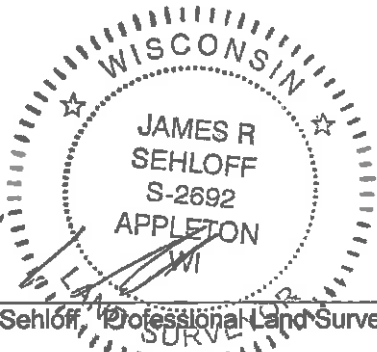
\_\_\_\_\_  
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:  
PBJ Holdings, LLC  
The Griffin Company of Little Chute, Inc  
David A. Wittmann

Recording Information:  
Doc 1866677

Parcel Number(s):  
260440100  
260439900  
260440200  
260440101  
260440201



5 DEC 2018

James R. Sehloff, Professional Land Surveyor No. S-2692 Date

# LITTLE CHUTE DESIGN MANUAL

## The Vision for Little Chute

Creating and retaining the vision of a heritage destination will become a critical challenge of Village of Little Chute government as the Village will become a tourist destination after the authentic, full-scale, working windmill is built in 2010. Working with developers to form new ideas in commercial and housing developments to achieve the character and identity of an established Old World European community while meeting business needs is often a delicate balance. It is the desire of this community to remain strong in its vision by retaining its long term integrity through the reflection of the buildings and signage in our community.

With the following design parameters, the Village of Little Chute hopes to lay the groundwork necessary for you to become a working part of our community. Old World European architecture, colors and key building elements will be explained to help you make an informed decision about building anew or updating an existing business or sign in Little Chute.



## Purpose

The purpose of this manual is to preserve, create, and promote the unique charm, atmosphere, quaint, and romantic character, natural beauty and historical aspects of the community.

This design review shall relate to the proposed appearance, colors, texture, materials and architectural design of the exterior, including the front, sides, rear and roof of the proposed building as well as any signs, graphics, visual display, outdoor furniture or fixtures. Any new construction, additions, alterations, modifications or repairs to commercial structures or signs in the Central Business District are to be reviewed by the Design Review Board (DRB).

## Respecting Community Character While Accommodating New Development

The Village of Little Chute encourages new development and stands ready to assist developers and businesses in complying with the Design Review District Old World European Architecture requirements. While the Village recognizes certain businesses have "typical designs" for their establishments in other communities, we hope you also recognize Little Chute is a unique community with pride in its heritage and high quality of life. The Village of Little Chute appreciates you choosing to conduct business here and we trust following this Design Review Manual will enhance your business and our community. We will put forth every effort to facilitate this design review process.

## **The Design Review Process**

There are other communities in the United States that employ a design process. Often these communities, like Little Chute, place a high value on community character, aesthetics, tourism and/or overall quality of life.

The Village stands ready to assist residents, businesses and developers with prompt review of all design permit applications. Applicants submitting a site plan in a design review district for a new development can submit their Old World European Architecture plan concurrent or prior to village staff review of the site plan.

The nature of a design review is somewhat similar to a design workshop. This manual is intended to assist both the applicant and the Design Review Board in defining Old World European Architectural Elements during the design review process.

The DRB may involve one or more meetings as necessary to finalize an approved design.

## **Areas for Design Review Manual Usage**

The Design Review Board will review all proposed plans for building permits involving commercial structures in the Central Business District (CB Zoning District). In addition this manual will apply to those commercial projects outside the Central Business District that have applied for Building Improvement Fund (BIF) funding. All other projects in the Village will receive this manual as an information and guidance tool and will be requested to use ideas from this manual in their construction.

Any alteration, modification or repairs to commercial structures in the Downtown are to be reviewed by the Design Review Board. Such alterations include, but are not limited to, repainting, facade modifications, signs, additions, and any new construction.

This manual is meant to be used in conjunction with regulations of the Little Chute Zoning Ordinance. Please also refer to the CB District regulations as these zoning regulations shall apply in conjunction with plan review.

## **Design Review Board (DRB)**

The Village hereby establishes a Design Review Board comprised of seven (7) members. Members shall be appointed to three (3) year terms by the Village Board. Membership shall include the Village Administrator or his/her designee as chairperson, one Village Board Trustee or his/her designee, and five (5) residents with two (2) or more citizen members being business operators. Preference shall be given to those persons having knowledge or experience in design or building methods. Preference of citizen members should be made for owners of businesses within the Village. The duties of the Design Review Board shall be to review plans to assure compliance with this Design Review Manual.

## **Appeals and or variances**

Plan Commission duties shall be to hear and decide appeals of decisions of the Design Review Board.

Variances from the regulations within this Manual or appeals of the determination of the Plan Commission shall be made to the Village of Little Chute Board of Appeals. All appeals or requests for variance shall be made under the procedures as regulated by Chapter 44 of the Village Code of Ordinances.

## **Amendments**

Amendments to this manual shall be made by a majority vote of the Village Board of Trustees upon recommendation by the Design Review Board and the Plan commission.

## **Typical Old World European Commercial Building Elements**

The elements listed below are representative of typical Old World European architectural elements. The following are desired elements under this design manual. Other architectural elements may be allowed upon approval of the DRB. Red brick and gables are two of the most common elements.

- Red colored brick
- Other brick colors as approved
- Stone
- Stucco
- Gables
- Tile roof
- Architectural Plane Changes
- Different bonds of masonry - English, Flemish, and Running bonds
- Mixture of brick and concrete accents
- Geometric decorations
- Keystones
- Paned windows with sashes and mullions

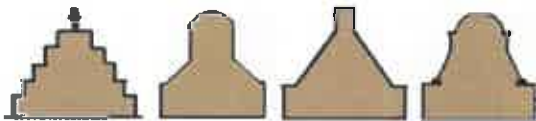
Bay windows  
 Arched windows  
 Fascia  
 Cupola  
 Dormers  
 Faux shutters  
 Faux doors with strap hinges  
 Hip roof treatments  
 Dutch arch  
 Lanterns/Faux Lanterns  
 Window (flower) boxes  
 Building ties  
 Pressed tin is a Little Chute element  
 Standing Seam Metal Roofing

## Architectural Facades, Exterior Walls and Elevations

Red brick is the desired principle exterior wall material. Other brick colors, Stone, Stucco-like material, faux brick and stone panels with prior review and approval, and wood are acceptable. Vinyl, aluminum, split-face block, plain block, exposed concrete, corrugated metal or metal sandwich panels, plywood or T-111 type siding materials are not allowed. Wall materials selected by owner shall be approved by the DRB.

Building facades of all buildings shall be consistent with the character, massing, volume, and materials of the building typology. Variety in building massing is encouraged.

Gables are a desirable Old World European architectural element in Little Chute. Variety in gable design is encouraged. Typical gable (outline) designs are provided below:



Stepped Gable, Beak Gable, Neck Gable, Bell Gable

Roof styles and pitches for commercial buildings shall be in a manner consistent with the building typology. Flat roofs or low pitch roofs are generally discouraged. Tile roofs are encouraged. Typical roof pitches and designs are provided below:

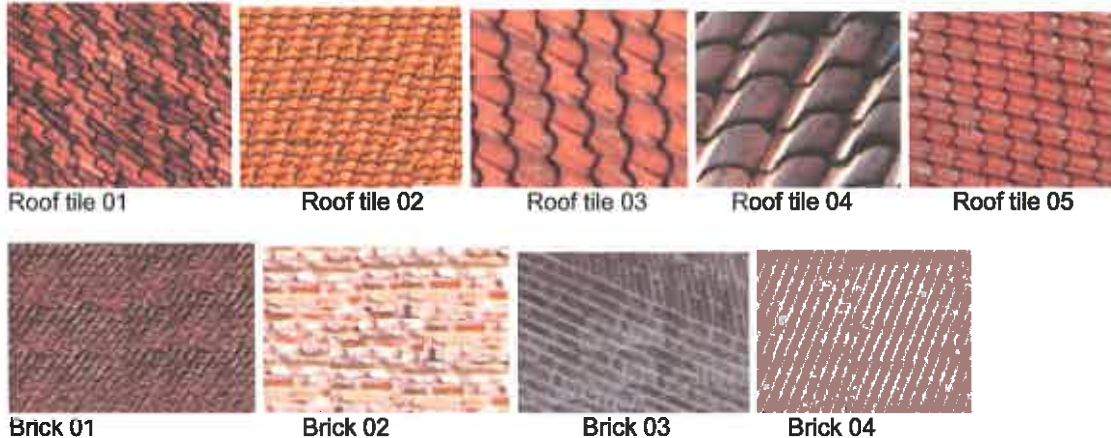


Gambrel Roof, Saddle Roof, Hip Roof





## Roof Tiles and Brick Palette



The following palette selections for roofs and bricks are recommended for all commercial developments in the Central Business District: Roof Tile 01, Roof Tile 04, Brick 01, Brick 04

\*Other roof or exterior materials may be approved, provided they are in keeping with Old World European architectural design.

### Combinations - Examples



## Attention to Detail

Generally there is great attention to detail placed on Old World European architecture, whether in Little Chute or in Europe.

## Variety in Design

Variety in architectural design, including building floor plan, ornamentation and colors is strongly encouraged.

## Architectural Colors

The most delicate feature of Old World European Architecture expression is color. Colors shall be chosen from the Old World European Color Palette. The color of roofing and siding materials is extremely important. Selection shall be made from a limited palette as described in the Old World European Color Palette. Both initial and weathered color characteristics should be considered when selecting specific colors. Other color selections or building material selections may only be used upon approval of the Design Review Board. All specific colors, both before initial construction and subsequent repainting are subject to DRB approval.

## Facade Scale

Commercial developments with facades over 100 feet in linear length shall incorporate wall projections or recesses a minimum of 3 feet in depth with a minimum of 20 contiguous feet within each 100 feet of facade length. These recesses or wall projections shall extend over at least 20 percent of the facade. Further, developments shall use Old World European architectural element features along at least 60 percent of the facade.

## Intent of Design Parameters

The intent of these design parameters is to reduce the massive scale and uniform, boxy appearances associated with larger commercial buildings. The unique, quaint community character of Little Chute should and can be respected through context and scale sensitive design.



### **Design Parameters for Large Commercial Buildings**

The Village recognizes newer commercial buildings present design challenges compared to the smaller, quaint design of Old World European architecture in the historic downtown. However, it is the intent of the Village Board to foster high quality design on a uniform basis village wide.

The Village suggests that larger commercial buildings on the newer periphery areas have numerous options within the framework of these commercial design parameters to provide a unique facade appearance and even provide an effect which breaks up the large, "big box" appearance. Providing faux shutters and faux doors, for example, can give the effect of multiple or varied facades even though only one business structure may be present. Gable features and changes in the architectural planes can also be incorporated in the design of larger commercial structures to offset otherwise relatively monotonous, big box appearance. Specific requirements and design parameters for larger commercial buildings are listed below.

## **Element Features for all projects**

Element features include major element features and minor element features. A major element feature is defined as a structural compositional element which changes the outline, roof, superstructure or overall design of the building. A minor element feature is defined as an ornamentation or architectural attachment feature which adds additional character through embellishment, highlighting or otherwise furthering the established style of the building defined by the major element feature(s).

### ***Major Architectural Elements:***

#### ***Roofs:***

Variations in roof lines are encouraged. Roof lines should be varied with a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Tile roofs are most desirable.

Gables (Stepped, Beak, Neck, and Bell) as an Old World European architectural element are strongly encouraged.

Roof Types (Saddle Roof, Hipped Roof, Gambrel Roof)

#### ***Major Materials:***

Brick  
Stucco  
Mixture of Brick with minor Concrete Elements  
Tile

#### ***Minor Elements:***

Faux shutters  
Faux doors  
Cupola  
Different bonds of masonry  
Geometric decorations  
Keystones  
Paned windows  
Bay windows  
Fascia  
Hip treatments  
Dutch arch  
Dormers

## **Color, Texture, Material Variation**

Building facades should include variation in colors, texture and material such that intervals of repetition generally do not exceed thirty (30) feet, either horizontally or vertically. At least one of the following elements must repeat horizontally:

Change in color  
Change in texture  
Change in material module  
Change in architectural plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib



## Signage Design Parameters

Context sensitive signage design is strongly encouraged in Little Chute. This Manual requires the DRB to review sign permits within the Central Business District and while not required is suggested throughout the Village. The DRB shall consider such aspects of signage design as general design, arrangement, texture, materials, colors, lighting, placement, and professionalism. Further, the Village Code requires review of all proposed signs with respect to appropriateness of sign in relation to other signs and other structures on the premises and in the nearby area.



### Intent

The intent of the Village Code signage regulations and these design parameters are to foster a high quality of life and preserve and promote the community character of Little Chute through context sensitive signage design. The CB District is the quaint heart of Little Chute, and the signage in this district reflects the European village character, which contributes to tourism and the overall quality of life in the community.

It is especially important that signage design in Downtown Little Chute be context sensitive and professionally executed. *Signs will be reviewed in the context of the overall design and the Old World European architecture of the buildings especially the size and scale of signs. (For examples look to pages 5 and 7 of this manual).* As of the adoption of this manual, pole mounted signs are discouraged. Primary sign types allowed in the downtown shall include; wall signs, ground placed monument signs and European shingle signs. Plastic signs are discouraged. If plastic is used, glossy sheen or rectangular cabinet plastic signs are to be avoided.

## Colors

Signage colors should be chosen from the Old World European Color Palette. Other colors may be approved by the DRB. The use of blues, earth tones or white colors for signs is common, but color selection should always be context sensitive. Bright or glossy colors are to be avoided.

## Signs Expressly Prohibited by Code

The purpose of prohibiting certain signs in Downtown Little Chute is to preserve the quaint character and heritage of the community and related tourism industry, protect the public safety of motorists and pedestrians, foster context sensitive signage design, and to minimize the negative visual impacts of signage on adjacent uses.

Externally mounted Neon or similar tube type is prohibited in the CB District.

Internally lit signs are discouraged in the CB District.

Freestanding Elevated (Pole) signs are discouraged in the CB District.

Electronically or mechanically moving signs are prohibited in the CB District.

Open light bulbs, flashing, blinking or rotating lights are prohibited Village wide.

On site portable signs are prohibited in the CB District.

Any signs which are not specifically listed in the Zoning Code are not permitted.

The sign regulations of the Little Chute Zoning Ordinance contain additional provisions not listed in this manual. Please contact the Community Development Director for further information and for sign permit application forms.

## Exceptions to Signs Expressly Prohibited by Code

"Electronic Message Signs which were in place at the time of adoption of these regulations may be replaced with prior approval of the Design review Board subject to maximum dimensions of 48" x 60"

## Advertisements in the Public Right-of-Way

Banners or Signs including "sandwich boards" in the public right-of-way require Village Board approval. The Village Board shall consider vehicle and pedestrian safety, size, number, location, colors, materials, themes, special event and seasonal design factors when reviewing sign permits for signs in the public right-of-way. An annual application, review, approval and sign permit is required.

## Outdoor Fixtures

Outdoor fixtures, including seating fixtures, awnings, tables, lighting, fencing, landscaping, and landscaping containers and other fixtures are subject to review and approval in the CB District. Context sensitive design with respect to the general location and adjacent building architecture should be kept in mind when considering outdoor fixtures. Glossy, bright colored or plastic appearance fixtures should generally be avoided.

## Required Design Permit Supporting Materials

Color facade drawings for every side of the building or black and white drawing with colors indicated in text are required along with color swatches/color chips, sample of materials (type of brick, type of shingles, etc.) for new construction. Scale drawings including site plans and elevations shall be included when applying for building and sign permits.

## **Pre-application Meetings Are Encouraged**

The Village encourages pre-application meetings with prospective design review applicants. Such meetings may reduce the time for formal design review and may help identify key design issues early in the process. Ask the Community Development Director to arrange for this meeting. Typically, one or more members of the DRB will be available.

## **Design Review Checklist**

### **Building Design**

- ☐ Accurate, detailed scale drawings and elevations illustrating the proposed construction or alteration.
- ☐ Accurate, detailed drawings or photographs showing existing conditions of the building.
- ☐ Accurate detailed scale drawings of site plan (where site plan submittal required).
- ☐ Samples, specifications, photos of all materials i.e. [door cut sheets, window/grille specs, siding, handrails, fencing, brick, etc.]
- ☐ Accurate and sufficient samples of paint chips for primary and trim colors.
- ☐ Manufacturer's cut sheet or specifications and locations for all HVAC units and other infrastructure (where such infrastructure will be located outside the building).
- ☐ Sample and/or specifications of roofing material.
- ☐ Narrative explaining the scope of work proposed.
- ☐ Additional drawing(s) or sections of details for trim and finish work

### **Signs**

- ☐ Accurate, scaled color rendering of proposed sign, or photograph if already existing.
- ☐ Material specifications; accurate and sufficient samples of each proposed color.
- ☐ Photograph or accurate scale drawing of building elevation showing proposed location(s) of wall signage, window signs, European shingle signs and other attached signage.
- ☐ Photograph or accurate scale drawing of site plan showing proposed location of freestanding sign.
- ☐ Type & location of all lighting fixtures.
- ☐ Name, address, phone, and email of your professional signage maker.

### **Outdoor Fixtures**

- ☐ Accurate, detailed scale drawing of fences, screening, benches, seating, tables, architectural ornamentation or other outdoor fixtures.
- ☐ Manufacturer's cut sheets for all outdoor fixture(s) and/or pole(s); specify colors.

### **Lighting**

- ☐ Show numbers & locations of proposed lights on a site plan.
- ☐ Specify types of bulbs and size/intensity for each type of fixture.
- ☐ Accurate, scale drawings or photographs of building elevations for wall mounted lights.

### **Awnings/Canopies**

- ☐ Photo or brochure showing proposed design.
- ☐ Color sample or swatch of proposed material.
- ☐ Photograph or accurate scale drawing of building, showing where awning is to be installed.
- ☐ State text on awning with size, font, and color (if applicable).

## **Old World European Architectural Element Glossary**

**Bay Window:** A large window that projects from the outer wall of a building.

**Building Tie:** A diamond or rectangular shaped element which is usually black metal in appearance and is the exposed end of a tie rod or horizontal building support. Building ties can also be vertical or other shapes.

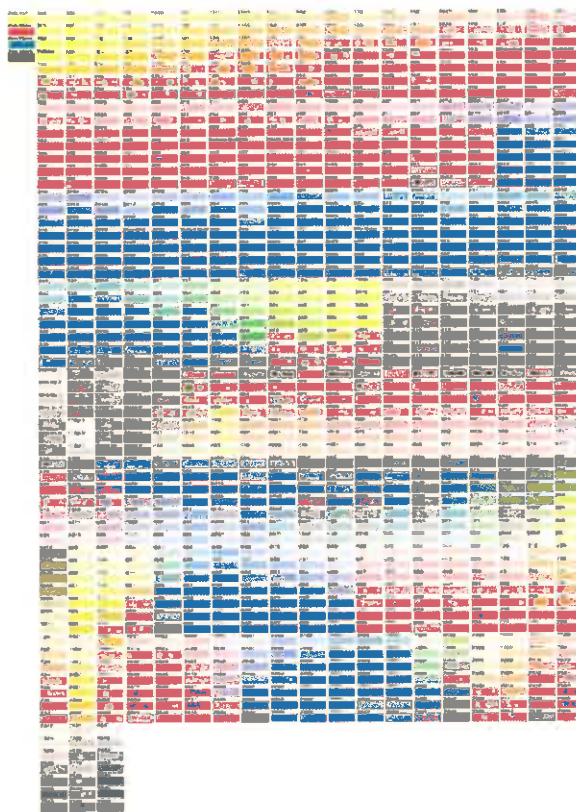
**Color Palette:** The Old World European Color Palette is an approved target guide of colors that are in keeping with the character of the community. Other colors may be used if approved by the Design Review Board. Rather than use specific brands or paint swatches, the Old World European Color Palette uses the Pantone Matching System (PMS), which is a universal paint system. Architects, manufacturers, sign contractors, and paint stores generally are familiar with or can match

**PMS colors.** Any and all proposed application of approved colors, whether main body or trim, is subject to review as is the overall context of the building and the location. Also, please consider the finish of the proposed paint (gloss, satin, flat, etc.). Glossy finish paints generally should be avoided. The Color Palette will be available for loaning out at the Community Development Department.

#### Index of accepted Pantone Colors

<b>Reds</b>	<b>Yellows</b>			<b>Blues</b>	<b>Blues</b>	<b>Blues</b>	<b>Browns</b>	<b>Trim colors</b>
1797C	7401U	555C	578U	5463C	307U	657U	4625U	871U
1807C	7402U	347C	579U	5473C	308U	658U	4695C	872U
485C	7403U	348C	580U	5483C	309U	659U	462C	873U
201C	7404U	349C		5493C	3105U	660U	463C	874U
202C	7405U	350C	<b>Blues</b>	5503C	3115U	661U	4625C	875U
1795C	7406U	371C	7474U	5513C	3125U	662U	4635C	876U
7420C	7407U	621C	7475U	5523C	3145U		4645C	877U
186C	7499U	622C	7476U	642C	3155U		4655C	
187C	7506C	623C	7477U	643C	3165U	2665U	4665C	<b>Greys</b>
188C	7508C	624C	7474C	644C	539U	2685U	4675C	Cool grey 1U
	7411C	625C	7475C	645C	540U	2695U	4685C	Cool grey 2U
<b>Orange</b>	141C	626C	7476C	646C	541U	2735U	726C	Cool grey 3U
173C	1205C	627C	7477C	647C	542U	2745U	727C	Cool grey 4U
174C	1215C	5605C	327U	648C	543U	2755U	728C	Cool grey 5U
175C		5615C	328U	649C	544U	2765U	729C	Cool grey 6U
158C		5625C	329U	650C	545U	663U	730C	Cool grey 7U
159C		5635C	330U	651C	5463U	664U	731C	Cool grey 8U
160C		5645C	539C	652C	5473U	665U	732C	Cool grey 9U
158U		5655C	540C	653C	5483U	666U	719U	Cool grey 10U
159U		5665C	541C	654C	5493U	667U	720U	Cool grey 11U
160U		448C	542C	655C	5503U	668U	721U	420C
		449C	543C	283U	5513U	669U	722U	421C
		450C	544C	284U	5523U	256U	723U	422C
		451C	545C	285U	628U	257U	724U	423C
		452C	5395C	286U	629U	258U	725U	424C
		453C	5405C	287U	630U	259U	425C	
		454C	5415C	288U	631U	260U	426C	
		5743C	5425C	289U	632U	261U		
		5753C	5435C	290U	633U	262U		
		5763C	5445C	291U	634U	7443C		
		5773C	5455C	292U	642U	7444C		
		5783C	546C	293U	643U	7445C		
		5793C	547C	294U	644U	7446C		
		5803C	548C	295U	645U	7447C		
		574U	549C	296U	646U	7448C		
		575U	550C	304U	647U	7449C		
		576U	551C	305U	648U			





**EXAMPLE PANTONE COLOR CHART** (Not all colors are allowed)

**Cupola:** A small, domed roof element.

**Dormer:** A window set vertically in a small gable projecting from a sloping roof.

**Dutch Arch:** An arch feature located above a window.

**Fascia:** A flat horizontal band located between architectural moldings.

**Gable:** The wall section at the ends of a sloping roof bounded by the two roof slopes and the ridgepole location. Typical gable types in the Netherlands include the beak, bell, neck and stepped gables.

**Keystone:** The centrally located wedge-shaped stone of an arch that locks the arch together.

**Lantern/Faux Lantern:** An Old World looking light fixture which may or may not actually be functional as a source of illumination.

**Mullions:** A vertical line or strip separating windowpanes.

**Ridgepole:** The horizontal beam at the ridge of a roof to which the rafters are attached.

**Sash Window:** A sliding section of window or window frame with multiple glass panes.

**Shutters, Faux:** Architectural elements which appear to be hinged covers or screening devices for windows but which are decorative and permanently attached to a wall.

**Shutters:** Hinged covers or screening devices for windows which can be used to block or close windows.

**Stucco:** A durable, fine finish for exterior walls usually consisting of cement, sand and lime.

**Window (Flower) Box:** A long, narrow box containing flowers located at the windowsill.



BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.





# "LITTLE CHUTE NORTH ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN,

## SURVEYOR'S CERTIFICATE:

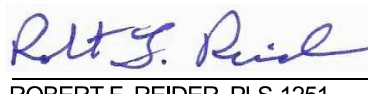
I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR NO. 1251, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED "LITTLE CHUTE NORTH ESTATES", LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWN 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF DELLA MARCUS ESTATES CORPORATION AND THE VILLAGE OF LITTLE CHUTE, OWNERS OF SAID LAND, CONTAINING [38.6759] ACRES OF LAND MORE OR LESS AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, THENCE N00°11'16"E, 1316.11 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, THENCE S89°48'44"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF C.T.H. 'N' AND THE POINT OF BEGINNING; THENCE N00°11'16"E, 277.24 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N04°00'07"E, 150.33 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N03°37'34"W, 83.02 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE S89°48'36"E, 145.93 FEET ALONG SAID NORTH LINE; THENCE S47°50'04"E, 205.00 FEET ALONG SAID NORTH LINE; THENCE N42°42'50"E, 245.00 FEET ALONG SAID NORTH LINE; THENCE S89°49'07"E, 1305.41 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE N00°10'53"E, 730.00 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF HICKORY DRIVE; THENCE S89°49'07"E, 360.51 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE S00°07'55"E, 1050.93 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2; THENCE N89°52'05"E, 407.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF BUCHANAN ROAD; THENCE S00°07'55"E, 379.76 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N89°42'24"W, 493.24 FEET; THENCE S00°17'36"W, 170.28 FEET; THENCE N89°42'24"W, 234.91 FEET; THENCE N43°55'04"W, 375.20 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE N89°42'24"W, 343.52 FEET ALONG SAID SOUTH LINE; THENCE N00°00'11"W, 1.11 FEET ALONG SAID SOUTH LINE; THENCE N89°54'11"W, 325.21 FEET ALONG SAID SOUTH LINE; THENCE N89°42'24"W, 941.23 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF LITTLE CHUTE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 29 DAY OF NOVEMBER, 2018,  ROBERT F. REIDER, PLS-1251



## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

DELLA MARCUS CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

DELLA MARCUS CORPORATION, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION  
VILLAGE OF LITTLE CHUTE

IN WITNESS WHEREOF, THE SAID DELLA MARCUS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH M. GONNERING, ITS PRESIDENT AND COUNTERSIGNED BY CINDY A. GONNERING, ITS SECRETARY, AT LITTLE CHUTE, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS DAY OF , 20 .

IN THE PRESENCE OF:

DELLA MARCUS CORPORATION

SIGNED:   
 KEITH M. GONNERING, PRESIDENT

COUNTERSIGNED:   
 CINDY A. GONNERING, SECRETARY

STATE OF WISCONSIN)   
 )SS   
 OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 , PRESIDENT, AND SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC:   
 OUTAGAMIE COUNTY, WI.   
 MY COMMISSION EXPIRES:

## CONSENT OF CORPORATE MORTGAGEE:

NICOLET NATIONAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DELLA MARCUS CORPORATION, OWNER.

IN WITNESS WHEREOF, THE SAID NICOLET NATION BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN PASCHEN, ITS VICE-PRESIDENT OF COMMERCIAL BANKING, AND COUNTERSIGNED BY BRIAN HADDOCK, ITS VICE-PRESIDENT OF COMMERCIAL BANKING, AT NEENAH, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS DAY OF , 20 .

IN THE PRESENCE OF:

SIGNED:   
 VICE-PRESIDENT OF COMMERCIAL BANKING

COUNTERSIGNED:   
 VICE-PRESIDENT OF COMMERCIAL BANKING

STATE OF WISCONSIN)   
 )SS   
 WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 , VICE-PRESIDENTS OF COMMERCIAL BANKING OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE-PRESIDENTS OF COMMERCIAL BANKING OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC:   
 WINNEBAGO COUNTY, WI.   
 MY COMMISSION EXPIRES:

## MUNICIPAL OWNER'S CERTIFICATE OF DEDICATION:

THE VILLAGE OF LITTLE CHUTE, A VILLAGE DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID VILLAGE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

THE VILLAGE OF LITTLE CHUTE, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION  
VILLAGE OF LITTLE CHUTE

IN WITNESS WHEREOF, THE SAID VILLAGE OF LITTLE CHUTE HAS CAUSED THESE PRESENTS TO BE SIGNED BY MIKE VANDENBERG, ITS PRESIDENT AND COUNTERSIGNED BY LAURIE DECKER, ITS CLERK, AT LITTLE CHUTE, WISCONSIN, ON THIS DAY OF , 20 .

IN THE PRESENCE OF:

VILLAGE OF LITTLE CHUTE

SIGNED:   
 MIKE VANDENBERG, VILLAGE PRESIDENT

COUNTERSIGNED:   
 LAURIE DECKER, VILLAGE CLERK

STATE OF WISCONSIN)   
 )SS   
 OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 , PRESIDENT, AND CLERK OF THE ABOVE NAMED VILLAGE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND CLERK OF SAID VILLAGE, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID VILLAGE, BY ITS AUTHORITY.

NOTARY PUBLIC:   
 OUTAGAMIE COUNTY, WI.   
 MY COMMISSION EXPIRES:

## CERTIFICATE OF VILLAGE FINANCE DIRECTOR:

STATE OF WISCONSIN)   
 )SS   
 OUTAGAMIE COUNTY)

I, VALERIE CLARIZIO, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE FINANCE DIRECTOR OF THE VILLAGE OF LITTLE CHUTE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ON ANY OF THE LAND INCLUDED IN THE PLAT OF "LITTLE CHUTE NORTH ESTATES".

VILLAGE FINANCE DIRECTOR, DATED

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)   
 )SS   
 OUTAGAMIE COUNTY)

I, TRENTEN WOELFEL, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENT AS OF AFFECTING THE LANDS INCLUDED IN THE PLAT OF "LITTLE CHUTE NORTH ESTATES".

COUNTY TREASURER, DATED

## VILLAGE BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF "LITTLE CHUTE NORTH ESTATES" IN THE VILLAGE OF LITTLE CHUTE, IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF LITTLE CHUTE.

APPROVED:   
 VILLAGE PRESIDENT, DATED

SIGNED:   
 VILLAGE PRESIDENT, DATED

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF LITTLE CHUTE .

VILLAGE CLERK, DATED

STATE OF WISCONSIN)   
 )SS   
 OUTAGAMIE COUNTY)

I, LAURIE DECKER, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE VILLAGE OF LITTLE CHUTE, DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF LITTLE CHUTE PASSED A RESOLUTION NUMBER ON , AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "LITTLE CHUTE NORTH ESTATES", UPON SATISFACTION OF CERTAIN CONDITIONS, AND DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE DAY OF , 20 .

CLERK, DATED

RECEIVED FOR RECORDING THIS DAY OF , 20 , AT M.,

AND FILED IN CABINET OF PLATS IN FILE NUMBER

DOCUMENT NUMBER

REGISTER OF DEEDS, OUTAGAMIE COUNTY,

## UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO   
 KAUKAUNA UTILITIES, GRANTEE

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING   
 BUSINESS AS WE ENERGIES, GRANTEE.

SPECTRUM, L.P., GRANTEE

WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, AND OTHER UTILITY PROVIDERS GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS, ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INTIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

- NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A PROPERTY CORNER MONUMENT.
- NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT LINE CORNER MONUMENT.

## NOTES:

- ANY AGRICULTURAL DRAINILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAINILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAINILE MUST BE BORN BY THE PARTY DAMAGING THE DRAINILE.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

"SIGN MAP"





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

**CANADIAN NATIONAL R.R. (100')**

**WISCONSIN MICHIGAN POWER CO.**

**DISCONTINUED RIGHT OF WAY**

**LOT 1**  
CSM#5717

**LOT 1**  
36,277 SQ.FT.±  
[0.8328 ACRES±]

**S.T.H. "96" (MAIN ST.) 66'**

**WISCONSIN LAND SURVEYOR**  
ROBERT F. REIDER  
S-1251  
APPLETON WI

**LEGEND:**  
● = 1" X 24" I.D. IRON PIPE WITH CARROW CAP

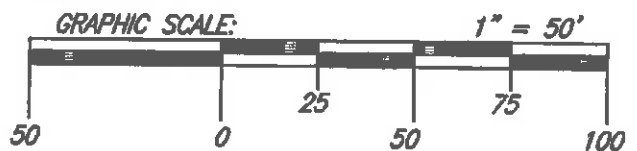
**Other labels and measurements on the plat:**

- Centerline:** Dashed line at the top.
- Boundaries:**
  - Top: N84°50'16"E 152.23'
  - Right: S14°58'30"E 89.22', 139.65', 228.87', 150.00'
  - Bottom: S75°01'30"W 181.27', 254.82'
  - Left: N14°58'30"W 73.55'
- Internal Features:**
  - Shaded rectangular area: (2625.66') 2625.49'
  - Shaded irregular area: LOT 1 CSM#5717
- Reference Lines:**
  - SOUTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 20: 2142.62'
  - WEST 1/4 CORNER SECTION 20-21-18
  - CENTER OF SECTION 20-21-18: 327.20'
- Other Text:**
  - 73.55' (vertical line on left)
  - 155.67' (horizontal line in center)
  - 33' (vertical line on right)
  - ENT. \ EXIT (at bottom corners)
  - SGN (near bottom right corner)



**SHEET 1 OF 4 SHEETS**

**GRAPHIC SCALE:**



NORTH IS REFERENCED TO THE SOUTH LINE OF THE  
FRACTIONAL NORTHWEST 1/4 OF SECTION 20,  
TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF  
LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN,  
WHICH BEARS S89°27'58"E PER THE WISCONSIN  
COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

**CERTIFIED SURVEY MAP NO.**

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5717 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS ON PAGE 5717 AS DOCUMENT NUMBER 1774471, PART OF LOT 7 OF GLOUDEMANS PLAT AND PART OF THE DISCONTINUED RIGHT-OF-WAY OF THE WISCONSIN MICHIGAN POWER COMPANY WHICH LIES NORTH OF SAID LOT 7, ALL BEING PART OF GOVERNMENT LOT 3 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5717 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS ON PAGE 5717 AS DOCUMENT NUMBER 1774471, PART OF LOT 7 OF GLOUDEMANS PLAT AND PART OF THE DISCONTINUED RIGHT-OF-WAY OF THE WISCONSIN MICHIGAN POWER COMPANY WHICH LIES NORTH OF SAID LOT 7, ALL BEING PART OF GOVERNMENT LOT 3 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SECTION 15; THENCE S89°27'58"E, 2142.62 FEET ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 20 TO THE POINT OF BEGINNING; THENCE N14°58'30"W, 73.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE N84°50'16"E, 152.23 FEET ALONG SAID SOUTH RAILROAD RIGHT-OF-WAY TO THE EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 5717; THENCE S14°58'30"E, 228.87 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.T.H. "96"; THENCE S75°01'30"W, 150.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N14°59'30"W, 181.27 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF LAPPEN SECURITY, ATTENTION SCOTT WILDENBERG, P.O. BOX 136, LITTLE CHUTE, WISCONSIN 54140.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF LITTLE CHUTE.



*Robert F. Reider 12-7-18*  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A036.28-18 (RFR) 12-6-2018

**VILLAGE BOARD APPROVAL:**

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF LITTLE CHUTE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
DATED

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
DATED

**NOTES:**

- 1) THE PROPERTY OWNERS OF RECORD IS (ARE): WILD LAPPEN PROPERTIES, LLC AND CHRIS J. HARTWIG.
- 2) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.S: 260 304200 & PART OF 260 304400
- 3) THIS CSM IS WHOLLY CONTAINED WITHIN LANDS DESCRIBED IN: DOCUMENT NO. 2048980 AND 2047664.

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

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5717 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS ON PAGE 5717 AS DOCUMENT NUMBER 1774471, PART OF LOT 7 OF GLOUDEMANS PLAT AND PART OF THE DISCONTINUED RIGHT-OF-WAY OF THE WISCONSIN MICHIGAN POWER COMPANY WHICH LIES NORTH OF SAID LOT 7, ALL BEING PART OF GOVERNMENT LOT 3 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**TREASURER'S CERTIFICATE:**

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

\_\_\_\_\_  
VILLAGE TREASURER                      DATED                      COUNTY TREASURER                      DATED

**LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE:**

WILD LAPPEN PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

WILD LAPPEN PROPERTIES, LLC, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.235.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF LITTLE CHUTE.

WILD LAPPEN PROPERTIES, LLC.

BY \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN    )  
  )SS  
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED \_\_\_\_\_, \_\_\_\_\_ OF WILD LAPPEN PROPERTIES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

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

MY COMMISSION EXPIRES: \_\_\_\_\_



Robert F. Reider 12-7-18  
ROBERT F. REIDER, PLS-1251                      DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A036.28-18 (RFR) 12-6-2018

**CERTIFIED SURVEY MAP NO.**

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5717 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS ON PAGE 5717 AS DOCUMENT NUMBER 1774471, PART OF LOT 7 OF GLOUDEMANS PLAT AND PART OF THE DISCONTINUED RIGHT-OF-WAY OF THE WISCONSIN MICHIGAN POWER COMPANY WHICH LIES NORTH OF SAID LOT 7, ALL BEING PART OF GOVERNMENT LOT 3 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF LITTLE CHUTE.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHRIS J. HARTWIG

STATE OF WISCONSIN)

)SS

COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ 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

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



Robert F. Reider 12-7-18  
ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A036.28-18 (RFR) 12-6-2018





**Little Chute**

ESTABLISHED 1848

**APPLICATION FOR SUBDIVISION AND/ OR CSM REVIEW**

Name of Subdivision: CSM

Parent Parcel # 260 304200 & part of 260 304400 Number of Lots: 1

☐ Preliminary Plat ☐ Final Plat ☒ CSM Will deed restrictions be recorded? ☐ Yes ☒ No

**Property Owner Information:**

Name: Wild Lappen Properties, LLC <sup>Scott</sup> Willenberg Telephone Number: 920-734-3027

Mailing Address: P.O. Box 136, Little Chute, WI 54130

**Surveyor Information:**

Name: Bob Reider Telephone Number: 920-731-468 email: bob-reider@surveysg.com

**Engineer Information:**

Name: N/A Telephone Number: \_\_\_\_\_ email: \_\_\_\_\_

**Required for plat review:**

- ☐ Lot Layout (4 full size copies) and (24) 11" x 17" copies
- ☐ Topographic survey (4 full size copies) and (2) 11" x 17" copies
- ☐ Drainage plan (4 full size copies) and (2) 11" x 17" copies
- ☐ Pavement Design Catalog (3 copies)
- ☐ Stormwater Pollution Prevention Plan / Erosion Prevention & Sediment Control Plan (3 copies)
- ☐ Final plans and specifications of public improvements (4 full size copies) and (2) 11" x 17" copies
- ☒ Proposed CSM (24) copies
- ☐ Plat restrictions or covenants to be recorded (3 copies)

**Filing Fees:**

☐ Preliminary Plat \$100.00 plus \$5.00 per lot. ☐ Final Plat \$50.00 plus \$2.00 per lot. ☒ CSM \$50.00 flat fee.

Amount of Fees submitted: \$ 50.00

Signature of Applicant Bob Reider Date 12-3-18

Submit to: Director of Community Development  
108 W Main Street, Little Chute, Wisconsin 54140  
(920)423-3870 jim@littlechutewi.org

A036-28-18



615 N. Lynndale Drive  
P.O. Box 1287  
Appleton, Wisconsin 54912-1297  
Phone (920) 731-4168  
Fax (920) 731-5873

December 5, 2018

Village of Little Chute  
Attn: Jim Moes  
108 West Main Street  
Little Chute, Wisconsin 54140

Jim,

Enclosed please find copies of a Certified Survey Map completed of lands owned by Wild Lappen Properties, LLC and Chris Hartwig. in the Village of Little Chute, Outagamie County, Wisconsin along with the village form and check in the amount of \$50.00. Enclosed please find a copy of the submittal letter for the Wisconsin Dept. of Transportation. Would you please have the approval of this map placed on your earliest agenda for review at the next Village Board meeting? Please contact Scott Wildenberg at (920-734-3027) as to the time and date of your meeting. Scott is responsible to attend the meeting, answer any questions that may arise and also deliver the ORIGINAL to your office for signature by the village officers after signed, dated and notarized by the owners. Please return the signed ORIGINAL in the enclosed addressed envelope or Scott can return the signed ORIGINAL to our office after your meeting, so that we can forward the map for recording.

Please call if you have any questions at any time. Thank you for helping to expedite this matter.

Sincerely,

Robert F. Reider, PLS  
A036.28-18



615 N. Lynndale Drive  
P.O. Box 1297  
Appleton, Wisconsin 54912-1297  
Phone (920) 731-4168  
Fax (920) 731-5673

December 5, 2018

Wisconsin Department of Transportation  
Attention Dave Nielson  
944 Vanderperren Way  
Green Bay, Wisconsin 54304

Dave,

Enclosed please find a copy of a certified survey map along S.T.H. "96" in the Village of Little Chute, Outagamie County, Wisconsin. Please review this map and let this office and the Village of Little Chute know of your position relative to the map. Thank you for expediting the review of this map.

Sincerely,

A handwritten signature in black ink, appearing to read "R. F. Reider".

Robert F. Reider, PLS  
A036.28-18